
From: David Spring
Sent: 17 November 2024 10:00
To: Planning Folder New
Subject: FW: 24/00863/REM - H&B - Consult Response
Attachments: 107-04A Landscape Plan.pdf; 107-03A Proposed Layouts and Elevations.pdf

Hi,

Please re-consult LCC Ecology & LCC Highways with the email below and the above attached for application 24/00863/REM

With thanks,

David

From: Iain Garnell <iain@designthreesixty.co.uk>
Sent: 11 November 2024 14:02
To: David Spring <David.Spring@hinckley-bosworth.gov.uk>
Subject: Re: 24/00863/REM - H&B - Consult Response

Hi David,

Apologies for the delayed response. I have been trying to contact Red Kite as I have no idea why my proposal doesn't meet the guidance. Cant get hold of them so I have just added text on why I think it does meet the requirements (under overhang of roof, not above windows, etc), I have also made the property smaller by quite a bit to comply with the Highways concerns.

I have added hedgerow to the front north garden, but should you need anything else, please don't hesitate to contact me.

Further extension of time due to the length to response from my end is duly granted.

Kindest regards

Iain

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- Existing hedge to remain
- Proposed tree
- Proposed native hedge planting
Native hedge to be English Yew
- 400mm square riven paving slabs
- Cultivated turf
- shrub planting, see specification.
Bark mulch finish
- 20 m/² density bulb planting mix
including 25% crocus, 25%
snowdrop, 25% narcissi, 25% mid
season tulip. turf finish to planting
area.
- Swift nesting bricks incorporated
into south elevation
- Bat Boxes comprising of
1 Schwegler 1FF
- Hedgehog walkway

Revisions.

DESIGN THREE SIXTY

E: info@designthreesixty.co.uk
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Project:
New Build Dwelling

Land Adjacent to
130 Stamford Street,
Ratby,
LE6 0JU

Client:
Mr Max North

Drawing Title:

Landscape Plan

Drawing by: IG / KF Checked by: IG / KF

Date: 04-09-2024 Scale: As Shown @A2

Drawing Number: 107-04 Revision: A/B/C/D/E
F/G/H/I/J/K

GENERAL SPECIFICATION

SITE PREPARATION

All topsoiled areas to be cleared of rocks larger than 50mm diameter and any other debris that may interfere with the planting establishment.
Prior to planting all landscaped areas shall be cultivated to 200 depth mm (min) and maintained in a weed free condition.

SUBSOILING

All subsoiling operations are to be carried out to BS 8601:2013 specification for subsoil and requirements for use.
Existing subsoil should be used whenever possible and broken up in accordance with BS 8601:2013 specification.
Where subsoil is required to be imported to site, the soil should be installed to the following depths: Shrub & Hedgerow Planting Beds: 300mm min depth to BS 8601:2013 Lawned Areas: 300mm min depth to BS 8601:2013

TOPSOILING

All topsoiling operations are to be carried out to BS 3882:2015 specification for topsoil and requirements for use.
Prior to topsoiling all sub soil is to be thoroughly 'ripped' mechanically with excavator to relieve compaction.
All topsoiling to be carried out to the following depths (Assuming sufficient subsoil is in place); Shrub & Hedgerow Planting Beds: 300mm min depth BS 3882:2015 Lawned Areas 150mm min depth BS 3882:2015

PLANTING

All plants and planting to comply with the requirements of all current / relevant British Standard Specifications including BS 3936:1992 Part 1, BS 8545:2014 and BS 5326:1975 where applicable, BS 4428:1989
During cultivation, a 50mm depth of PAS 100 compost and Greentech ICL Sierrablen Flora (11:21:9) Controlled release fertilizer is to be incorporated into the top 150mm depth of topsoil. Supply and spread Ornamental Grade Bark Mulch at 50mm depth hedge and ornamental planting beds unless otherwise specified.
All shrubs are to planted at the specified densities as shown on the planting schedule.
Planting adjacent to road kerbs & hard surfaces is to be set back 250mm min from the back of kerb to allow room for the plants to establish, with the unplanted area keyed out to receive bark mulch.
All hedges to be planted as per landscaping schedule. · Excavate continuous trench to suitable depth in relation to container size and the nursery line of the plant, ensure plants are equally spaced in straight lines. · Add PAS 100 grade compost and fertilizer to topsoil prior to backfilling. Rabbit protection for native stock planting, appropriate spiral and cane installed to manufacturers specification.

TURE

Turf shall be supplied in accordance with BS 3969:1998+A1:2013 and all turfing operations in accordance with BS 4428:1989. · Inspect turf at time of delivery and lay on day of delivery. Water thoroughly immediately after laying and for following 7 to10 days until roots established. · Turf prone to rapid drying out in hot or windy conditions additional watering visits may be required due to adverse weather conditions.

SEEDED AREAS

All wildflower seeded areas installation: · Existing vegetation to be reduced & herbicide treated over 2no occasions to removing existing grassland species. · Ground to be cultivated to create a suitable tilth for seeding. · Sow seed as per manufacturers instructions & roll upon completion. John Chambers Custom Seed Mix installation. The best time to over-seed the meadow is straight after a heavy scarification treatment in the autumn. This is when the grass will be at its thinnest and the soil will be exposed, planting the seed most effectively and giving it the best chance of germination. Then, the new seed plant will get lots of autumn moisture to develop, and sit there putting down a good root structure throughout the winter, without being disturbed. · Existing meadow will be mown initially to a height of 25mm and receive heavy scarification to release any thatch, exposing bare soil to be seeded. · New seed will be sown at the rate specified on the landscaping drawing and a depth of 25mm using a till seed drill or similar approved. · Area should be rolled upon completion. For the first growing season see the maintenance regime below to ensure establishment

TREE PLANTING

Specification for trees in accordance with BS 8545:2014 8.2 Selected standard & plus size trees to be planted as shown on tree pit detail. · All smaller trees appropriate staking method to be applied eg. bareroot nursery stock if applicable in relation to build programme.
Tree planting in relation to statutory service runs will be coordinated with main site contractor and a minimum of 3m distance from sewer, water mains and 6m from gas mains. · No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client. · Where the minimum distance for water mains/foul mains be compromised, then the tree pit should be no less than 1.5m distance minimum and appropriate root barrier should be installed or the tree should be re-positioned to a new location. · Should the minimum distance for gas mains be compromised then this should be no less than 3m with appropriate root barrier installed or tree should be re-positioned to a new location.
Trees positioned within 3m of roads, pathways and buildings should have appropriate root barrier installed to prevent any potential root disturbance.
Proposed Native Trees, Hedges and Woodland · New tree or hedgerow planting to be stock of native provenance drawn from Native Seed Zone 402 (Forestry Commission) and typical of those found indigenous to County Leicestershire.

WATERING

Watering shall be carried out as necessary to maintain the healthy growth of all plants and trees. All trees & shrubs are to be thoroughly watered prior to and following planting.

TREE PROTECTION MEASURES

Tree protection fences shall be erected with reference to Clause 7.2 B55837 2012 in advance of contract works commencing. Fences shall be Heras style panels.
Any work within the RPA of existing trees shall be undertaken by hand to ensure no tree roots are damaged. Root and branch pruning within protected zones shall be in accordance with BS3998 1989 Recommendations for Tree work.

MAINTENANCE

Regular landscape maintenance visits are required throughout the growing season In all areas. Weed growth is to be kept under control using a combination of hoe/hand weeding with minimal reliance on herbicide.
Maintenance preparations to include watering, formative pruning and disease control and re-mulching. Mowing is to be carried out to maintain grass sward to maximum 50mm height and all arising's are to be removed from site.
All tree stakes are to be checked monthly and adjusted as appropriate.
Wildflower · Year 1: The newly sown meadows should be regularly mown throughout the first year of establishment to a height of 40-60mm, removing cuttings. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers. · Years 2+: After flowering (Mid October Latest) the grassland should be mown once to 50mm with the arisings removed from Site.
Landscape maintenance is to be carried out for a period of 12 months following completion, with replacement required for failed stock.
The Landscape Contractor should make allowance to top up bark mulch to required depth at 12 months following completion grass sward to maximum 50mm height and all arising's are to be removed from site.



Shrub Specification

Shrub mix 1

Species	Density	Height	Pot size	number
Anemone hybrida 'Honorine Jobert'	3/m²	N/A	2L	1
Choisya ternata 'Sundance'	3/m²	40-60cm	5L	1
Hypericum moserianum	3/m²	30-40cm	3L	2
Sarcococca hookerana humilis	3/m²	30-40cm	5L	2
Skimmia japonica 'Rubella'	3/m²	30-40cm	5L	2

Shrub mix 2

Hebe 'Autumn Glory'	3/m²	30-40cm	5L	6
Lavandula angustifolia 'Hidcote'	3/m²	30-40cm	10L	8
Oenothera 'Twilight'	3/m²	-	2L	6
Perovskia atriplicifolia 'Blue Spire'	3/m²	30-40cm	5L	6
Santolina chamaecyparissus	3/m²	30-40cm	5L	3

Shrub mix 3

Hebe 'Midsummer Beauty'	3/m²	30-40cm	5L	8
Lavandula intermedia 'Alba'	3/m²	30-40cm	5L	10
Rosmarinus officinalis 'Miss Jessopp's Upright'	3/m²	40-60cm	10L	8
Santolina chamaecyparissus	3/m²	30-40cm	5L	8
Spiraea japonica 'Little Princess'	3/m²	30-40cm	5L	6

Soakaway Design
size/volume of a crate type soakaway can be calculated as follows:

Volume = Roof area being drained x (50mm rainfall rate per hr/3000).

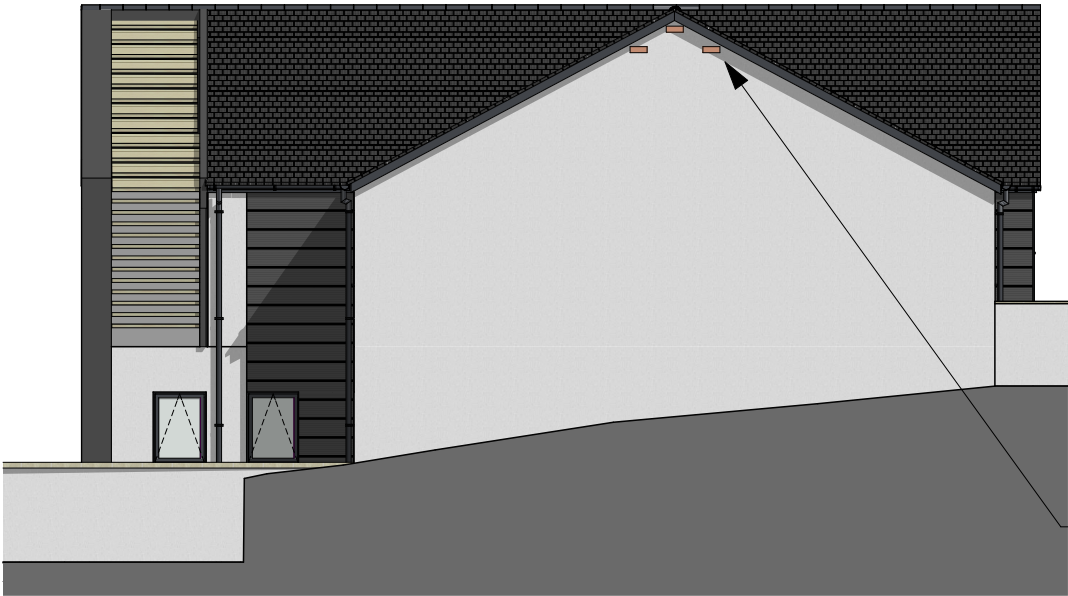
Roof area equals 108sqm x (50/3000) = 1.79m3

6 x EcoGrid Graf Soakaway 300 Litre will be required for this volume of rainwater.

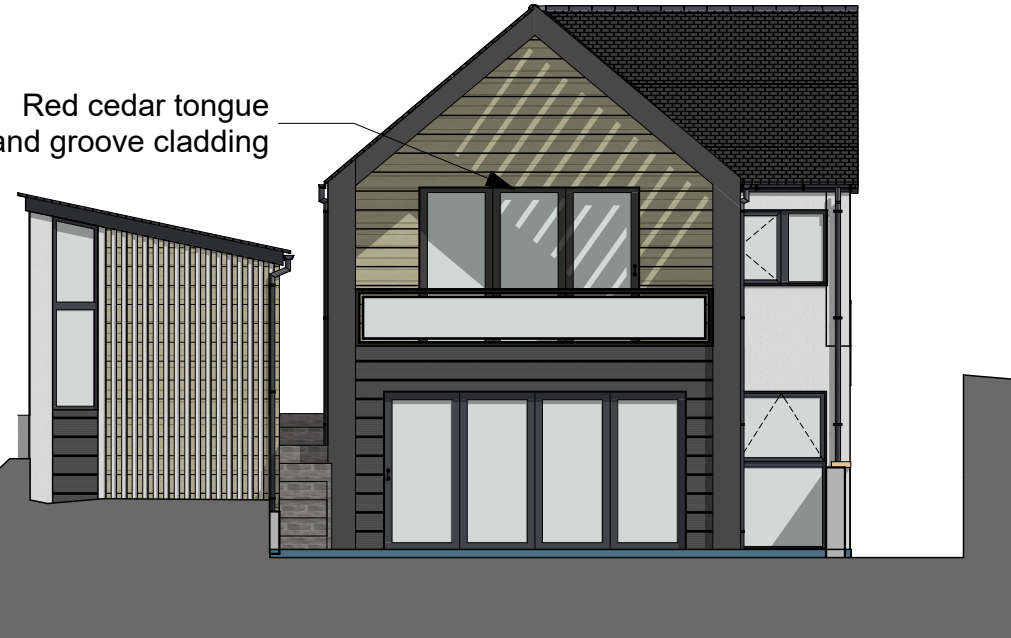




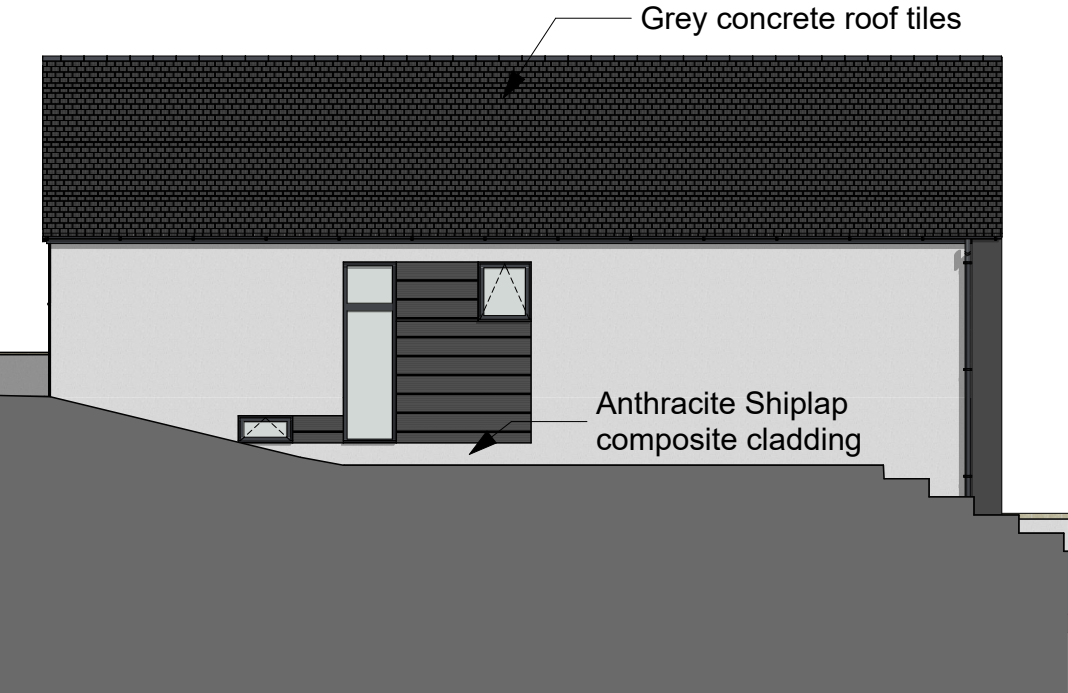
Front Elevation



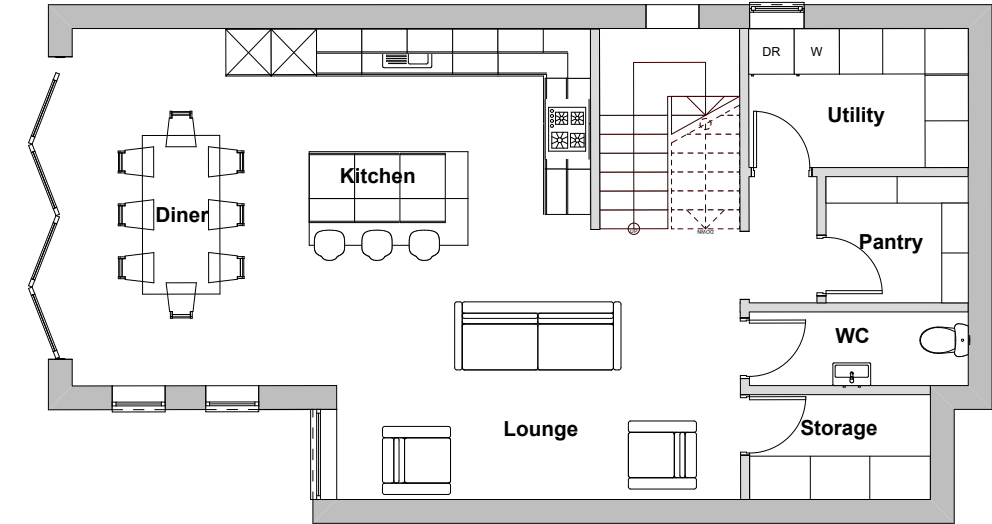
Side Elevation



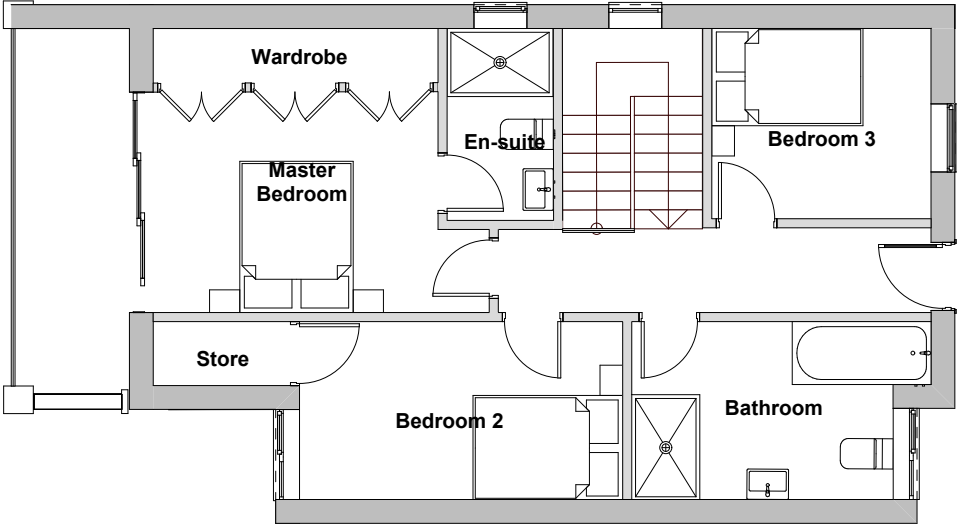
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

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Swift Bricks, as per planning advice:
*At least 5 metres above the ground
*In a shady spot - e.g. on a side of a building that gets some shade during the day (under an overhang)
*With a clear approach to the nest brick (both immediately below and giving a flight line to the nest brick)
*Not above windows or a Flue



Scale Bar 1:100

Revisions.

DESIGN THREE SIXTY

E: info@designthreesixty.co.uk
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Project:
New Build Bungalow

Land at rear of
130 Stamford Street,
Ratby,
LE6 0JU

Client:
Mr North

Drawing Title:
Landscape Plan

Drawing by: IG / KF
Checked by: IG / KF

Date: 04-09-2024
Scale: As Shown @A3

Drawing Number: 107-03
Revision: 0 / A / B / C / D / E / F / G / H / I / J / K