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**Sent:** 24 August 2020 11:34  
**To:** Withers, Simon <[Simon.Withers@herefordshire.gov.uk](mailto:Simon.Withers@herefordshire.gov.uk)>  
**Subject:** 191288 - Land at Oakland's Paddock, Langstone Lane, Llangarron comments

Simon

We note that the drainage strategy relies on infiltration at this site

Can you request further clarification regarding the note that has been included on this landscape drawing (bottom RHS) regarding the "Underground Pipework"

Joel

**Joel Hockenhull CEng MICE**

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Download the : [Herefordshire SuDS Handbook](#) and the [Strategic Flood Risk Assessment \(Level 1\)](#)

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**KEY**

- Existing Trees (To Remain)
- Existing Hedgerow (Retained)
- Proposed EHS Trees
- Proposed HS Trees
- New Mixed Native Species Hedgerow (Inside of P & W Fence)
- Domestic Hedgerow (planted either side of P & W Fence)
- Grassed / Garden Areas (by incoming Householders)
- Wildflora Areas
- P & W Boundary Fence (c.1.2m Hgt with Stockproof Mesh)
- Exist Fence (within Exist Hedgerow)
- Ditch (to c.500mm depth)
- Shallow Bund (c.500mm Hgt with c.1:3 banks)
- Plant Protection Fence (c.2.0m outside of hedgerow line)

**NOTES**

**1. BOUNDARIES**

**Eastern Boundary**  
At A: Outfall of Surface Water Ditch. Area shall be cleared and minor grading shall take place. A Mixed Native Species Hedgerow shall be planted to either side of P & W Fence as shown  
A - B: Existing Mixed Species Hedgerow shall be retained and neatly trimmed to allow the Site Lines shown  
At B: Section of Mixed species Hedgerow shown removed to allow access to site and Site Lines  
B - C: Existing Mixed species Hedgerow shall be retained and neatly trimmed to allow the Site Lines shown

**Northern Boundary**  
C - D: A New Native Species Hedgerow shall be planted within a new post and wire fence boundary.

**Western Boundary**  
F - A: A minor modification to the landform shall be instated comprising a shallow bund c.500mm Hgt directing surface water to the ditch at E-F. With the exception of an access that shall be allowed at E a new native species hedgerow shall be planted to this entire boundary that shall be within a new post and wire fence.

**Southern Boundary**  
F - A: Between F - A lies an existing ditch that connects to outfalls at A. The ditch lies immediately adjacent a line of tree stumps (formerly Red Cedars that have been removed). Atop the ditch, approx 2.0m from the line of Cedar stumps shall be installed a P & W fence that shall be the boundary of Plot 1. Inside of this fence shall be planted a new Mixed Native Species Hedgerow planted.

**Internal Boundaries**  
Internal Boundaries between plots 1 & 2 and 3 & 4 shall be defined by a P & W Fence that shall be planted with a domestically scaled single species hedgerow - Hornbeam (Carpinus betulus). The hedgerow shall be planted to both sides of the fence

**Tree Planting**  
To boundaries and within the plots a variety of trees will be planted with taller growing species close to the boundaries.

**2. PLANTING SPECIFICATION**

**New Native Species Hedgerow**  
Planted at 4 plants per linear metre in a prepared trench 500x450mm depth backfilled following planting with excavated topsoil mixed with 50% Green Compost to PAS100. Allow fixing of proprietary Rabbit Guards / Plant Shelters. Species shall be as follows:

Total Length 245 lin.m		
Crataegus monogyna	45%	441 Nr
Corylus avellana	25%	245 Nr
Cornus sanguinea	15%	98 Nr
Viburnum opulus	10%	98 Nr
Ilex aquifolium	5%	98 Nr

**New Single Species Hedgerow (Between Plots)**  
Planted at 7 plants per linear metre in two rows with the fence between the hedgerow shall be planted in a prepared trench c.500x450mm depth backfilled following planting with set aside topsoil mixed with 50% Green Compost to PAS100. Allow fixing of proprietary Rabbit Guards / Plant Shelters. Species shall be transplants 60-90cm Hgt and shall be as follows:

Total Length 232lin.m		
Carpinus betulus	100%	1624 Nr

**Boundary Hedgerow Tree Planting**  
Within the line of the hedge (or close by) the following shall be planted. Trees shall be sized as Extra Heavy Standard Trees (EHS) 14-16cm girth a Rootballed Trees and shall be planted in prepared pits sized to accommodate the rootball c.750x750x500mm depth. They shall be planted slightly proud of the adjacent ground level to allow for settlement and the pits backfilled with set aside soil mixed with 25% green compost to PAS100. Upon completion the Trees shall be double staked and tied, thoroughly watered and the base of each tree mulched to 75mm depth. Species shall be as follows:

Ac	Acer campestre	9 Nr
Qr	Quercus robur	4 Nr

**Plot Tree Planting**  
Individual gardens shall be designed by the incoming householders. Within the plots and adjacent the internal boundaries the following shall be planted.

Trees shall be sized as Standard Trees 10-12cm girth Rootballed Trees. They shall be planted in prepared pits sized to accommodate the root-ball c.500x500x500mm depth. They shall be planted slightly proud of the adjacent ground level to allow for settlement and the pits backfilled with set aside soil mixed with 25% green compost to PAS100. Upon completion the Trees shall be double staked and tied, thoroughly watered and the base of each tree mulched to 75mm depth. Species shall be as follows:

CIPS	Crataegus laevigata 'Paul's Scarlet'	2 Nr
PaP	Prunus avium 'Plena'	7 Nr
MJD	Malus 'John Downie'	5 Nr
Sa	Sorbus aucuparia	4 Nr

**3. GRASS SEEDING TO PLOT GARDENS**

- At the outset of works to each plot soils from affected areas shall be stripped and set aside for re-use / spreading to Landscape / Garden areas. Set aside soils shall be protected from contamination / compaction throughout works prior to re-spreading on completion of teh works to each Plot.
- Each garden shall be laid out at the incoming householders behest as a domestic garden
- The areas for grass / lawns shall be cultivated to a fine tilth, stone picked, and graded in accordance with best practice.
- Prior to seeding a proprietary pre-seeding fertiliser shall be applied and the areas seeded using a quality lawn seed by Germinal UK Ref A2 or similar. Should a turf be used, that shall be a fine quality lawn turf by RoLawn - Medallion or similar

**4. WILDFLORA (c.450m.sq)**  
To the access road the (grassed) area shall be overseeded with a Wildflora seed mixture - BSRE by Boston Seeds (Tel 01205 280069).

**5. EXISTING TREE / HEDGEROW PROTECTION**  
To protect existing hedgerows / trees during construction works, cleft chestnut pale fencing min 1.2m high and to BS 1722 pt 4: 1972, shall be erected at the commencement of the works and maintained in-situ until instructed otherwise. The fencing shall be erected to alignments shown that shall be 2.0m from the outer trimmed edge of the hedgerow. The following shall apply within that enclosure:

- No work shall be allowed within the fenced enclosure
- No oil, bitumen, cement, or other material likely to be injurious to a tree shall be kept or discharged within 10m of the hedgerow
- No tipping or storage of materials, nor any concrete mixing shall be carried out within 10.0m of the hedgerow
- No fires shall be lit beneath or in close proximity to the hedgerows
- A notice shall be erected to the fence indicating that it is a protected area and all activities associated with the works are prohibited within that enclosure

**6. IMPLEMENTATION / MAINTENANCE**

- It shall be the intention to carry out the boundary planting (Hedgerows / Trees) to the entire site either prior to or following the occupation of the first completed dwelling in the first available planting season.
- Ditto to the internal Plot boundaries that shall follow the completion of each further dwelling
- Tree Planting, grass seeding or turfing, shall likewise follow the completion of each dwelling.
- A programme of maintenance shall be instigated to the boundary planting including attention to Trees, trimming of hedgerows etc once completed.
- The same shall apply to the internal Plot boundaries once these works are complete.
- Any trees or plants which die, are removed, or become severely damaged or diseased within 5 years of planting shall be replaced in the first available planting season following there demise with the intention of providing the landscape scheme in accordance with the plan.

**Issue 1 July 2020 FOR PLANNING ONLY**

**Robert Rodger Associates Ltd**  
Landscape Architecture \* Landscape Planning \* Urban Design  
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Client	Mr & Mrs Farr		
Project	Land West of Langstone Lane South, Llangarron		
Drg.Title	Landscape Layout		
Date	July 2020	Scale: 200 @ A1	Drg Nr: RAL 356-02
Drawn	RKR		Issue: 01