

**Key**

Application boundary

Timber bollards  
To align the perimeters of the highways to deter adhoc parking, 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

Combined cycle/footpath  
3.5m wide bitumen macadam finish with precast concrete edging.

Footpath  
2m wide semi bound surface (hoggins) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

Combined cycle/footpath  
3.5m wide semi bound surface (hoggins) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

Footpath  
2m wide unbound whin or granite dust path with tansalised timber edging or similar approved.

Sealing area (by play area)  
Semi bound surface (hoggins) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X sets as supplied by Marshall or similar approved. Outer crdce edge 3 course, inner circle edge 1 course as shown.

Footpath (transitional zone)  
2m depth of karniac surfacing adjacent to Highway edge to buffer reduce the mitigation of footpath materials onto the highway.

Mown paths

Mowing margins  
1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation.

Sealing  
Litchard Seat (Ref: BX17 4071/5) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supply by Broxap Ltd or similar approved. Installed on semi bound surface (hoggins) as per the footpaths.

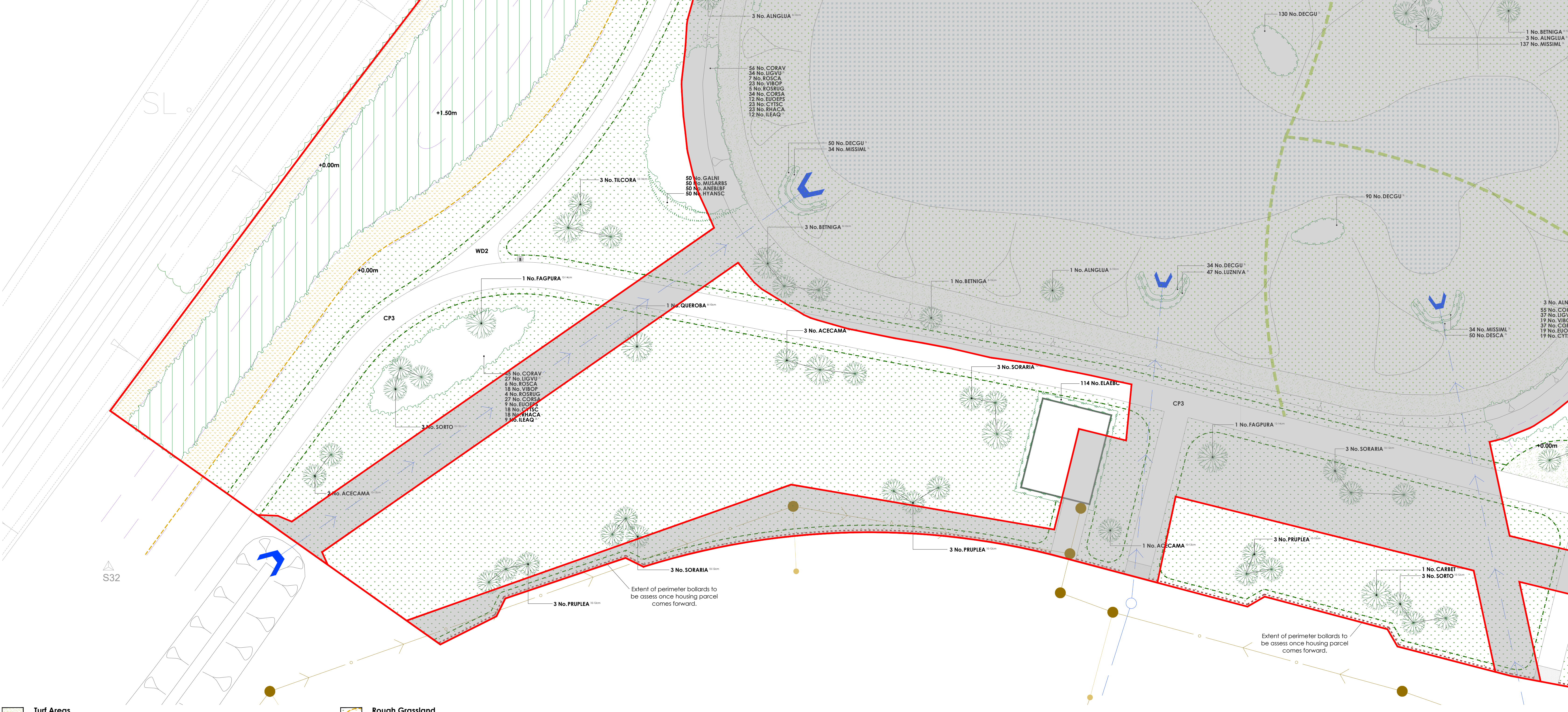
Sealing  
Gate Rustic 3 Slot Seat (Ref: BX17 4022) As supplied by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths.

Litter bin  
Derby weyburn (Ref: BX 2550-WBN) steel litter bin as supplied by Broxap or similar approved.

Dog bin  
31x5 Dog Waste Bin (Ref: BX450 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Perimeter bunds/mounding  
Earthmoulding shall take place using the subsoil previously stored on site and laid in 300mm layers of a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm to the areas to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels.

For ecology enhancements please refer to the Landscape and Ecological Management and Enhancements document, which forms part of the site wide QEMAP.



**Turf Areas**

| Seed Mix Name  | Seed Mix Supplier |
|----------------|-------------------|
| Medallion turf | Rolown Ltd        |

**Amenity Grassland Areas**

| Seed Mix Name            | Seed Mix Supplier | Density           |
|--------------------------|-------------------|-------------------|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds   | 4g/m <sup>2</sup> |

**Amenity Meadow Areas**

| Seed Mix Name                | Seed Mix Supplier | Density           |
|------------------------------|-------------------|-------------------|
| EM6 - Chalk & Limestone Soil | Emorsgate Seeds   | 4g/m <sup>2</sup> |

**Rough Grassland**

| Seed Mix Name               | Seed Mix Supplier | Density           |
|-----------------------------|-------------------|-------------------|
| EM10 Tussock Meadow Mixture | Emorsgate Seeds   | 4g/m <sup>2</sup> |

**Finch and Bunting (CS510/FC8)**

| Seed Mix Name            | Seed Mix Supplier | Density           |
|--------------------------|-------------------|-------------------|
| AB9 1 Year Wild Bird Mix | Boston Seeds      | 5g/m <sup>2</sup> |

**SuDS Base Meadow Grassland**

| Seed Mix Name           | Seed Mix Supplier | Density           |
|-------------------------|-------------------|-------------------|
| EP1 - Pond Edge Mixture | Emorsgate Seeds   | 4g/m <sup>2</sup> |

**SuDS Banks Meadow Grassland**

| Seed Mix Name                     | Seed Mix Supplier | Density           |
|-----------------------------------|-------------------|-------------------|
| EMB - Meadow Mixture for Wet Soil | Emorsgate Seeds   | 4g/m <sup>2</sup> |

**Scale Bar**

0m 5m 10m 15m 20m 25m

**Landscaping Practice**

Registered Practice

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**Plant Schedule**

| Abbr    | Species                       | Supply             | Size                   | Girth     | Number  |
|---------|-------------------------------|--------------------|------------------------|-----------|---------|
| FAGPURA | Fagus sylvatica 'Purpurea'    | FTE Heavy Standard | Clear Stem 175-200 :R8 | 350-425cm | 12-14cm |
| LIQST   | Liquidambar styraciflua       | FTE Semi Mature    | Clear Stem min. 200:R8 | 600cm+    | 20-25cm |
| PYRCHAC | Pyrus columbiae 'Chariticeae' | FTE Semi Mature    | Clear Stem 175-200 :R8 | 600cm+    | 25-30cm |

Total :11

**Trees - POS**

| Abbr     | Species              | Supply                                        | Size      | Girth   | Number |
|----------|----------------------|-----------------------------------------------|-----------|---------|--------|
| BETPENA  | Betula pendula       | POS Multi-Stemmed :3/5 brks :C 30L            | 250-300cm |         | 3      |
| ALINGLIA | Alnus glutinosa      | POS Standard :Clear Stem 150-175 :C 30L       | 250-300cm | 8-10cm  | 13     |
| BENIGNA  | Betula nigra         | POS Standard :Clear Stem 150-175 :C 30L       | 250-300cm | 8-10cm  | 9      |
| QUEROBA  | Quercus robur        | POS Standard :Clear Stem 150-175 :C 30L       | 250-300cm | 8-10cm  | 10     |
| SALALBA  | Salix alba           | POS Standard :Clear Stem 150-175 :C 30L       | 250-300cm | 8-10cm  | 12     |
| SALFR    | Salix fragilis       | POS Standard :Clear Stem 150-175 :C 30L       | 250-300cm | 8-10cm  | 6      |
| ACECAMA  | Acer campestre       | POS Selected Standard :Clear Stem 175-200 :R8 | 300-350cm | 10-12cm | 21     |
| CARBET   | Carpinus betulus     | POS Selected Standard :Clear Stem 175-200 :R8 | 300-350cm | 10-12cm | 2      |
| PRUPLEA  | Prunus avium 'Plena' | POS Selected Standard :Clear Stem 175-200 :R8 | 300-350cm | 10-12cm | 20     |
| SOKARIA  | Sorbus aria          | POS Selected Standard :Clear Stem 175-200 :R8 | 300-350cm | 10-12cm | 6      |
| SORTO    | Sorbus torminalis    | POS Selected Standard :Clear Stem 175-200 :R8 | 300-350cm | 10-12cm | 4      |

Total :118

**Specimen Shrubs**

| Abbr    | Species                | Pot Size | Height    | Habit        | Number |
|---------|------------------------|----------|-----------|--------------|--------|
| FATJAPA | Fatsia japonica        | 20L      | 150-175cm | Bushy        | 1      |
| PHOWAYA | Phormium 'Yellow Wave' | 23L      | 100-125cm | Triple Crown | 3      |

Total :4

**Single Species Hedgerows**

| Abbr    | Species                          | Pot Size      | Height    | Habit | Density      | Number |
|---------|----------------------------------|---------------|-----------|-------|--------------|--------|
| ELAERC  | Elaeagnus x ebbingei 'Compacta'  | 10L           | 80-100cm  | Bushy | 0.4Cfr       | 230    |
| EUAJPH  | Euonymus japonicus 'Jean Hughes' | 5L            | 60-80cm   | Bushy | 0.25Cfr      | 91     |
| INSTANT | Native Mix Species Instant Hedge | INSTANT HEDGE | 125-150cm | Bushy | through 1Cfr | 18     |
| PHOFRR  | Photinia x fraseri 'Red Robin'   | INSTANT HEDGE | 125-150cm | Bushy | through 1Cfr | 47     |

Total :386

**Native Mix Species Hedgerow**

| Abbr   | Species                                | Supply          | Height  | Density                                | Mix % | Number |
|--------|----------------------------------------|-----------------|---------|----------------------------------------|-------|--------|
| CORAV  | Corylus avellana                       | 1+1 :3 brks :R8 | 60-80cm | 0.4Cfr Double Staggered at 0.4m offset | 25%   | 9      |
| CRAMON | Crataegus monogyna                     | 1+1 :3 brks :R8 | 60-80cm | 0.4Cfr Double Staggered at 0.4m offset | 50%   | 18     |
| CORSA  | Cornus sanguinea                       | 3 brks :C       | 60-80cm | 0.4Cfr Double Staggered at 0.4m offset | 5%    | 2      |
| ILEAQ  | Ilex aquifolium                        | Bushy :3L       | 40-60cm | 0.4Cfr Double Staggered at 0.4m offset | 5%    | 2      |
| VIBOP  | Viburnum opulus                        | 1+1 :3 brks :R8 | 60-80cm | 0.4Cfr Double Staggered at 0.4m offset | 10%   | 4      |
| LOMPE  | Lonicera periclymenum Branched 'Carned | 3L              | 60-80cm | 0.4Cfr Double Staggered at 0.4m offset | 2%    | 1      |
| ROSCA  | Rosa canina                            | 1+1 :3 brks :R8 | 60-80cm | 0.4Cfr Double Staggered at 0.4m offset | 3%    | 2      |

Total :38

**Native Mix Species Hedgerow (Thornless)**

| Abbr  | Species           | Supply          | Height  | Density                                | Mix % | Number |
|-------|-------------------|-----------------|---------|----------------------------------------|-------|--------|
| CORSA | Cornus sanguinea  | 1+1 :3 brks :R8 | 60-80cm | 0.3Cfr Double Staggered at 0.3m offset | 10%   | 47     |
| CORAV | Corylus avellana  | 1+1 :3 brks :R8 | 60-80cm | 0.3Cfr Double Staggered at 0.3m offset | 25%   | 117    |
| LIGVU | Ligustrum vulgare | Bushy :C 2L     | 60-80cm | 0.3Cfr Double Staggered at 0.3m offset | 25%   | 117    |
| ACCA  | Acer campestre    | 1+1 :3 brks :R8 | 60-80cm | 0.3Cfr Double Staggered at 0.3m offset | 30%   | 139    |
| VIBOP | Viburnum opulus   | 1+1 :3 brks :R8 | 60-80cm | 0.3Cfr Double Staggered at 0.3m offset | 10%   | 47     |

Total :467

**Shrubs - Site Entrance**

| Abbr    | Species                              | Pot Size | Height   | Habit        | Density | Number |
|---------|--------------------------------------|----------|----------|--------------|---------|--------|
| CAREVT  | Carex oshimensis 'Everest'           | 5L       | Full Pot | 0.5Cfr       | 42      |        |
| HEUMIPP | Heuchera micrantha 'Palace Purple'   | 5L       | Full Pot | 0.5Cfr       | 13      |        |
| HEBPS   | Hebe pinguifolia 'Sutherlandii'      | 10L      | 30-40cm  | Bushy        | 0.6Cfr  | 54     |
| MISSKLF | Miscanthus sinensis 'Klein Fontaine' | Full Pot | Full Pot | 0.6Cfr       | 32      |        |
| PHOPLBL | Phormium 'Platt's Black'             | 10L      | 60-80cm  | Triple crown | 0.7Cfr  | 38     |

Total :179

**Shrubs - Ornamental's in POS/Play Area**

| Abbr   | Species                          | Pot Size | Height   | Habit  | Density | Number |
|--------|----------------------------------|----------|----------|--------|---------|--------|
| CAREOS | Carex oshimensis 'Evergold'      | 3L       | 0.5Cfr   | 20     |         |        |
| LAVANH | Lavandula angustifolia 'Hidcote' | 3L       | 20-30cm  | Bushy  | 0.6Cfr  | 25     |
| LRMU   | Liriodendrum muscari             | 3L       | Full Pot | 0.6Cfr | 25      |        |
| PENVI  | Pennisetum vilosum               | 3L       | Full Pot | 0.6Cfr | 29      |        |

Total :99

**Herbaceous Grasses**

| Abbr    | Species                             | Pot Size | Height   | Habit  | Density | Number |
|---------|-------------------------------------|----------|----------|--------|---------|--------|
| DESCA   | Deschampsia caespitosa              | 3L       | Full Pot | 0.5Cfr | 331     |        |
| DECGU   | Deschampsia caespitosa 'Goldtau'    | 3L       | Full Pot | 0.5Cfr | 511     |        |
| LUZNIVA | Luzula nivea                        | 3L       | Full Pot | 0.5Cfr | 249     |        |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L       | Full Pot | 0.5Cfr | 485     |        |

Total :1576

**Native Structural Planting Mix**

| Abbr    | Species               | Supply                | Height    | Mix | Density | Area                  | Number |
|---------|-----------------------|-----------------------|-----------|-----|---------|-----------------------|--------|
| ACCA    | Acer campestre        | 1+2 :Whip :5 brks :R8 | 125-150cm | 5%  | 1Cfr    | 505.09m <sup>2</sup>  | 506    |
| ALINGL  | Alnus glutinosa       | 1+2 :Whip :3 brks :R8 | 125-150cm | 3%  | 1Cfr    | 303.06m <sup>2</sup>  | 304    |
| BETPENA | Betula pendula        | 1+2 :Whip :3 brks :R8 | 125-150cm | 2%  | 1Cfr    | 202.04m <sup>2</sup>  | 203    |
| CARBETA | Carpinus betulus      | 1+2 :Whip :4 brks :R8 | 125-150cm | 5%  | 1Cfr    | 505.09m <sup>2</sup>  | 506    |
| CORSA   | Cornus sanguinea      | 1+1 :3 brks :R8       | 60-80cm   | 10% | 1Cfr    | 1010.2m <sup>2</sup>  | 1011   |
| CORAVEA | Corylus avellana      | 1+1 :3 brks :R8       | 60-80cm   | 15% | 1Cfr    | 1515.29m <sup>2</sup> | 1516   |
| CRMON   | Crataegus monogyna    | 1+1 :3 brks :R8       | 60-80cm   | 35% | 1Cfr    | 3535.69m <sup>2</sup> | 3536   |
| LOMFER  | Lonicera periclymenum | Bushy :C 2L           | 60-80cm   | 2%  | 1Cfr    | 202.04m <sup>2</sup>  | 203    |
| MASY    | Malus sylvestris      | 1+2 :Whip :4 brks :R8 | 125-150cm | 3%  | 1Cfr    | 303.06m <sup>2</sup>  | 304    |
| PRAV    | Prunus avium          | 1+2 :Whip :3 brks :R8 | 125-150cm | 2%  | 1Cfr    | 202.04m <sup>2</sup>  | 203    |
| PRUSPIB | Prunus spinosa        | 1+1 :3 brks :R8       | 60-80cm   | 5%  | 1Cfr    | 505.09m <sup>2</sup>  | 506    |
| QURO    | Quercus robur         | 1+2 :Whip :4 brks :R8 | 125-150cm | 5%  | 1Cfr    | 505.09m <sup>2</sup>  | 506    |
| ROSCA   | Rosa canina           | 1+1 :3 brks :R8       | 60-80cm   | 3%  | 1Cfr    | 303.06m <sup>2</sup>  | 304    |
| VIBOPUA | Viburnum opulus       | 1+1 :3 brks :R8       | 60-80cm   | 5%  | 1Cfr    | 505.09m <sup>2</sup>  | 506    |

Total :10101.93m<sup>2</sup> Total :10114

**Native Scrub Planting Mix**

| Abbr   | Species            | Supply                | Height  | Mix | Density | Area                 | Number |
|--------|--------------------|-----------------------|---------|-----|---------|----------------------|--------|
| CORSA  | Cornus sanguinea   | 1+1 :3 brks :R8       | 60-80cm | 15% | 1Cfr    | 323.4m <sup>2</sup>  | 325    |
| CORAV  | Corylus avellana   | 1+1 :3 brks :R8       | 60-80cm | 25% | 1Cfr    | 539.01m <sup>2</sup> | 542    |
| CYTSC  | Cytisus scoparius  | 1+1 :3 brks :R8       | 60-80cm | 10% | 1Cfr    | 215.6m <sup>2</sup>  | 218    |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :R8       | 60-80cm | 5%  | 1Cfr    | 107.8m <sup>2</sup>  | 111    |
| ILEAQ  | Ilex aquifolium    | Bushy :3/5 brks :C 3L | 60-80cm | 5%  | 1Cfr    | 107.8m <sup>2</sup>  | 111    |
| LIGVU  | Ligustrum vulgare  | Bushy :C 2L           | 60-80cm | 15% | 1Cfr    | 323.4m <sup>2</sup>  | 325    |
| RHACA  | Rhamnus cathartica | 1+1 :3 brks :R8       | 60-80cm | 10% | 1Cfr    | 215.6m <sup>2</sup>  | 218    |
| ROSCA  | Rosa canina        | 1+1 :3 brks :R8       | 60-80cm | 3%  | 1Cfr    | 64.67m <sup>2</sup>  | 67     |
| ROSRUG | Rosa rugosa        | 1+1 :3 brks :R8       | 60-80cm | 2%  | 1Cfr    | 43.11m <sup>2</sup>  | 45     |
| VIBOP  | Viburnum opulus    | 1+1 :3 brks :R8       | 60-80cm | 10% | 1Cfr    | 215.6m <sup>2</sup>  | 218    |

Total :2155.99m<sup>2</sup> Total :2180

**Native Scrub Planting Mix (Thornless)**

| Abbr   | Species            | Supply          | Height  | Mix | Density | Area                 | Number |
|--------|--------------------|-----------------|---------|-----|---------|----------------------|--------|
| CORSA  | Cornus sanguinea   | 1+1 :3 brks :R8 | 60-80cm | 20% | 1Cfr    | 99.11m <sup>2</sup>  | 101    |
| CORAV  | Corylus avellana   | 1+1 :3 brks :R8 | 60-80cm | 30% | 1Cfr    | 148.66m <sup>2</sup> | 151    |
| CYTSC  | Cytisus scoparius  | 1+1 :3 brks :R8 | 60-80cm | 10% | 1Cfr    | 49.56m <sup>2</sup>  | 52     |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :R8 | 60-80cm | 10% | 1Cfr    | 49.56m <sup>2</sup>  | 52     |
| LIGVU  | Ligustrum vulgare  | Bushy :C 2L     | 60-80cm | 20% | 1Cfr    | 99.11m <sup>2</sup>  | 101    |
| VIBOP  | Viburnum opulus    | 1+1 :3 brks :R8 | 60-80cm | 10% | 1Cfr    | 49.56m <sup>2</sup>  | 52     |

Total :495.56m<sup>2</sup> Total :509

**Naturalised Bulbs**

| Abbr    | Species                         | Specification | Density           | Number |
|---------|---------------------------------|---------------|-------------------|--------|
| ANELBF  | Anemone blanda blue flowered    | Bulb          | 10/m <sup>2</sup> | 281    |
| GALNI   | Galanthus nivalis               | Bulb          | 10/m <sup>2</sup> | 281    |
| HYANSC  | Hyacinthoides non-scripta       | Bulb          | 10/m <sup>2</sup> | 281    |
| MUSARBS | Muscari armeniacum 'Blue Spire' | Bulb          | 10/m <sup>2</sup> | 281    |

Total :1124

**Marginal / Aquatics**

| Abbr  | Species              | Supply      | Pot Size        | Density             | Area | Number |
|-------|----------------------|-------------|-----------------|---------------------|------|--------|
| FLUL  | Filipendula ulmaria  | Well Rooted | 195cc min. 15mm | 9.34m <sup>2</sup>  | 142  |        |
| IRIPS | Iris pseudacorus     | Well Rooted | 195cc min. 15mm | 21.81m <sup>2</sup> | 329  |        |
| JUNEF | Juncus effusus       | Well Rooted | 195cc min. 15mm | 21.81m <sup>2</sup> | 329  |        |
| MYOSQ | Myosotis scorpioides | Well Rooted | 195cc min. 15mm | 9.34m <sup>2</sup>  | 142  |        |

Total :62.3m<sup>2</sup> Total :942

Drawing to be read in conjunction with GL2024 SP 01 Landscape Specification.

**Location Plan**

Rev A Date 19/05/24 Notes updated to the latest LfL comments.

Project: Highover Farm, Hitchin, North Hertfordshire

Drawn by: JH

Client: BDW North Thames

Scale: 1:250 @ A0

Date: 23/05/2025

Reference: GL2024 LP 23A

**PLANNING**

gobly+luck

landscape architects