



LANDSCAPE RESPONSE

to

COUNCIL COMMENTS

LAND AT WITHINGTON COURT, WITHINGTON, HEREFORD, HR1 3SB

GRID REFERENCE: X356520, Y243096

PROPOSED RESIDENTIAL DEVELOPMENT

PLANNING RECONSULTATION REF: 200207

May 2020

Landscape Response to Council Comments

Quality Assurance – Approval Status

Version	Date	Prepared by	Checked by	Approved by	Version Details
01	03/05/20	Wendy Wright	Tom Ferraby	Wendy Wright	Initial Draft
02	04/05/20	Wendy Wright	Tom Ferraby	Wendy Wright	Proof Copy
03	06/05/20	Wendy Wright	Matthew Mortonson	Wendy Wright	Client Issue
04	12/05/20	Tom Ferraby	Matthew Mortonson	Wendy Wright	Landscape Plan Update (Rev B)

Landscape Response to Council Comments

Contents

1.0	Introduction	4
2.0	Response Matters	6
3.0	Conclusion	12

Appendices:

Appendix A: Council Comments (14.04.2020)

Appendix B: Council Comments (05.05.2020)

Appendix C: Supporting Drawings

Drawing No	CAL021018 - 29	Rev B	Landscape Planting Concept Plan
Drawing No	60597123 – 30- SK01	Rev D	Site Entrance Levels Feasibility

1.0 Introduction

Scope of the Response

- 1.1 AAH Planning Consultants has been commissioned to prepare a Landscape Response (the 'Response') to the Council's Comments prepared by Herefordshire Council (the 'Council's Comments') received in relation to the Planning Re-consultation (Ref: 200207).
- 1.2 The Planning Re-consultation is for the Outline Planning Application for Residential Development for up to 46 dwellings including means of access with all other matters reserved ('the Development') on land at Withington court, Hereford, HR1 3SB ('the Site').
- 1.3 The Response is based on landscape and visual matters and should be read in conjunction with the Council's Comments (**Appendices A and B**), the supporting landscape and engineering drawings (**Appendix C**), the AAH Landscape and Visual Appraisal, March 2019 (the 'AAH LVA') and the AAH Landscape and Visual Appraisal Addendum, November 2019 (the 'AAH Addendum') submitted in support of the current outline planning application for the Development.
- 1.4 The Response is divided into the following chapters:
 - Introduction
 - Response Matters
 - Conclusion

Qualifications and Experience

- 1.5 AAH Planning Consultants is a Registered Practice of the Landscape Institute that comprises professional and accredited individuals. Our consultants are Chartered Members of the Landscape Institute (CMLI), the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA).
- 1.6 The Response has been prepared by Wendy Wright BA (Hons) Dip LA CMLI, who is a Chartered Landscape Architect and a Principal Landscape Architect within AAH Planning Consultants. Wendy has been a Chartered Member of the Landscape Institute since 1989 and holds an Honours Degree and Post Graduate Diploma (with Distinction) in Landscape Architecture from Manchester Metropolitan University.

Best Practice Guidance

- 1.7 This Response has been prepared in accordance with best practice guidance *Guidelines for Landscape and Visual Impact Assessment*, Third Edition 2013 (GLVIA3) prepared by the Landscape Institute/Institute of Environmental Management and Assessment.

2.0 Response Matters

Introduction

- 2.1 This chapter presents an assessment of the points raised within the Council Comments and is divided into the following paragraphs that correspond accordingly:

Comments (14.04.2020)

- 2.2 *The applicant has shown conceptual drawings that includes the intention to ‘soften’ the highway engineer’s retaining walls for the access (This is the preferred approach). However, to fully appreciate the removal of the retaining walls and how the levels and gradients look, and if this impacts the planting structure, the landscape drawings and engineering drawings would need to be coordinated... Further information of the ‘actual’ proposal is required.*
- 2.3 The drawings at **Appendix C** are now updated to show a fully co-ordinated approach as to how the site gradients and the planting design would work in combination to deliver a well-designed solution for the new Site access. The drawings propose a series of stepped gabion retaining structures combined with new ground cover planting to naturalise the gabions and provide a softer appearance. The planting allows for ground cover to cascade from the upper areas over the gabion structures, the lower areas would also be planted as well as some planting pockets within. The tree planting has also been re-configured to accord with the new layout and help soften the effects of the gabion structures at the Site entrance.
- 2.4 *The planting plan looks interesting as a zonal pattern, but how does it respond with actual species, densities and canopies? How does it respond to sight lines and vehicle visibility splay? And how does it respond to the levels, once the retaining walls are removed?*
- 2.5 Sight lines and visibility splays are now shown on the revised plans at **Appendix C** for fuller clarity. The proposed levels are also shown along with planting species and densities. In terms of tree canopies the design intention would be to create a layered structure to place the trees with the tallest canopies within the central regions of the planting zones, then stepping down towards the peripheral areas with a graduation towards an understorey layer including evergreen species at the edges of the planting zones. The planting design would be specifically arranged and species selected to create an informal, wooded character to the access road and to reduce visibility in all seasons in views towards the new housing from the

Site access road and from the C1130. The planting species list is based on those plants found growing in the local area and would include the following trees and shrubs:

- Oak *Quercus robur*
- Ash *Fraxinus excelsior*
- English Elm *Ulmus procera*
- Wild Cherry *Prunus avium*
- Hazel *Corylus avellana*
- Scots Pine *Pinus sylvestris*
- Field Maple *Acer campestre*
- Spindle *Euonymus europaeus*
- Common Privet *Ligustrum vulgare*
- Crab Apple *Malus sylvestris*
- Dog Rose *Rosa canina*

2.6 ***The native species woodland mix (the zone next to the footpath) is relatively narrow and therefore in essence is a hedge. The species mix includes thorny species, and needs to be considered carefully next to a footpath. Please refer to the Herefordshire Council, Highway Design Guide for New Development, under 2.14 Landscaping, that states ‘Thorned species shall not be accepted immediately adjacent to footways or cycle tracks’ and review the species list accordingly.***

2.7 We have taken this requirement into account and revised the design to ensure that these thorny species are not positioned adjacent to footways. In addition, the planting specification on the drawing also notes that “*the final canopy of any thorned should be plant at least 3 metres from the edge of footways or roads*” as per the *Herefordshire Council, Highway Design Guide for New Development (July 2006)*.

2.8 ***Regarding specimen trees, to make the sense of arrival more desirable, it may be worth considering locating these trees closer to the main access.***

2.9 This has been considered and several trees have been moved closer to the main access road. Refer to the Landscape Planting Concept Plan (**Appendix C**) which show species such as English Oak, English Elm, Rowan, Alder and Wild Cherry positioned closer to the Site frontage designed to provide an interesting combination of flowers in spring and fruit in autumn.

These species are also beneficial for wildlife such as the seeds of the Alder which are important food for birds, the flowers of Wild Cherry and Rowan attract insects including bees and their fruits are popular for birds and mammals in summer and autumn respectively. Finally, seeds, leaves and acorns of the English Elm provide food for mammals and insects.

- 2.10 ***In reference to drawing, 60597123-sk-001, Withington Court, Footpath Proposal and Tractor Swept Path Analysis, rev B. The proposed footpath has the potential to impact on the integrity, health and capacity of the existing (and future) hedgerows, trees and vegetation. The total length of infrastructure required to support the access at this outline stage has the potential to harm the local countryside character and landscape.***
- 2.11 The footways have been reduced in extent to provide a proposed 2m footway along part of the Site frontage only, to avoid impact on the existing trees particularly tree T4. The visibility splay is shown as achieving a 4.5 x 43m visibility tolerance, which is a requirement of the Herefordshire *Highways Design Guide for New Developments*. Overall, the design has been arranged to safeguard the existing English Oak (tree T4) to the south of the new Site access which is an important tree to be retained due to the high level of amenity (A1) it provides.
- 2.12 ***The existing line of vegetation is not shown, so it is difficult to ascertain the impacts. Level information of the proposed footpath with existing levels is not indicated, so it is difficult to understand if earthworks will impact on root zones.***
- 2.13 The existing trees have been extracted from the *Arboricultural Impact Assessment* (AIA) dated 27th March 2019 are now superimposed on the engineer's drawing no. 60597123-30-SK01 (**Appendix C**) to assist with understanding of the effects on the existing trees fronting the C1130. The vegetation loss would be contained to group G1 (Ash, Hawthorn, English Elm) which the AIA notes "*is located on the embankment adjacent to the C1130 and which comprises scattered dead elms due to Dutch Elm Disease and some trees with sparse crowns and dead wood*". The AIA also notes at paragraph 2.4.1 that "*The trees are early mature, up to 13m tall and with stem diameters up to 250mm at 1.5m*".
- 2.14 While some minor and localised excavation would be required in order to install the gabions to the north of the English Oak (tree T4) this work not likely to significantly affect the extent of the root protection area (RPA) of this tree.

- 2.15 ***It is recommended to provide further information, so that the proposed works can be assessed holistically with its landscape context.***
- 2.16 The attached drawings at **Appendix C** show a well-considered approach for the landscape mitigation measures at the new Site entrance. The constraints around the existing Site levels, the retention of the existing English Oak (tree T4) and the highway design requirements have all been considered in the round to provide a workable solution. The proposals include new planting to enhance the character of the Site entrance and to provide effective softening of the highway requirements, the retaining structures and the new homes. Furthermore, the details of the landscape design and the management and maintenance of these planting areas could be reserved by condition at the grant of the planning consent.

Comments (05.05.2020)

- 2.17 ***A fundamental issue is that the majority of the development is located at the southern part of the site which has the steepest topography (Refer to figure 2) of the site and Withington. The open countryside of the Principal Settled Farmlands is impacted by a 'wall' of buildings, a visual intrusion on the skyline exacerbated by the steep terrain, contrary to NPPF 12, 170 b, c and d, and local policy (Core Strategy) LD1.***
- 2.18 The findings of the AAH Addendum (Appendix C1) predict **minor adverse** effects arising for Topography, Geology & Soil Type, Land-Use, Spatial Character & Enclosure Pattern, Field Boundaries & Tree Cover and Landscape Quality at the **residual stages** of the Development. Overall, the AAH Addendum acknowledges that the Development would impose change but that it would have the greatest influence at close-range due to the enclosed nature of the Site. Furthermore, with the Development being adjacent to the residential edge of the Withington built environment, the change would result in only a minor alteration to the landscape character resulting in a low magnitude of change and a **minor adverse** significance of effect on the Principal Settled Farmlands LCT and on the Herefordshire Lowlands NCA.
- 2.19 ***In addition, with gradients of approximately 1:6 to 1:8, there will be significant excavation and associated earth battering and retaining systems. This may provide cumulatively visual impact; impact on natural hydrological systems and potentially restrict the ability to provide effective green infrastructure, in accordance with NPPF 14, 150a and local policy (Core strategy) LD1 and LD3.***

- 2.20 The design has been developed to allow for appropriate gradients to meet acceptable standards. In terms of visual matters, the AAH Addendum (Appendix D1) predict **moderate adverse** effects arising Viewpoint VP08A from the C1130 looking north and Viewpoint VP08B from the C1130 looking south. These receptors would perceive a small part of the completed western access to the Development where the loss of the hedgerow (group G1) and earthworks would be the noticeable element in the view. Mitigation measures would, however, be applied that would include new native tree and shrub planting along the Site frontage as shown on the plan at **Appendix C**. There would also be new tree planting within the central-upper northern parts of the Site to assist with the integration of the Development along the C1130 and Withies Road. The new planting, in particular, would be arranged in groups as small woodland areas to provide softening rather than screening of the new housing. There would be **minor adverse** effects arising from Viewpoint VP03A from the C1130 at the junction with Southbank, however mitigation measures would include new planting along the lower south-western portions of the Site. From Viewpoints VP06A and VP07A there would be **minor beneficial** effects since the provision of new open space within the northern part of the Site would provide an opportunity for a new recreation area to capture views out towards the surrounding landscape.
- 2.21 ***It is acknowledged that the reduction of houses does increase the area of open space and draws the development away from the top of the land and therefore is an improvement in this respect, however it does not address the fundamental issue of development on a steep slope; the proximity to dwellings on the southern boundary and overall landscape impacts on the countryside. In fact, when comparing the two schemes (Figure 1) it appears that the revised scheme densifies the development in the most sensitive part of the site and has an overall adverse impact on the Principal Settled Farmlands landscape character, contrary to NPPF 15, 170a and local policy (Core Strategy) LD1.***
- 2.22 The Planning Re-consultation is for an outline planning application for residential development including means of access with all other matters reserved. The design is illustrative and can therefore be developed in character with the existing environment in terms of scale, massing and arrangement of dwellings. On balance, the Development would be set in context with the existing settlement edge of Withington to the north, south and west, which mainly comprises two storey dwellings and any extension would seek to reflect the character of this part of the settlement. The local topography can also assist the roofscape so that it would not visually dominate views across the area both towards and away from the settlement edge. Where the land rises at the northern end of the Site the

new housing would be set at lower elevations to avoid the new rooflines from extending above the skyline.

- 2.23 Furthermore, a proposed landscape scheme would be commissioned as part of any consent, particularly with planting along the east and west boundaries of the Site. This planting could help enhance the landscape character of the area and improve biodiversity gain through the use of native species. Whilst the details of the landscape scheme could be reserved by condition, the broad principles of a landscape strategy could be agreed in advance with the Local Planning Authority, including a palette of suitable species, in the process of securing the planning consent.

3.0 Conclusion

- 3.1 AAH Planning Consultants has been commissioned to prepare a Landscape Response to the Council Comments on Landscape and Visual Issues prepared by Herefordshire Council in consideration of the Planning Re-consultation (Ref:200207).
- 3.2 On balance, having reviewed the Council's Comments it is concluded that the submission has taken into full consideration the points made and that through careful analysis and evaluation during the initial site selection stages consideration has been given to means of enhancing the landscape character and visual amenity of the Development. The Site is located at the edge of the existing settlement of Withington and is largely influenced by its close built proximity. Furthermore, through careful planning, siting and design during the assessment process, additional mitigation measures have been considered to ensure the Development would be sympathetic to local character including the surrounding built environment as well as its immediate landscape setting. Most importantly, the Development notes the importance of good design and includes measures that would add to the overall quality of the area by providing visually attractive and good architecture, an appropriate layout and effective landscape design. Overall, the Development would seek to improve the landscape character and visual amenity of the Site and its wider landscape setting beyond its baseline condition by sustaining an appropriate amount and mix of housing types that would include important green space and linkages to the wider green infrastructure network of Herefordshire.

APPENDIX A

Council Comments (14.04.2020)

MEMORANDUM

To : Consultee

From : Mrs Charlotte Atkins, Planning Services, Blueschool House - H31

Tel : 01432 260536 My Ref : 200207

Date : 6 April 2020

APPLICATION NO & SITE ADDRESS: Planning Re-consultation - 200207 - Land to the north of Southbank, Withington, Hereford,

DESCRIPTION: Outline Planning Application for Residential Development for up to 46 dwellings including means of access with all other matters reserved.

APPLICANT(S): Land Allocations Ltd

GRID REF: OS 356490, 243206

APPLICATION TYPE: Outline

WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

Amended ☐ Additional ☐ Amended and Additional ☐

Plans or documents have been received for the proposal described above which are now available in Wisdom. If you have any further comments to make please respond by 20 April 2020.

Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mrs Charlotte Atkins.

Comments:

Access

I refer to the following amended and additional drawings:

CAL021018 - 29 (Landscape Planting Concept Plan)

CAL021018 - 30 (Landscape Planting Sections

60597123-30-sk03 (Site Entrance Swept Paths)

The applicant has shown conceptual drawings that includes the intention to 'soften' the highway engineer's retaining walls for the access (This is the preferred approach). However, to fully appreciate the removal of the retaining walls and how the levels and gradients look, and if this impacts the planting structure, the landscape drawings and engineering drawings would need to be coordinated.

Further information of the 'actual' proposal is required.

The planting plan looks interesting as a zonal pattern, but how does it respond with actual species, densities and canopies? How does it respond to sight lines and vehicle visibility splay? And how does it respond to the levels, once the retaining walls are removed?

The native species woodland mix (the zone next to the footpath) is relatively narrow and therefore in essence is a hedge. The species mix includes thorny species, and needs to be considered carefully next to a footpath. Please refer to the Herefordshire Council, Highway Design Guide for New

Development, under 2.14 Landscaping, that states 'Thorned species shall not be accepted immediately adjacent to footways or cycle tracks' and review the species list accordingly.

Regarding specimen trees, to make the sense of arrival more desirable, it may be worth considering locating these trees closer to the main access

Footpaths

In reference to drawing, 60597123-sk-001, Withington Court, Footpath Proposal and Tractor Swept Path Analysis, rev B. The proposed footpaths has the potential to impact on the integrity, health and capacity of the existing (and future) hedgerows, trees and vegetation. The total length of infrastructure required to support the access at this outline stage has the potential to harm the local countryside character and landscape.

The existing line of vegetation is not shown, so it is difficult to ascertain the impacts. Level information of the proposed footpath with existing levels is not indicated, so it is difficult to understand if earthworks will impact on root zones.

It is recommended to provide further information, so that the proposed works can be assessed holistically with its landscape context.

Consultation response from: Nigel Koch, Senior Landscape Officer
DATE RETURNED: 14/04/2020

APPENDIX B

Council Comments (05.05.2020)

MEMORANDUM

To : Consultee

From : Mrs Charlotte Atkins, Planning Services, Blueschool House - H31

Tel : 01432 260536 **My Ref** : 200207

Date : 6 April 2020

APPLICATION NO & SITE ADDRESS:	Planning Re-consultation - 200207 - Land to the north of Southbank, Withington, Hereford,
DESCRIPTION:	Outline Planning Application for Residential Development for up to 46 dwellings including means of access with all other matters reserved.
APPLICANT(S):	Land Allocations Ltd
GRID REF:	OS 356490, 243206
APPLICATION TYPE:	Outline
WEBSITE LINK:	http://www.herefordshire.gov.uk/searchplanningapplications

Amended ☐ **Additional** ☐ **Amended and Additional** ☐

Plans or documents have been received for the proposal described above which are now available in Wisdom. If you have any further comments to make please respond by 20 April 2020.

Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mrs Charlotte Atkins.

Additional Comments:

The following comments are in relation to the masterplan and is provided to reiterate the rational for landscape objection made in previous comments.

A fundamental issue is that the majority of the development is located at the southern part of the site which has the steepest topography (Refer to figure 2) of the site and Withington. The open countryside of the Principal Settled Farmlands is impacted by a 'wall' of buildings, a visual intrusion on the skyline exacerbated by the steep terrain, contrary to NPPF 12, 170 b, c and d, and local policy (Core Strategy) LD1.

In addition, with gradients of approximately 1:6 to 1:8, there will be significant excavation and associated earth battering and retaining systems. This may provide cumulatively visual impact; impact on natural hydrological systems and potentially restrict the ability to provide effective green infrastructure, in accordance with NPPF 14, 150a and local policy (Core strategy) LD1 and LD3.

The pond is located on a slope of approximately 1:10 and will require earth banks for damming or substantial cutting and battered slopes that will influence the size of the water body shown on the masterplan, and may impact the health and integrity of existing trees located along the south-west boundary, contrary to local policy (Core Strategy) LD1.

Overall, the development destroys grade two (very good), best and most versatile land for agriculture (Reference: West Midland Region Agricultural Land Classification, 2010, Natural England), contrary to NPPF 15, 170b and local policy (Core Strategy) SS7.

It is acknowledged that the reduction of houses does increase the area of open space and draws the development away from the top of the land and therefore is an improvement in this respect, however it does not address the fundamental issue of development on a steep slope; the proximity to dwellings on the southern boundary and overall landscape impacts on the countryside. In fact, when comparing the two schemes (Figure 1) it appears that the revised scheme densifies the development in the most sensitive part of the site and has an overall adverse impact on the Principal Settled Farmlands landscape character, contrary to NPPF 15, 170a and local policy (Core Strategy) LD1.

It is considered that although this application is outline for access, as it currently stands the combined impact of the access and masterplan maintains an overall landscape objection.



Figure 1: Comparison of landscape plans. Original scheme (left) and revised scheme (right)

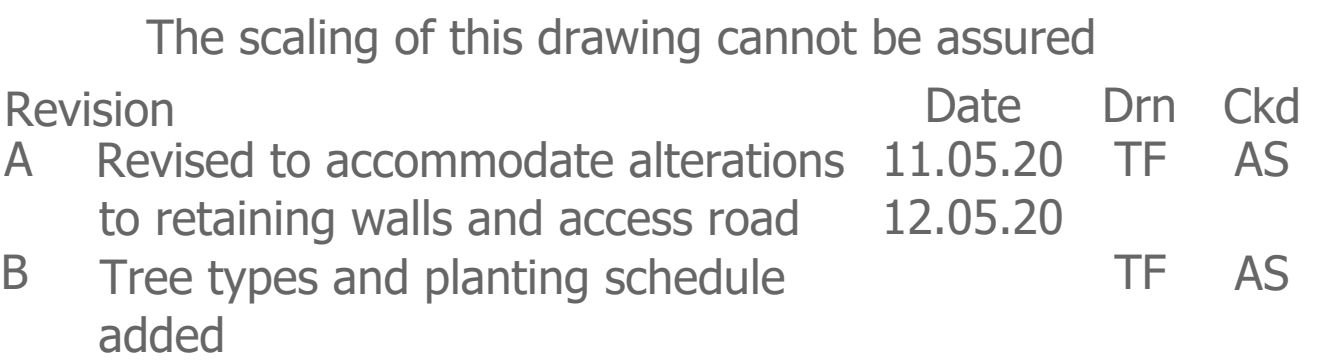


Figure 2: Existing contours overlaid onto the proposed development.

Consultation response from: Nigel Koch, Senior Landscape Officer
DATE RETURNED: 05/05/2020

APPENDIX C

Supporting Drawings



PROTECTION OF EXISTING VEGETATION
The majority of the existing trees and scrubby vegetation to the boundaries shall be retained and protected where necessary during the works by 2.3m high metal mesh fencing secured to a scaffold tube framework, all in accordance with BS 5897:2010. The protected area shall be enclosed by a continuous line of fencing and the fence shall be fixed to the fencing at intervals of less than 10m (intervals or at any change in direction) stating that the area is a tree protection exclusion zone. The fencing shall remain fixed in place throughout the construction period. No chemicals or building materials which may potentially contaminate the soil shall be stored within 5m of the protected area and no firebricks shall be left within 5m of the canopy spread. In the event that any excavation work is required to be carried out in the protected area, the contractor shall be required to provide an example of the required method. Where retained vegetation needs to be cut back/ lifted to enable fencing to be erected, this shall be done in accordance with the requirements of BS5998:2010 by qualified and certified tree surgeons and overseen by the consultant Landscape Architect as required.

NOTES:

1. TOPSOIL TO BE RESERVED DURING GROUND WORKS AND SET ASIDE IN STOCK PILES OF A MAXIMUM 1M HIGH.
2. PROVIDE MINIMUM DEPTH OF TOPSOIL TO PLANTED AREAS AS FOLLOWS: GRASS AREAS 200MM; TREE & SHRUB AREAS 450MM; TREE & SHRUB 150MM
3. TREE PITTS SHALL BE FILLED WITH A PRE-MIXED SOIL / COMPOST MIXTURE INCORPORATING A SLOW RELEASE FERTILISER
4. TRANSPLANT PITTS SHALL BE EXCAVATED TO 300MM DIAMETER AND A DEPTH OF 300MM BELOW GROUND LEVEL. ALL PITTS SHALL BE EXCAVATED TO SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE THE PLANT WITHOUT DISTURBING ITS ROOTS. DURING BACKFILLING THE FINAL SOIL LEVEL AROUND THE TREE SHOULD BE RAISED TO 40MM ABOVE THE SURROUNDING SOIL LEVEL
5. CONTAINER GROWN STOCK SHALL BE PLANTED IN A PIT EXCAVATED TO SUFFICIENT DEPTH AND WIDTH TO ACCOMMODATE THE PLANT WITHOUT DISTURBING OR COMPACTING ITS ROOTS, WITH THE FINAL SOIL LEVEL 40MM ABOVE THE SURROUNDING SOIL LEVEL AS ABOVE.
6. A CIRCLE OF RADIUS 500MM SHOULD BE KEPT COMPLETELY WEED FREE AROUND EACH TRANSPLANT PLANTING STATION. THESE SHOULD BE MULCHED TO 50MM DEPTH AND DEPTH SHOULD BE MAINTAINED AT 50MM.
7. STAKED AND FEATHERED TREES AND PINES SHOULD BE SINGLE STAKED AND SECURED WITH A CORRECTLY ADJUSTED RUBBER TIE.
8. RABBIT GUARDS MAY BE REQUIRED - EITHER INDIVIDUAL GUARDS OR FENCING
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION OF SERVICES PRIOR TO PLANTING. TREES WITHIN PLANTING MIXES SHOULD BE PLACED AWAY FROM ANY OVERHEAD POWER LINES.
10. TREE LOCATIONS SUBJECT TO DISCUSSION WITH HEREGOVERNMENT'S LOCAL HIGHWAY AUTHORITY
11. ANY THORNED PLANTS SHOULD BE LOCATED SO THAT THEIR FINAL CANOPY IS AT LEAST 3M FROM THE EDGE OF FOOTWAYS OR ROADS.

PROPOSED PLANTING SCHEDULE

Specimen Trees

Code	Nr	Latin name	Common Name	Form	Clear Stem
AG	3	<i>Alnus glutinosa</i>	Alder	Extra Heavy Standard	2m
FE	8	<i>Fraxinus excelsior</i>	Ash	Extra Heavy Standard	2m
PA	6	<i>Prunus avium</i>	Wild Cherry	Extra Heavy Standard	2m
QR	15	<i>Quercus robur</i>	Oak	Extra Heavy Standard	2m
SA	3	<i>Sorbus aucuparia</i>	Rowan	Extra Heavy Standard	2m
UP	9	<i>Ulmus procera</i>	Elm	Extra Heavy Standard	2m

Woodland Mix (2.5m centres)

Mix %	Latin name	Common Name	Form
25%	<i>Betula pendula</i>	Silver Birch	Transplant (40-60cm)
12%	<i>Fraxinus excelsior</i>	Ash	Transplant (40-60cm)
14%	<i>Pinus sylvestris</i>	Scots Pine	Container Grown (60-80cm)
15%	<i>Prunus avium</i>	Wild Cherry	Transplant (40-60cm)
12%	<i>Quercus robur</i>	Oak	Transplant (40-60cm)
22%	<i>Ulmus procera</i>	Elm	Transplant (40-60cm)

Woodland Edge Mix (1.5m centres)

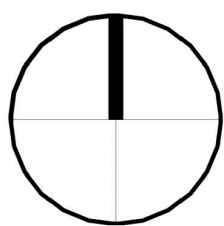
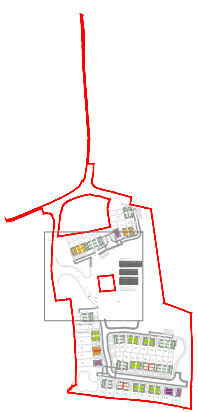
Mix %	Latin name	Common Name	Form
17%	<i>Acer campestre</i>	Field Maple	Transplant (40-60cm)
12%	<i>Cornus sanguinea</i>	Dogwood	Transplant (40-60cm)
14%	<i>Corylus avellana</i>	Hazel	Transplant (40-60cm)
6%	<i>Eunonymus europaeus</i>	Spindle	Transplant (40-60cm)
10%	<i>Fraxinus alnus</i>	Alder buckthorn	Transplant (40-60cm)
7%	<i>Hedera helix</i>	Ivy	3L (40-60cm)
10%	<i>Ligustrum vulgare</i>	Privet	Transplant (40-60cm)
10%	<i>Malus sylvestris</i>	Crab Apple	Transplant (40-60cm)
12%	<i>Rosa canina</i>	Dog Rose	Transplant (40-60cm)

Notes:

Wildflower /Mix to open space areas to be EM1F General Purpose Wildflower Seed Mixture by Emorsgate Seeds, or similar approved.

Hedge species to include *Fagus sylvatica* (beech), *Carpinus betulus* (hornbeam), *Acer campestre* (Field Maple) to be planted as 40-60cm transplants.

Planting to gabion retaining walls to include *Hedera hibernica*, with planting at top and base of the structures as well as in soil pockets within the gabions.



Key Plan

Project

Withington Court Hereford

Drawing Title

Landscape Planting Concept Plan

Date
27.03.20

Scale
1:200 @ A1

Drawn by
AS

Check by
WW

Project No
CAL021018

Drawing No
29

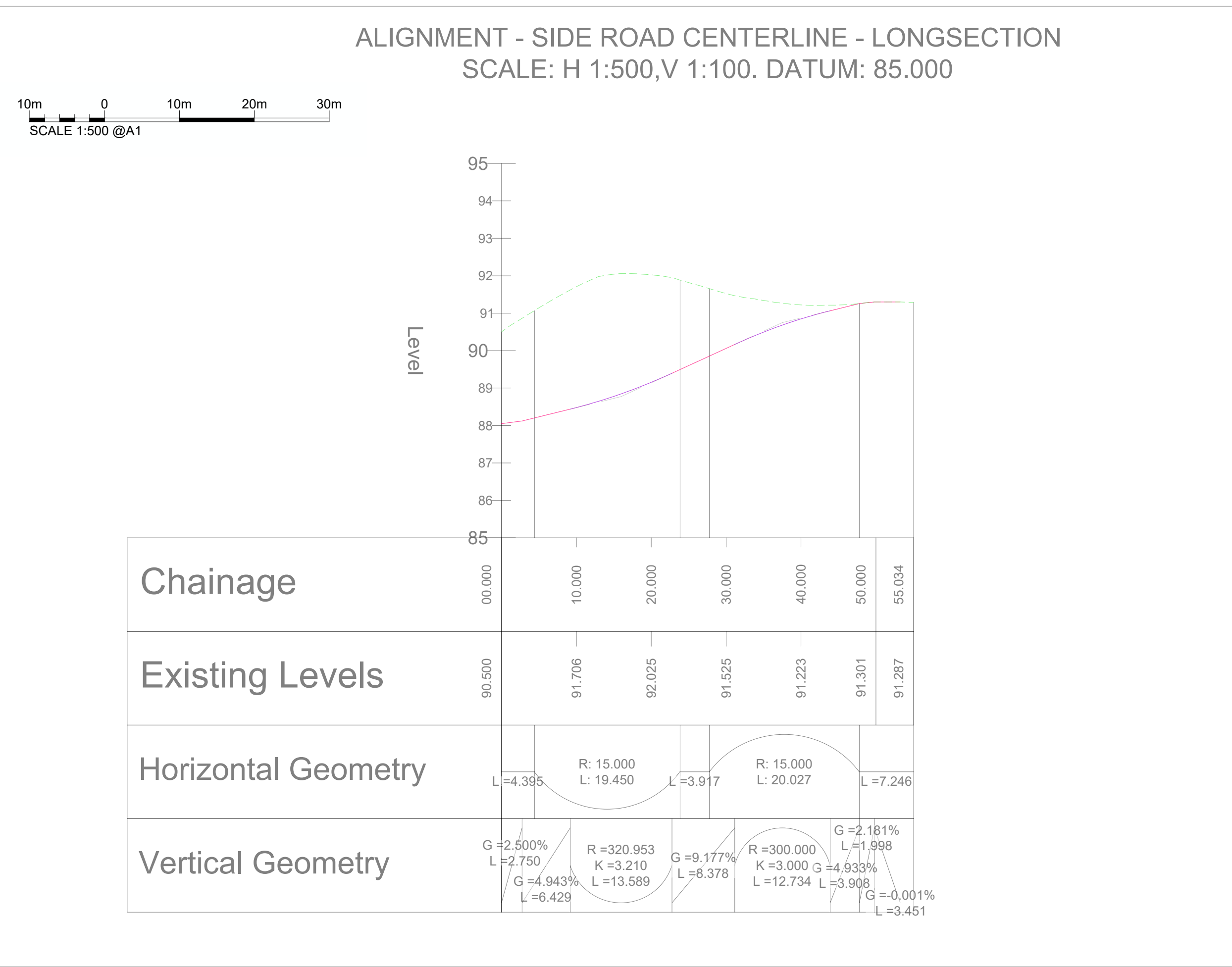
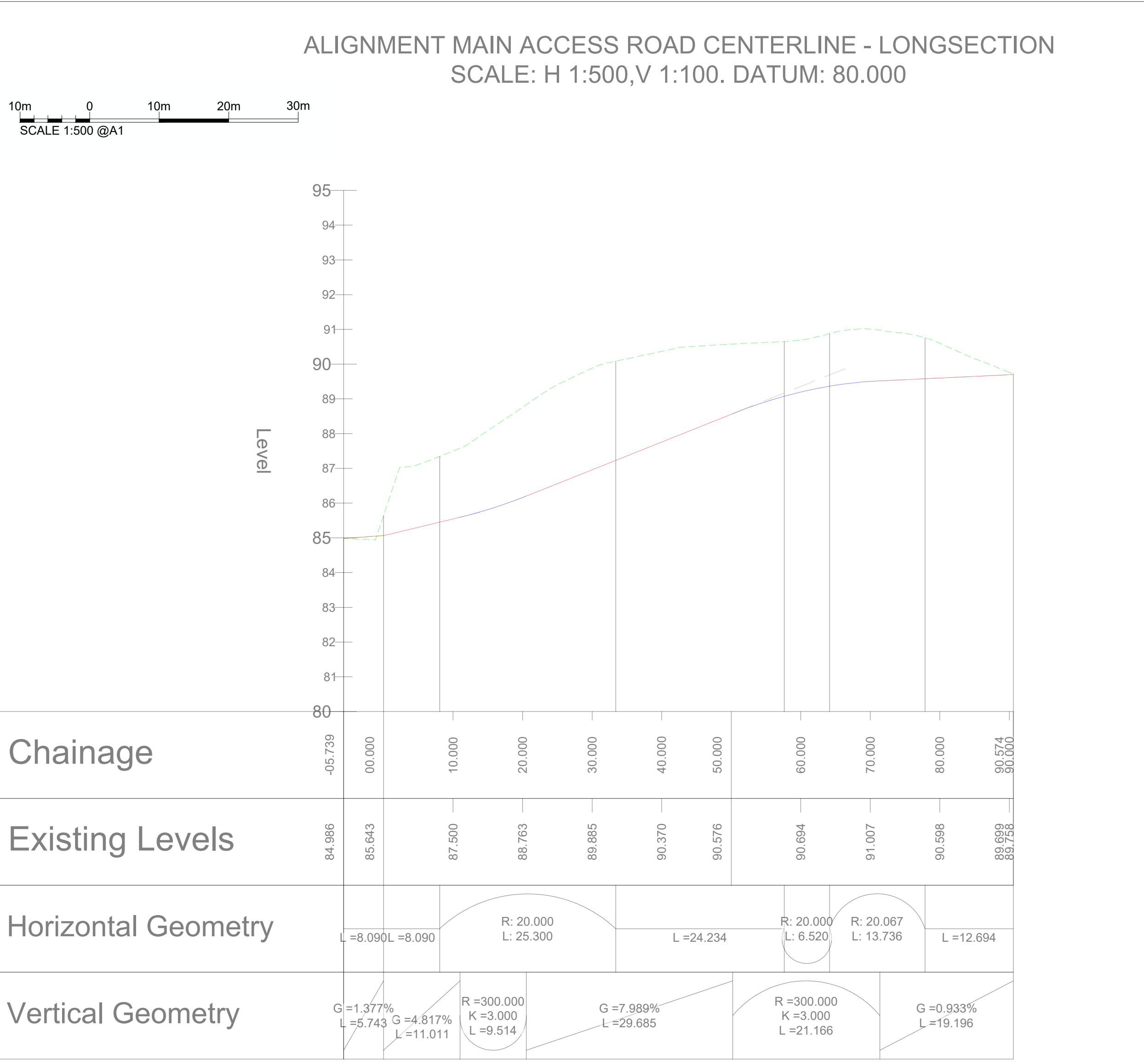
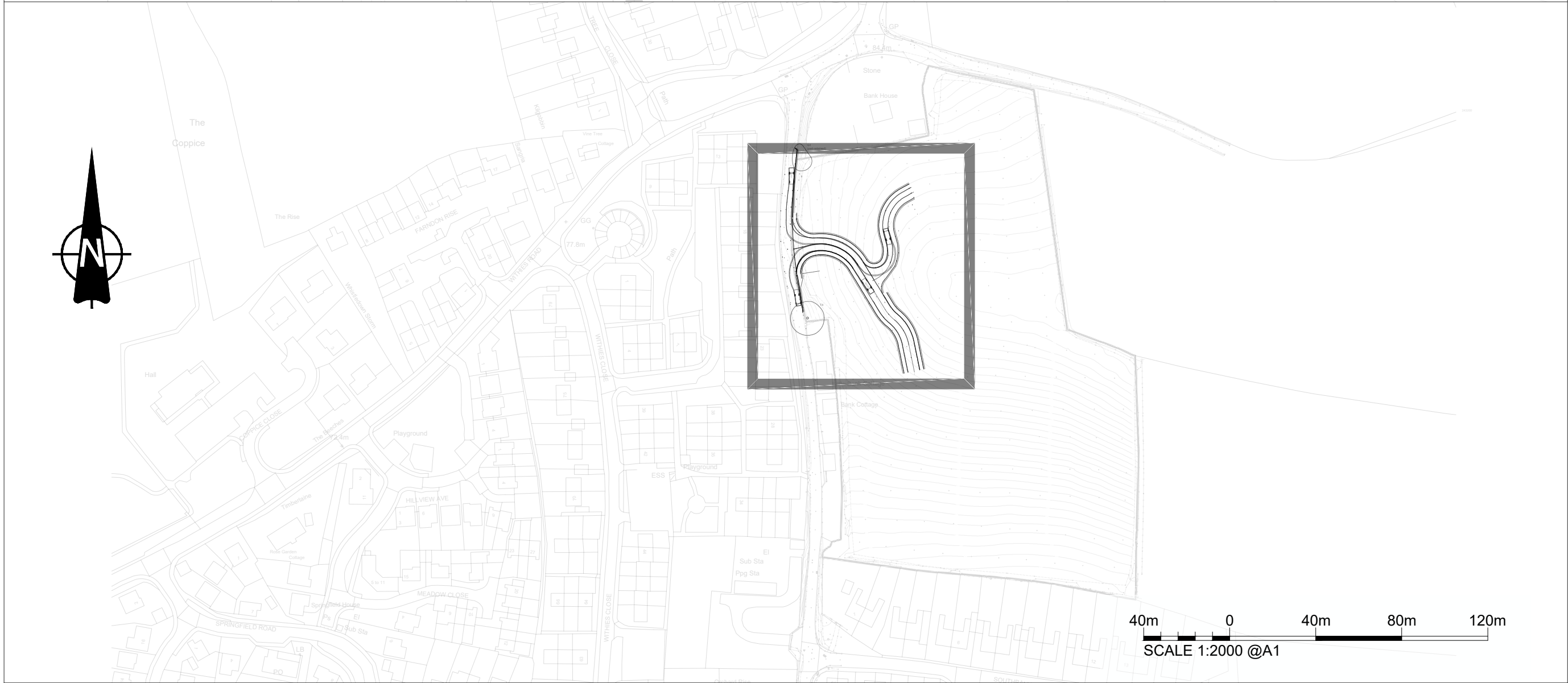
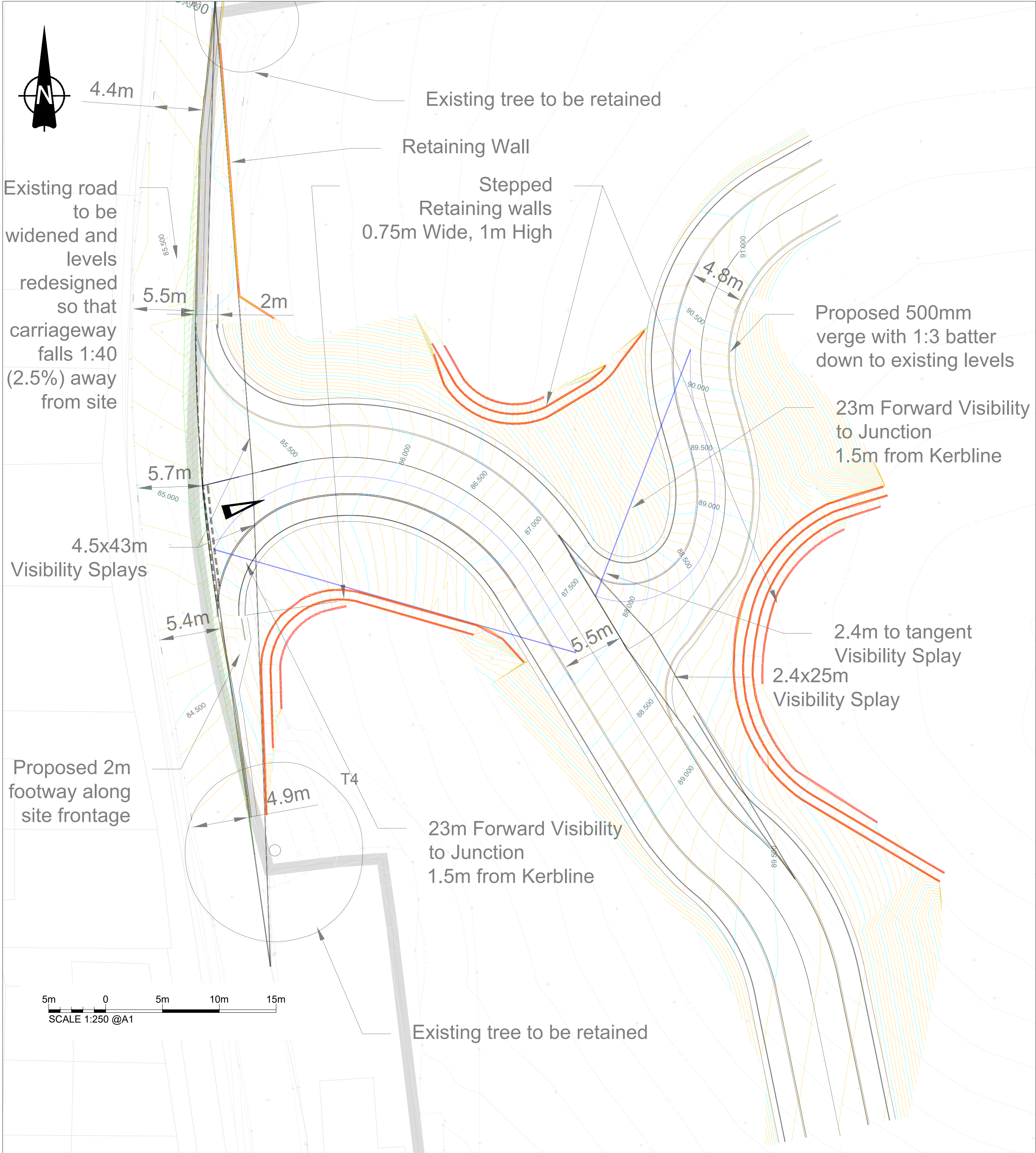
Revision
B

Master Planning & Urban Design •
Architecture • Building Control •
Graphic Communication • Public
Engagement

clendon.co.uk

2 Bar Lane York YO1 6JU
01904 341408

ISO A1 594mm x 841mm
Approved: SM
Checked: SM
Designer: TF
Project Management Initials:
Last saved by: ELSPETH FRASER(2020.05.11)
Last Plotted: 2020.05.11
Filename: \\UKDS2\FPSW001\UKDS2\FPSW001-V\TTPROJECTS\999999\SPECULATIVE\DEVELOPMENT\BATHURST PARTNERSHIP\3D WITHINGTON\SITE ACCESS\60599226-30-SK01D.DWG



PROJECT

WITHINGTON COURT

Withington,
Hereford
HR1 3RJ

CLIENT

Land Allocation Limited
21 Marina Court
Castle Street
Hull
HU1 1TJ

CONSULTANT

AECOM
Ground Floor
2 City Walk
Leeds, LS11 9AR, United Kingdom
www.aecom.com

NOTES

- TOPOGRAPHICAL SURVEY PROVIDED BY MTSURVEYS LTD FROM DATA COLLECTED DECEMBER 2018 AND ISSUED TO AECOM IN MARCH 2019.
- 1:10 (10%) GRADIENT REQUIRES DISCUSSION AND AGREEMENT WITH HEREFORDSHIRE COUNTY COUNCIL HIGHWAYS DEPARTMENT DURING DETAILED DESIGN.
- VERTICAL DESIGN PARAMETERS PROVIDED AS PER HEREFORDSHIRE COUNTY COUNCIL HIGHWAY DESIGN GUIDE.
- INCLUSION OF RETAINING WALLS TO BE APPROVED. RETAINING WALLS REQUIRED DUE TO LEVEL DIFFERENCE BETWEEN THE "MAIN ACCESS ROAD" AND "SIDE ROAD".

KEY

- Existing carriageway widening
- Retaining Walls
- Forward Visibility
- Visibility Splays
- Major Contour (0.5m Intervals)
- Minor Contour (0.1m Intervals)

ISSUE/REVISION

D	11.05.2020	EF	WALL LOCATIONS AMENDED
C	07.05.2020	EF	RETAINING WALLS AMENDED
B	14.01.2020	EF	LAYOUT AMENDED
A	25.06.2019	TF	EXISTING ROAD WIDENING
-	07.03.2019	TF	
I/R	DATE	BY	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60599226-30

SHEET TITLE

WITHINGTON COURT
SITE ENTRANCE
LEVELS FEASIBILITY

SHEET NUMBER

60597123-30-SK01