

SURFACE WATER DRAINAGE STRATEGY

Heathlands Farm, Wokingham, RG40 3BG

On behalf of: Hall Hunter (Farm) Partnership



Bellamy Roberts

Document Control Sheet



**Heathlands Farm
Honey Hill
Wokingham
RG40 3BG**



**Bellamy Roberts
Clover House
Western Lane
Odiham
Hants RG29 1TU**

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1 Introduction & Site Description

- 1.1** This Surface Water Drainage Strategy has been prepared in response to Condition 8 of planning application ref 231524. That application was for the proposed installation of solar photovoltaic panels mounted on frames fixed to concrete footings on one of the field areas at Heathlands Farm.
- 1.2** Heathlands Farm is a major berry growing facility run by Hall Hunter (Farm) Partnership. The site to which the subject planning application relates has a gross area of 11,036sqm, and 10,788sqm of that are currently covered with polytunnels under which berries are grown. It is evident from those figures that virtually the whole of the subject site is currently covered with polytunnels as shown on the plan at [Appendix 1](#).
- 1.3** The proposed development of solar photovoltaic panels comprises ten rows of panels with a total impermeable area of 3350sqm. By comparison with the figures set out above for the existing polytunnels, the impermeable area of the solar panels amounts to just 31% of that covered by the existing impermeable polytunnels, and 30% of the total site area.
- 1.4** The site falls gently from south to north and the soils are categorised as Soilscape 6 in the soilscape mapping, as shown on the plan at [Appendix 2](#). This is described as a free draining sandy loam soil.
- 1.5** The soil type is of the same type which the company has on other sites where it cultivates berries. One of those sites is at Eashing Lane near Godalming see [Appendix 2](#), where we conducted BRE365 infiltration tests. These demonstrated that this soil was eminently capable of accepting run-off from polytunnel drainage, with an infiltration rate of 23mm/hour. That lies within the typical range of 20-30mm/hour for sandy loam type soils of this nature.

2 Existing Drainage Arrangements

- 2.1** The plastic polytunnels are 100% impermeable and are arranged in rows approximately 8m wide. The tunnel material is stretched over steel hoops and the legs of those hoops for adjacent tunnels are located in a shallow depression channel. Surface water run-off during a rain storm, runs down the plastic sheeting into the leg row channel. There is a longitudinal fall to those channels, from south to north, and under normal rain fall conditions the water infiltrates into the soil along those channels. In the event of a heavy storm where the run-off exceeds the capacity of those channels, the water is able to flow out of the channels to each side across the grassland and the planted rows of berries, and eventually then infiltrates into the ground.
- 2.2** At the northern end of the rows of tunnels there is a 2m wide earth road bounded by an earth bund and hedgerow. Any excess run-off at the northern end of the tunnels, therefore, has a further substantial area (the earth road) for infiltration. The hedgerow bund prevents any further excess run-off from spilling beyond the site, and in such circumstances there is a large open manhole which can collect that excess.
- 2.3** Water from this manhole drains down to a large collection tank under the packhouse yard to the north, from where it is pumped to the company's irrigation lake for later use.
- 2.4** This overall surface water system is therefore highly sustainable. It relies primarily on infiltration, with the fail-safe facility of collecting any excess water and pumping it to an irrigation reservoir for reuse.

3 Proposed Drainage Strategy

- 3.1** With the proposed solar development, the impermeable area reduces to only 31% of the existing polytunnels, and all of the site area is readily available for infiltration. That is because water runs off the panels into the ground and under the panels in the row in front. The whole site area is therefore effectively available for infiltration, whereas with the existing polytunnels, storm water is directed into the small leg row channels from which there can be some flooding over the adjacent grassland (or planted area). Not only is there substantially more rapid run-off from the existing polytunnels because of the much larger impermeable area, that run-off is concentrated into relatively small areas, whereas with the solar panels it is distributed relatively evenly across the whole of the site.
- 3.2** As is evident from the plan attached at **Appendix 3**, the solar panels occupy a relatively small proportion of the site area, the margins and upper and lower ends of which will be planted with extensive wild flower meadows, capable of accepting infiltration.
- 3.3** Finally, the existing manhole and pumped overflow drainage up to the irrigation lake system will remain in place, although it is not considered likely that it will be needed.

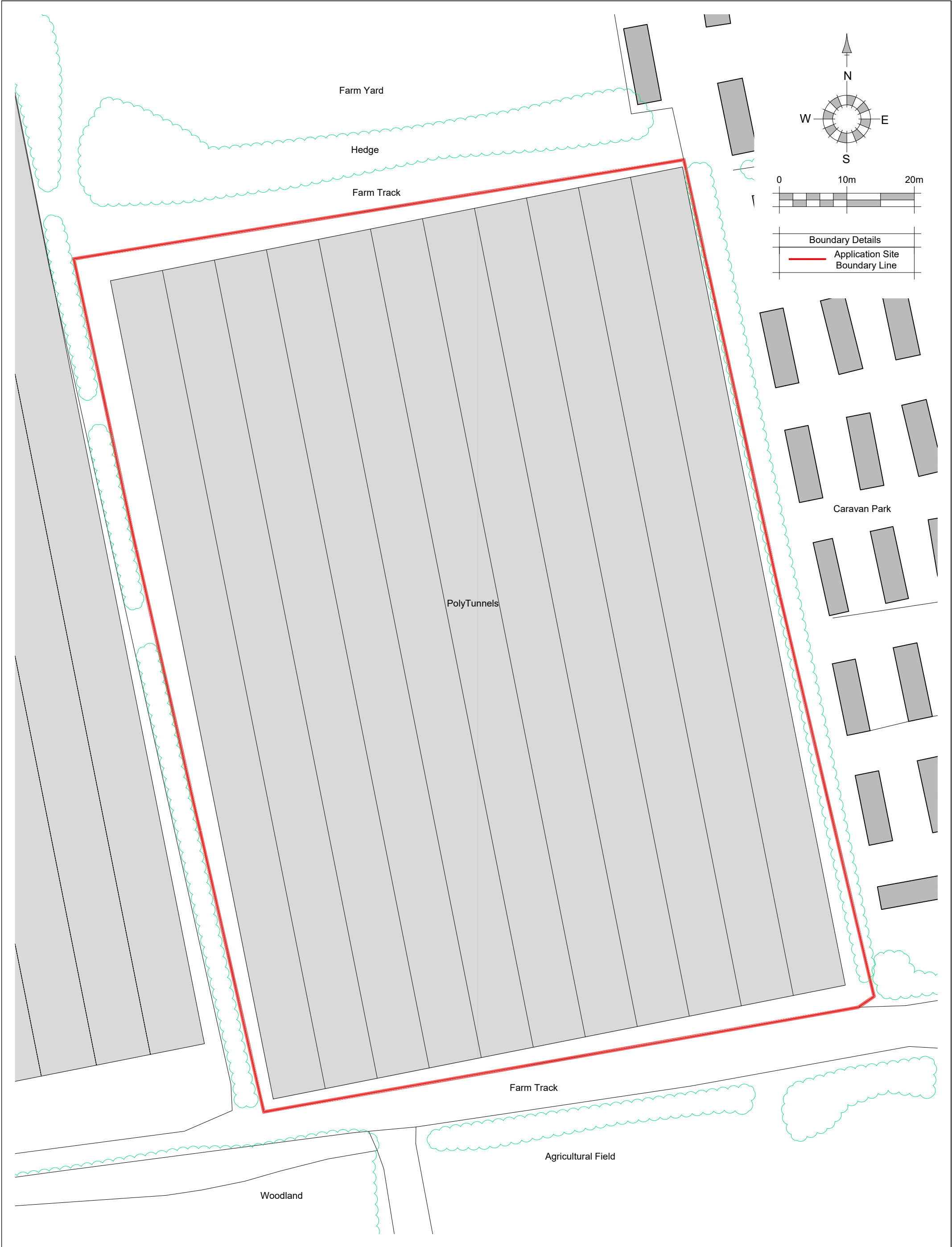
4 Conclusions

- 4.1** The current application site is covered in polytunnels and these drain by infiltration through the leg row channels between each tunnel, with any excess flooding sideways out of those channels across the adjacent grassland/cultivated ground. The arrangements described above work satisfactorily. The proposed solar panels will reduce the impermeable area over this site to just 31% of that which exists now and the run-off from those panels will have virtually the whole site to drain and infiltrate into.
- 4.2** It is abundantly clear, therefore, that the replacement of the existing polytunnels with solar panels, as proposed, will substantially reduce surface water run-off rates across the site, and will drain by infiltration.

APPENDICES

APPENDIX 1

Existing Site Layout



REV.	DATE	REVISIONS:	BY	STATUS:	Planning	CLIENT: Hall Hunter		PROJECT: Heathlands Farm PV Honey Hill, Wokingham, RG40 3BG		 architecture planning masterplanning Broadmeade House, Farnham Business Park, Weydon Lane, Farnham, Surrey GU9 8QT. info@osparchitecture.com www.osparchitecture.com Tel: 01252 267878
						SCALE: 1:500 (A3 ORIGINAL)		DRAWING: Site Survey		
						DRAWN: RPO	23052	S102	—	
						DATE: 25.05.23				
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING						This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.				

APPENDIX 2

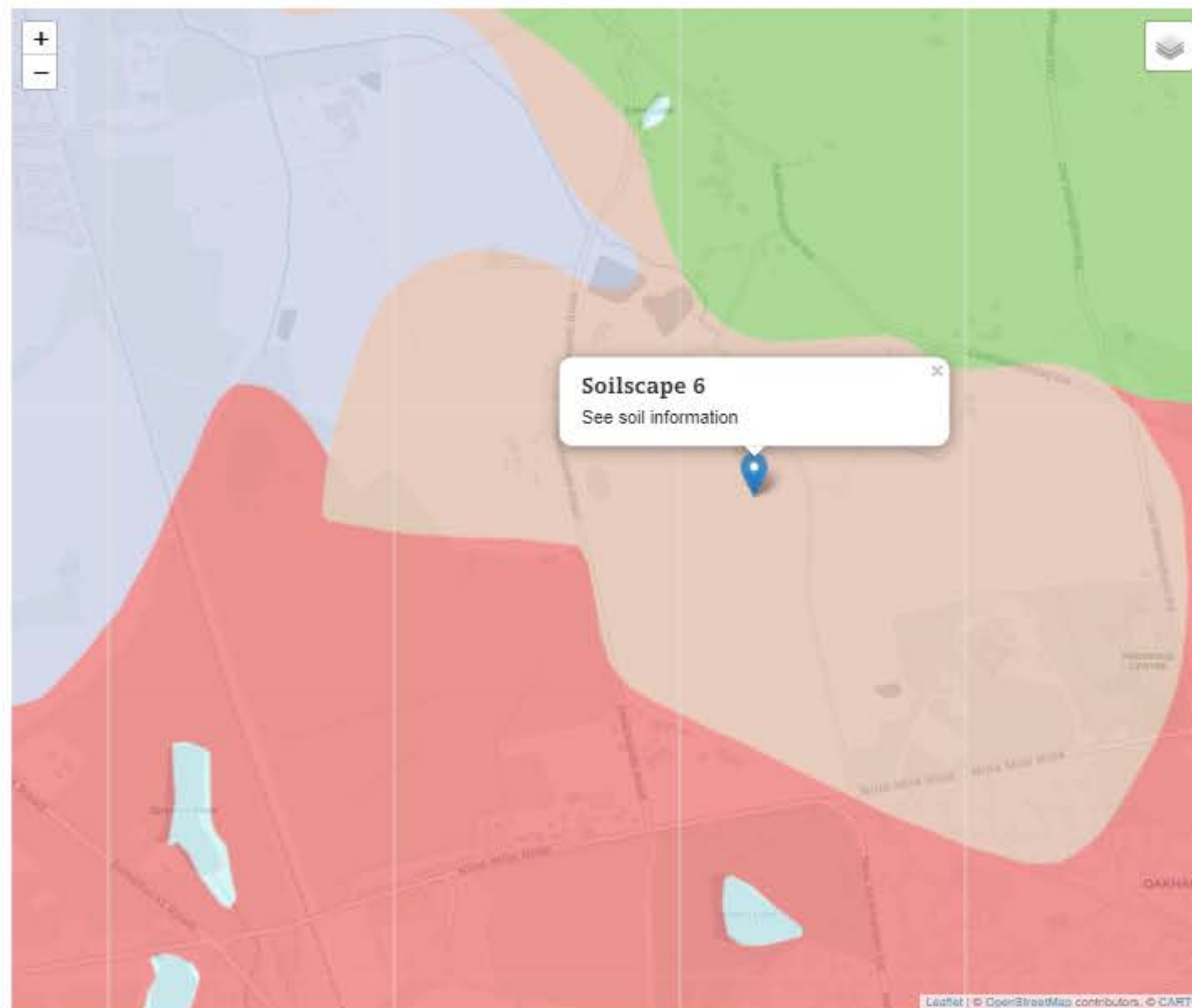
Soilscape Mapping

Search

Adjust Transparency

Legend

	Blanket bog peat soils
	Fen peat soils
	Freely draining acid loamy soils over rock
	Freely draining floodplain soils
	Freely draining lime-rich loamy soils
	Freely draining sandy Breckland soils
	Freely draining slightly acid but base-rich soils
	Freely draining slightly acid loamy soils
	Freely draining slightly acid sandy soils
	Freely draining very acid sandy and loamy soils
	Lime-rich loamy and clayey soils with impeded drainage
	Loamy and clayey floodplain soils with naturally high groundwater
	Loamy and clayey soils of coastal flats with naturally high groundwater
	Loamy and sandy soils with naturally high groundwater and a peaty surface
	Loamy soils with naturally high groundwater
	Naturally wet very acid sandy and loamy soils
	Raised bog peat soils
	Restored soils mostly from quarry and opencast spoil
	Saltmarsh soils
	Sand dune soils
	Shallow lime-rich soils over chalk or limestone
	Shallow very acid peaty soils over rock
	Slightly acid loamy and clayey soils with impeded drainage
	Slowly permeable seasonally wet acid loamy and clayey soils
	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
	Slowly permeable wet very acid upland soils with a peaty surface
	Very acid loamy upland soils with a wet peaty surface
	Sea
	Unclassified
	Water



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Soil Information

Soilscape 6:

Freely draining slightly acid loamy soils

Texture:

Loamy

Coverage:

England: 15.5%, Wales: 24.4%, England & Wales: 16.7%

Drainage:

Freely draining

**Fertility:**

Low

**Landcover:**

Arable and grassland

Habitats:

Neutral and acid pastures and deciduous woodlands; acid communities such as bracken and gorse in the uplands

Carbon:

Low

Drains to:

Local groundwater and rivers

Water protection:

Groundwater contamination with nitrate; siltation and nutrient enrichment of streams from soil erosion on certain of these soils

General cropping:

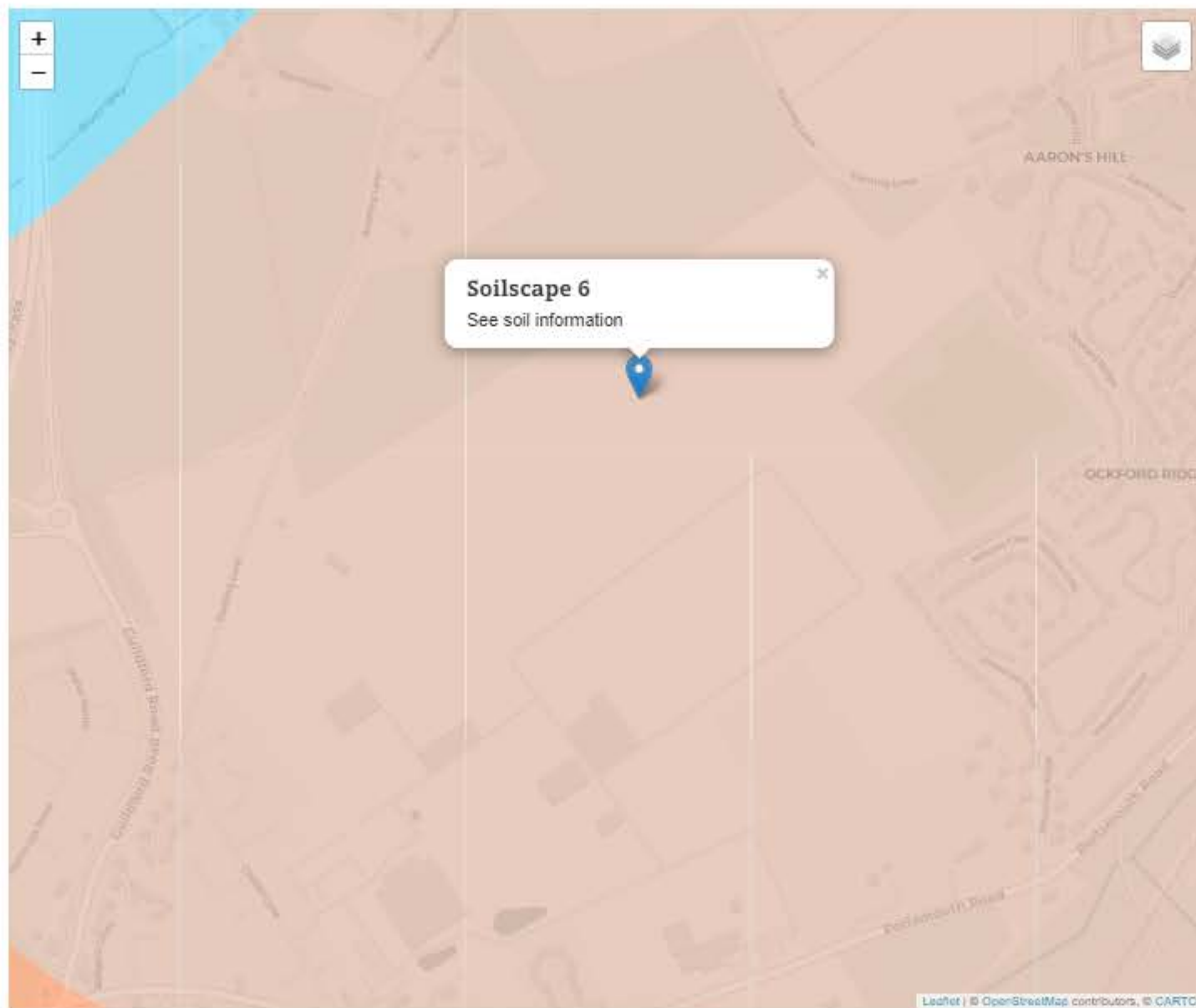
Suitable for range of spring and autumn sown crops; under grass the soils have a long grazing season. Free drainage reduces the risk of soil damage from grazing animals or farm machinery. Shortage of soil moisture most likely limiting factor on yields, particularly where stony or shallow

Search

Adjust Transparency

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	Blanket bog peat soils
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APPENDIX 3

Proposed Site Layout

PROPOSED PLANTING SCHEDULE

1034- Mixed hedge						
Number	Species	Height	Specification	Density		% Contr.
97	Acer campestre	90-120cm	Hedging stock :Feathered Whip :BR	0.35Ctr Triple Staggered at 0.5m offset	10%	10%
97	Cornus sanguinea	90-120cm	Hedging stock :Feathered Whip :BR	0.35Ctr Triple Staggered at 0.5m offset	10%	10%
97	Corylus avellana	90-120cm	Hedging stock :Feathered Whip :BR	0.35Ctr Triple Staggered at 0.5m offset	10%	10%
388	Crataegus monogyna	60-90cm	Hedging stock :Feathered Whip :BR	0.35Ctr Triple Staggered at 0.5m offset	40%	40%
97	Fagus sylvatica	90-120cm	Hedging stock :Feathered Whip :BR	0.35Ctr Triple Staggered at 0.5m offset	10%	10%
49	Ilex aquifolium	40-60cm	Hedging stock :Bushy :BR	0.35Ctr Triple Staggered at 0.5m offset	5%	5%
97	Prunus spinosa	90-120cm	Hedging stock :Feathered Whip :BR	0.35Ctr Triple Staggered at 0.5m offset	10%	10%
49	Rosa canina	60-90cm	Hedging stock :Feathered Whip :BR	0.35Ctr Triple Staggered at 0.5m offset	5%	5%
Total :971					Total :100%	

Gloucestershire Neutral Soils Meadow
Seed Mix: 70% British native
wildflower seed, 30% certified grasses;
supplied by Habitat Aid.

NOTES

Tree Survey & RPA's: Ground work within RPA of existing trees - Any required excavations within RPA's for the new planting and fence posts shall be undertaken by hand using hand held tools only to minimize any root damage. All such works will be undertaken in full accordance with Section 7.2 of BS5837: 2012. Any required root pruning will be undertaken by the Arboricultural Consultant (where such works are appropriate in accordance with the above Standard) and as detailed in Section 7.2.

Solar Panels:- refer to solar panel specialist contractors detailed drawings.

Underground Services: The contractor shall determine the location of all underground services prior to commencing landscape work.

Planting stock: All planting stock shall be source locally, UK grown plants from quality UK growers. Advanced procurement: Whenever possible shrubs should be propagated in the UK and grown on in the UK for a minimum of two years.

NOTES

Copyright: This drawing is the property of Bradford-Smith Landscape Architect. It must not be copied or reproduced or passed to a third party without written consent of Bradford-Smith Ltd.

Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the work shown on the drawing. All levels in meters.

Utilities/Highways/Environment: It is the responsibility of the client, or their contractor to liaise with Utility Providers, Highway Authority's and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.

Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.

Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

LEGEND

SOFT LANDSCAPING WORKS

Existing Vegetation Planting: retained and protected

Proposed Species Rich Native Hedgerow Planting

Proposed Seeded Areas: Hedgerow and Light Shade Seed Mix (30% British native wildflower seed, 70% certified grasses). Sowing rate: 4 gms/m²; supplied by Habitat Aid or similar equivalent

Proposed Seeded Areas: Gloucestershire Neutral Soils Meadow Seed Mix (70% British native wildflower seed, 30% certified grasses). Sowing rate: 4 gms/m²; supplied by Habitat Aid or similar equivalent

Shady Areas Beneath Panels: Woodland and Heavy Shade Wildflower Seeds LW8M 80/ 20.Sowing rate: 5 gms/ m²; supplied by Landlife Wildflowers or similar equivalent

SOLAR PANELS & FENCE

Proposed Timber Close Board Fence - 2000mm high

Proposed Solar Panels 1200

Proposed Cable Trench (1000mm wide x 700mm deep)

Site Boundary



Timber close board fence 2000mm high along the eastern boundary



Mammal gaps in New Fence (150mm x 150mm)

Eastern Boundary: New timber close board fence with capping rail and gravel board 2000mm high; Provide a minimum of 4nr mammal gaps along the base of fence (Size 150mm x 150mm)

New species rich hedgerow planting

Hedgerow and Light Shade Seed Mix: 30% British native wildflower seed, 70% certified grasses; supplied by Habitat Aid.

SPECIES RICH NATIVE HEDGEROW PLANTING

97 No. Acer campestre10%
97 No. Cornus sanguinea10%
97 No. Corylus avellana10%
388 No. Crataegus monogyna 40%
97 No. Fagus sylvatica10%
49 No. Ilex aquifolium 5%
97 No. Prunus spinosa10%
49 No. Rosa canina 5%

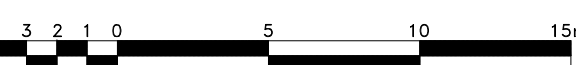
Hedge bare root stock planted as triple staggered rows at 350mm centers and 500mm between rows

Hedgerow and Light Shade Seed Mix: 30% British native wildflower seed, 70% certified grasses; supplied by Habitat Aid.

Western Boundary: Existing hedgerow retained (mixed species)

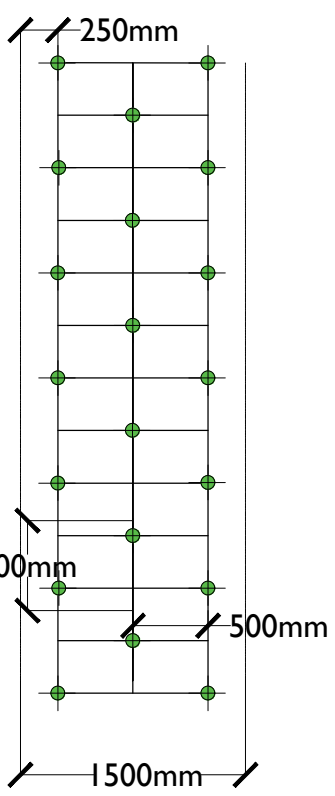
Existing Maintenance Track Retained (approx 3.0m wide)

Gloucestershire Neutral Soils Meadow Seed Mix: 70% British native wildflower seed, 30% certified grasses; supplied by Habitat Aid.



Scale 1:250 @ A1

NATIVE HEDGE PLANTING MATRIX



NATIVE HEDGE - SPECIES RICH PLANTING MIX

The section shown is a typical layout for the eastern boundary for the proposed species rich hedgerow.

Objectives

To create species rich native hedgerow (with a minimum of 6 species), along the eastern boundary. The hedgerow will reinforce the existing other boundaries, provide wildlife corridors, landscape ecological enhancements and increase the ecological value of the site by improving the biodiversity net gain.

Protection

Hedge plants protected by guards supported by canes.

Rabbit spiral guards/ shelters

Rabbit guards for native planting: Each plant within the native hedge mix shall be individually protected with a spiral shrub biodegradable rabbit guard - NexGen Spiral Guard, supplied by Green-tech www.green-tech.co.uk or similar equivalent.

All spiral rabbit guards shall be secured with square softwood stakes, driven well into the ground by a minimum of 300mm to resist strong winds. The base of each shelter shall be buried by soil to a sufficient depth to ensure there is no gap between the soil level and the shelter.

MANAGEMENT

Years 0- 5 (Establishment)

In the first spring after planting trim all lateral branches back by 50%. Prune damaged, diseased or dead wood immediately after first leaf break. Follow with a light trim every second or third year, allowing the hedge to increase in size each time.

Allow for a 1500mm minimum wide strip cleared of vegetation, cultivated strip 250-300mm deep.

Protection Hedge plants protected by guards supported by canes.

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SPECIFICATION NOTES - These implementation and maintenance specification notes are for planning purposes only and do not constitute a detailed landscape specification.

SITE PREPARATION

Imported Topsoil

Imported topsoil shall be to BS 3882: 2015: Specification for topsoil and requirements for use, Multi-purpose grade - (Landscape 20) and be of medium texture with a high proportion of loamy material. It shall be free from subsoil, rubbish, roots of perennial weeds and other injurious to plant growth. Imported topsoil shall be from an approved source and a sample submitted and analyzed/tested at an independent approved laboratory. Soil Handling: The soils shall be handled in accordance to the Good Practice Guide for Handling Soils. Soil handling shall only take place during the driest parts of the year to prevent compaction of the in situ soils. All topsoil used for planting shall be tested by an approved Topsoil Analysts and any required amelioration or soil improver required shall be carried out in accordance with the topsoil Analyst Report.

The topsoil shall be free from harmful trace elements, including phytotoxic and zootoxic elements harmful both to plant growth and man. The topsoil should be tested by physical and chemical analysis and should state clearly the physical characteristics of the soil, levels of micro-nutrients and chemical content. All fertilizers and added nutrients shall be applied by a qualified staff or supervised to the correct application is undertaken.

Ameliorant's: Fertilizers & composts: Landscape contractor responsible to submitting imported topsoil analysis to inform requirements. All topsoil ameliorant's (compost & fertilizers), approved peat - free to PAS100 & incorporated during backfilling & cultivation at required rate to full depth of growing medium.

Backfilling with Topsoil

Topsoil thoroughly mixed with planting organic compost and slow release fertilizer shall be used to plant all hedgerows. The shrubs shall be shaken during backfilling to avoid air pockets and the soil must be firmed as the hole is filled. All backfilled material shall include an organic compost and slow release fertilizer.

CULTIVATION: Hedge trenches shall be cultivated to a minimum of 250-300mm deep to a medium tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 50mm in any one dimension and raked to even levels.

PLANTING

Plant Stock and Timing

Plant material shall conform to BS 3936 Part 1: 1992, Part 2: 1990; Part 9: 1998; Part 10: 1990 and BS4043: 1989 and shall be protected at all times in transit to the site. The planting season shall be from 1st October to the 31st March. Planting shall not be carried out during periods of frost, drought, cold drying winds, or when the soil is waterlogged.

The planting shall be carried out in the first planting season. Planting outside the planting season will require adequate watering to ensure establishment.

Planting

All hedge planting shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. Immediately following planting, all plants shall be watered-in to field capacity. Species shall be randomly mixed for natural effect and planted in groups of 7-15 of plants of the same species. Plants to be notched or pit planted. Provide and install each plant with a biodegrade spiral guard to manufacturers instructions.

MULCH: Prior to the application of mulch, the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a layer of fine composted bark mulch (0-8mm bark) to a depth of 50-75mm, ensuring that the low branches of shrubs plants are not smothered. Supplied by AHS Ltd or similar approved. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm.

GRASS AREAS

Seeded Grass Areas - Refer to legend on Drawing for the three types of grass seed. **Sunny Wildflower Areas:** Gloucestershire Neutral Soils Meadow Seed Mix 70/30 supplied by Habitat Aid or similar equivalent Sowing rate: 4 grams per m².

Wildflower Seeded Areas: Hedgerow and Light Shade Wildflower Seeds 30/70 supplied by Habitat Aid or similar equivalent Sowing rate: 4 grams per m².

Grass Verge - Woodland and Heavy Shade Wildflower Seeds LW8M 80/20; supplied by Landlife Flowers or similar equivalent Sowing rate: 5 grams per m².

All seeded areas shall be seeded in accordance with the manufacturers instructions. Prior to sowing, the site condition on the proposed wildflower grass areas will be reviewed by a suitably qualified ecologist and the following specification adapted if necessary to maximize the ecological benefits arising from the work. Seeding grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free tilth. Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and removed during establishment removing all arisings to allow the wildflower and grasses to establish. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing all arisings.

IMPLEMENTATION

All new planting shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

AFTER CARE PERIOD

Maintenance :The Aftercare Period shall extend for a five year period. During the Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas. Maintenance operations shall include: watering, firming-up all plants, pest and disease control, general pruning, hedge trimming, weed control, removal of litter, fork over beds, top up mulch and autumn tidying. Removal of defective plants and plant replacements in the following planting season. Replacement plant stock if required or necessary shall be of similar species, size and form with the appropriate support as the original specification. Minor pruning of woody plants to remove deadwood and achieve an overall balanced canopy - where necessary. Need to consider and avoid breeding bird season (March- July/August). Hedge trimming - Trimmed annually outside the bird nesting season which is March- July/August. Check for invasive species and remove from site. All plants, which have died, are missing or have failed to thrive, shall be noted and replaced annually for a period of fifteen years with the same size and species as originally planted, in the following planting season. Wildflower and grass seeded areas cut in accordance with manufacturers recommendations and removing all arisings.

PLANNING

Revisions

BRADFORD-SMITH
LANDSCAPE ARCHITECT

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL: 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project: **HEATHLANDS LANE, HONEY HILL, WOKINGHAM, RG40 3AN**

Client: **HALL HUNTER PARTNERSHIP**

Drawing Title: **DETAILED PLANTING PLAN**

Scale: 1:250 @ A1 Date: JULY 2024 Drawn: MS

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☐ Preliminary ☐ Issued for Design Information

☒ Issued for Planning Approval ☐ Issued for Tender

☐ Issued for Construction ☐ As Built



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