



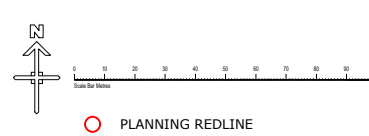
Client:
Hill Residential Limited
The Courtyard, Abbey Barns,
Ickleton, CB10 1SX

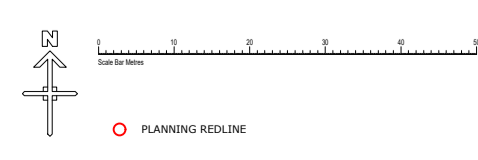
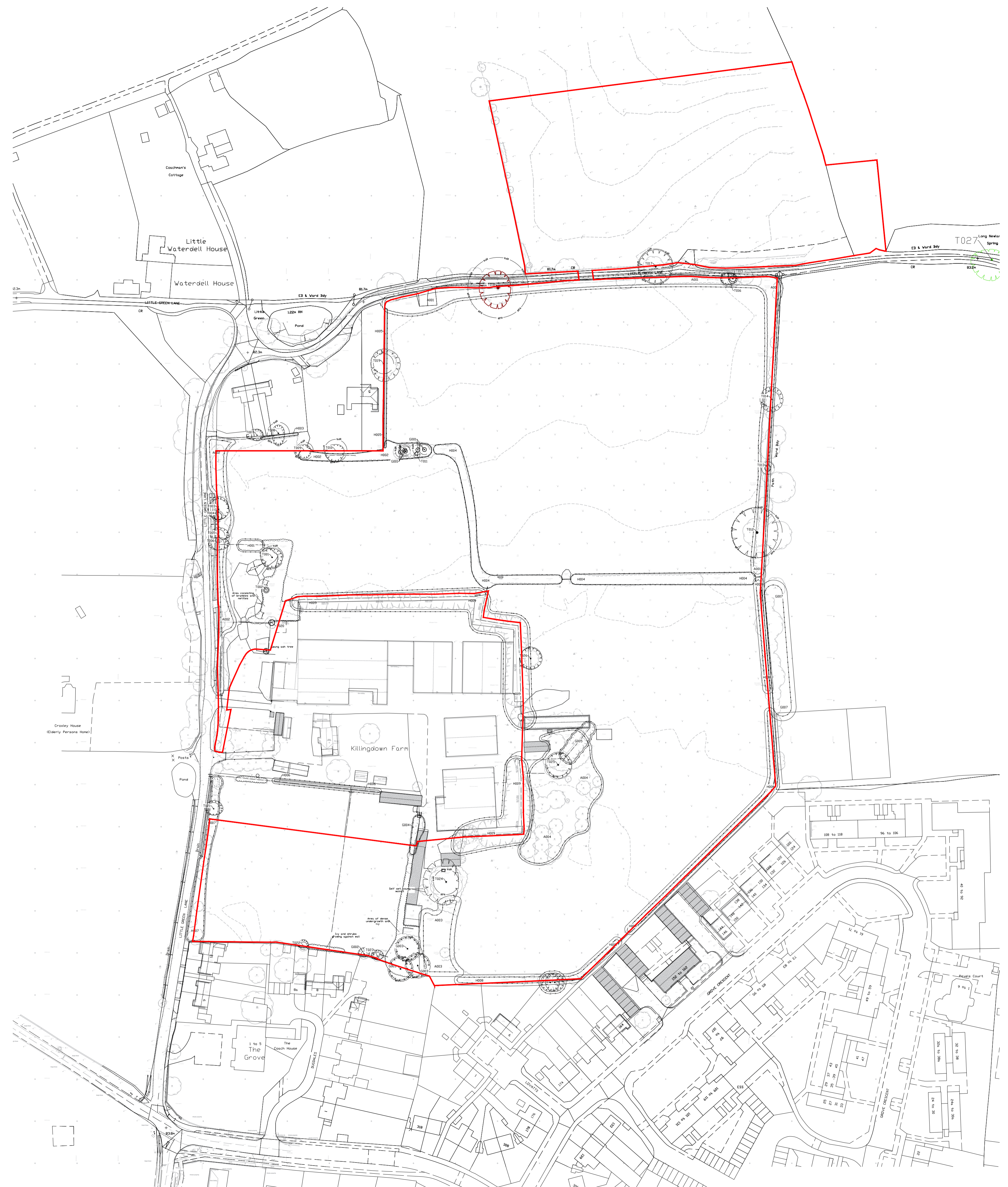
Project:
Killingdown Farm
Rickmansworth

Drawing:
Location Plan

Scale: 1:2500@A1	Date: June 2020
Drawn By: JH	Checked By: NP
Drawing No: 108-PS-008	Rev. No: A
CAD Ref:	

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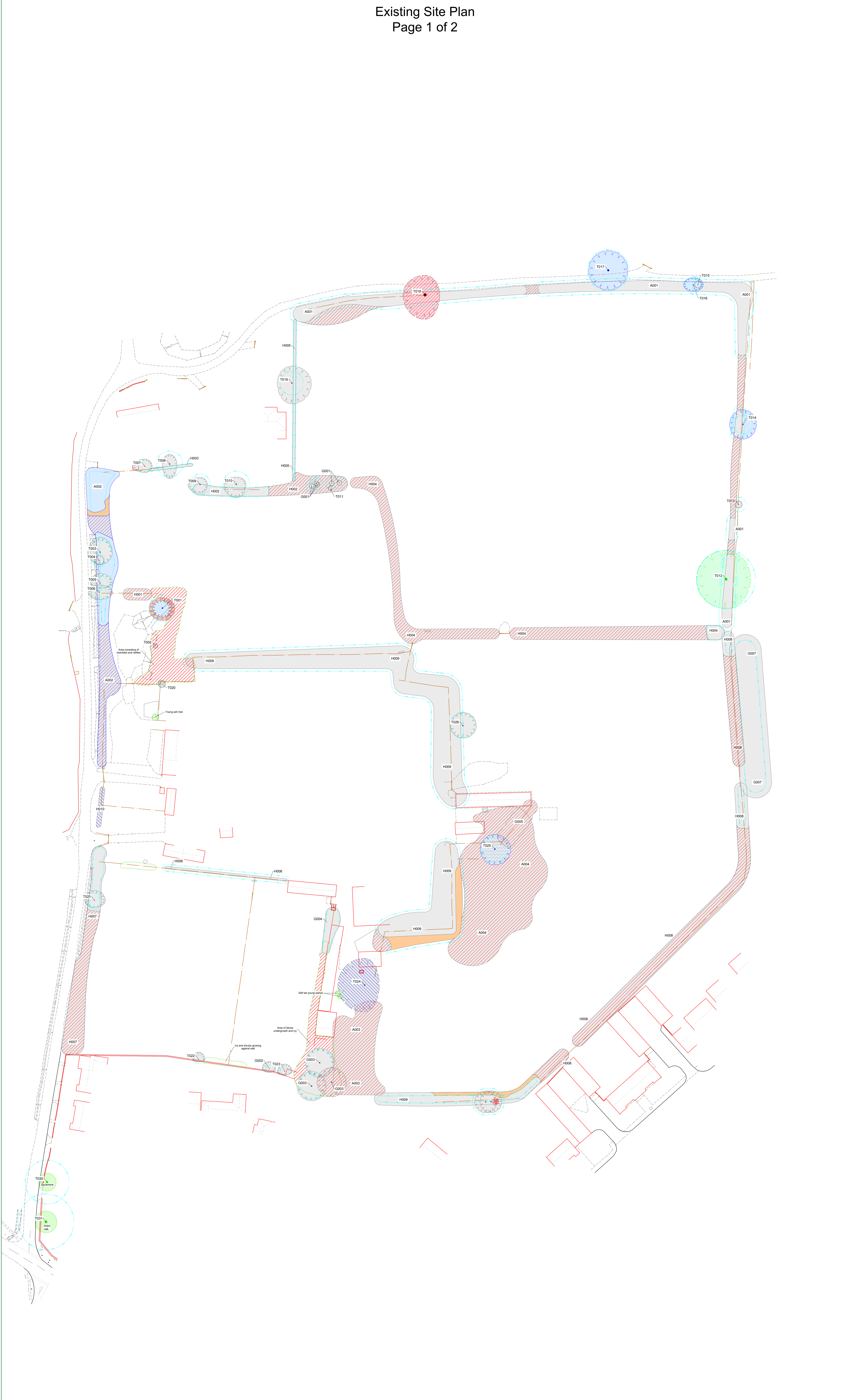
Client:
Hill Residential Limited
The Courtyard, Abbey Barns,
Ickleton, CB10 1SX
 Project:
Killingdown Farm
Rickmansworth

Drawing:
Existing Site Plan

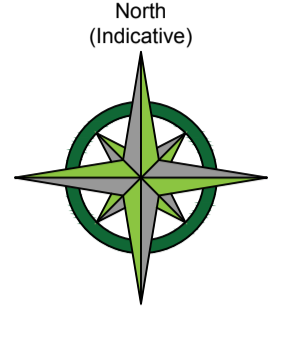
Scale: 1:1000@A1	Date: June 2019
Drawn By: JH	Checked By: NP
Drawing No: 108-PS-009	Rev. No: A
CAD Ref:	

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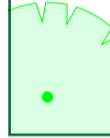


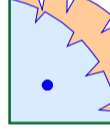




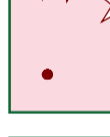
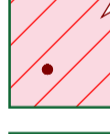

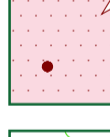

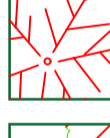

Existing Site Plan
Page 1 of 2

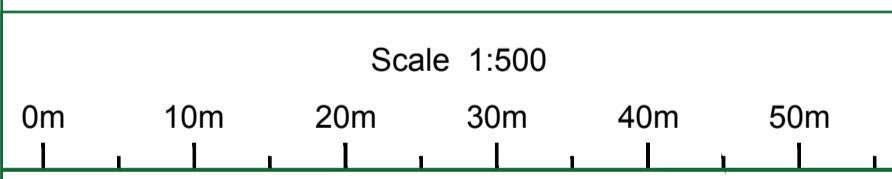


CATEGORY AND DEFINITION	
Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm



LEGEND

-  Existing Tree/Hedge BS 5837:2012 Category A
-  Existing Tree/Hedge BS 5837:2012 Category B
-  Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B
-  Trees which require crown reduction to facilitate the prospective development
-  Existing Tree/Hedge to be removed to allow for development
-  Existing Tree/Hedge BS 5837:2012 Category C
-  Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
-  Trees which require crown reduction to facilitate the prospective development
-  Existing Tree/Hedge BS 5837:2012 Category U
-  Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category U
-  Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
-  Existing Tree/Hedge to be removed BS 5837:2012 Category U
-  Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
-  Dead or Dying Tree
-  Additional feature which doesn't meet BS 5837:2012 categorisation to be removed for development



NOTE:
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

Rev	Date	By	Revision
1	27.07.20	NT	Based on Topographical Survey Ref no 240206-01-07 rev A & H Proposed Site Plan reference A2020.07.07-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

The position, condition, and dimensions of the trees are based on a site survey undertaken on 28/06/2019
"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



HAYDEN'S
Arboricultural Consultants

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South West: 01722 657423
Email: info@treesurveys.co.uk
www.treesurveys.co.uk

Client:	Hill	Drawing Title:	Prelim AIA Existing Site Plan
Site:	Killingdown Farm, Little Green Lane Croxley Green, Rickmansworth		
Date:	27.07.20	Drawn By:	NT
Scale:	1:500 @ A0	Checked By:	SHO
Project No:	CilPro/7539-D-AIA	Drawing No:	7539-D-AIA

Rev. No.	Date	Amendment	Initial
A	2020-07-27	Adjust. to farm access	JH
B	2020-08-03	Adjust. to revised farm access (2020-07-31)	IA
C	2020-08-04	Adjust. to revised farm access (2020-08-04)	IA
D	2020-08-18	Adjust. to areas surrounding & Plot 156 following DnD	IA

- HOUSE KEY**
- LEGAL BOUNDARY
 - NUMBERED DRIVE RIGHTS FOR ACCESS WORKS
 - EXISTING BOUNDARY
- HOUSE KEY**
- TERMINI
 - MARKET HOUSING
 - APPROXIMATE SHARED OWNERSHIP
 - APPROXIMATE RENTED
- MARKET**
- P 25-49-11
 - P 25-50-11
 - P 25-51-11
 - P 25-52-11
 - P 25-53-11
 - P 25-54-11
 - P 25-55-11
 - P 25-56-11
 - P 25-57-11
 - P 25-58-11
 - P 25-59-11
 - P 25-60-11
- APPROXIMATE**
- P 25-61-11
 - P 25-62-11
 - P 25-63-11
 - P 25-64-11
 - P 25-65-11
 - P 25-66-11
 - P 25-67-11
 - P 25-68-11
 - P 25-69-11
 - P 25-70-11
- SURFACE FINISHES KEY**
- BLACK FINISH (PRIVATE DRIVE)
 - LOW LEVEL GARDEN WALL
- KEY**
- For Cables refer to tree survey
 - Category 'A' tree to be retained
 - Category 'B' tree to be retained
 - Category 'C' tree to be retained



Client:
Hill Residential Limited
 The Courtyard, Abbey Barns,
 Ickleton, CB10 1SX

Project:
Killingdown Farm
 Little Green Lane
 Croxley Green, Rickmansworth

Drawing:
Proposed Site Layout
 160 Units

Scale:	Date:
1:1000@A1	September 2018
Drawn By: JH	Checked By: PD
Drawing No: 108-PS-010	Rev. No: D
CAD Ref:	

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Rev. No.	Date	Amendment	Initial
---	---	Based on drawing: 108-PS-010-D	---
A	2020-11-11	Adjustments to suit NP comments 2020-11-10	IA
B	2020-11-16	Adjust. to add footpath between plots 155-156 @ GM Request	IA
C	2020-11-25	Adjust. to indicate areas of POS @ LK Request	IA

HOUSETYPE KEY

- LEGAL BOUNDARY
- PLANNING BOUNDARY
- RIGHTS FOR ACCESS WORKS
- ADJACENT BOUNDARY
- HOUSETYPE KEY

TENURE

- MARKET HOUSING
- AFFORDABLE HOUSING OWNERSHIP
- AFFORDABLE RENTED

HEIGHT

- P 20-05-m
- P 20-05-m
- P 20-05-m
- P 20-05-m
- P 20-05-m
- P 20-05-m

AFFORDABLE

- P 20-05-m
- P 20-05-m
- P 20-05-m
- P 20-05-m
- P 20-05-m

SUBFACE FINISHES KEY

- BLACK FINISH (PAVED SURFACE - PRIVATE DRIVE)
- ALLOCATED AREA OF PAV
- LOW LEVEL GARDEN WALL

KEY For Codes refer to base survey

- Category 'A' Tree to be retained
- Category 'B' Tree to be retained
- Category 'C' Tree to be retained

DRAFT
Adjustments to suit
Planners Footpath
Comments

DRAFT
Adjustments to suit
Planners Footpath
Comments

PHASE I REQUIREMENT 5930sqm
POS ACHIEVED 5953sqm
GARDEN AREA IDENTIFIED IN GREEN



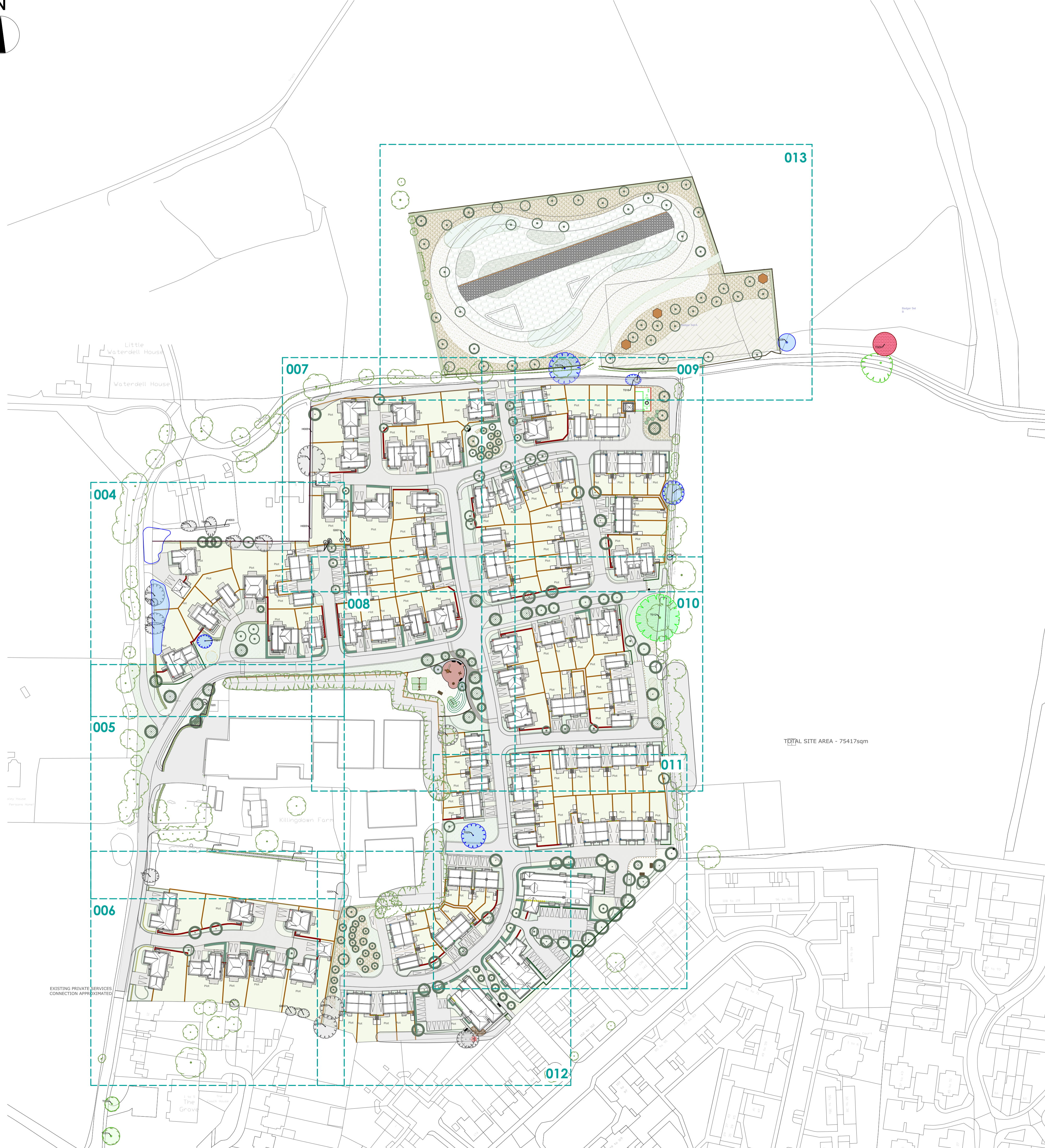
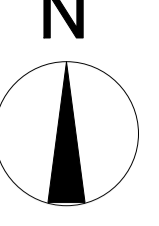
Client:
Hill Residential Limited
The Courtyard, Abbey Barns,
Ickleton, CB10 1SX

Project:
Killingdown Farm
Little Green Lane
Croxtley Green, Rickmansworth

Drawing:
Proposed Site Layout
Adjusted to suit planning footpath comments

Scale: 1:1000@A1	Date: November 2020
Drawn By: IA	Checked By: PD
	Drawing No: 108-SK-2020-11-09 C
CAD Ref:	Rev. No: IA

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TOTAL SITE AREA - 75417sqm

Ecological and SUDS Area Key

- Native Hedge**
with biodegradable weed matting to base and rabbit guards.
- Native Buffer Mix**
Native whips to be pit planted into banks of eco area with rabbit guards.
- Native Attenuation Mix**
Native whips suitable for damp ground to be pit planting into bank of attenuation area.
- Wildflower Mix 1**
Mix of native wildflowers and grasses
- Wildflower Mix 2**
Seed mix of native wild flowers and grasses suitable for attenuation areas.
- Wildflower (Marginal) Mix 3**
Seed mix of native wild flowers and grasses suitable for sowing at the wet margins of ponds, streams and ditches.
- Wildflower (Hedgerow) Mix 4**
Seed mix of native wild flowers and grasses suitable for the variable shade conditions adjacent to hedges and beneath trees.

Boundary
1m high stock/forest fence with timber posts and wire mesh.

Ecological Features
Deadwood Piles
To be made up from felled sections of trees from the existing orchard on site to be removed. Size and construction to ecologist's recommendations.

Planning application boundary
Access works boundary

Softworks Key

- Indicative position of existing trees**
Refer to Arboricultural Impact Assessment by Hayden's Arboricultural consultants
- Proposed feather tree (FTH)**
with single diagonal stake and tie to specification
- Proposed standard tree (S/SS)**
with double stake and tie (refer to Inset 1)
- Proposed heavy standard tree (HS)**
with double stake and tie (refer to Inset 1)
- Proposed extra heavy standard tree (EHS)**
with double stake and tie (refer to Inset 1)
- Ornamental Planting Bed**
with 75mm depth bark mulch to specification
- Ornamental Hedge**
with 75mm depth bark mulch to specification
- Native Hedge**
with 75mm depth bark mulch to specification
- Native Buffer Mix**
with 75mm depth bark mulch to specification
- Turf lawn to front gardens**
- Grass within backgardens to be seeded.**
- Seeded Amenity Grass**
within and surrounding LEAP to support informal play
- Seeded Biodiverse Amenity Grass**
Mix of amenity grass with low growing wildflowers to improve diversity of sward while also supporting recreational use
- Species Rich Lawn Turf**
within open space areas
- Wildflower Mix 1**
Mix of native wildflowers and grasses
- Wildflower (Existing)**
Within RPA of existing oak tree on eastern boundary, to be maintained as tussock grassland.
- Wildflower (Hedgerow) Mix 4**
Seed mix of native wild flowers and grasses suitable for the variable shade conditions adjacent to hedges and beneath trees.
- Native Bulb Mix**
Refer to schedule for species mix.

Boundary Key

- ROSPA approved timber playtime play fence**
1.01m high, 75mm pale spacing, planned finish, natural colour, matching gates
- 5 bar post and rail fence**
1.2m high, with dog-proof galvanised mesh
- Knee Rail**
0.9m high diamond timber knee rail.
- Closeboard fence**
1.8m high to developer's specification.
- Screen wall**
1.8m high brick wall
- Low boundary wall**
1m high brick wall. Details and brick to closely match existing walls to property frontages along Little Green Lane.
- 4 rail post and rail fence**
1.5m high with mortised and tenoned rail and post joints.

Hardworks Key

- Main Roads & Pedestrian Pavements**
Vehicular macadam to engineer's specification with standard concrete kerbs and 50mm PCC edge to back of footway.
- Block paved roads**
Concrete block paving. Pattern: Herringbone. Size: 200x100mm. Single course edge, Colour: see below:
- Block paved roads - Autumn Gold**
- Block paved roads - Burnt Oak**
- Block paved roads - Charcoal**
- Private driveways**
Permeable concrete block paving. Pattern: Stretcher. Size: 215 x 115mm. Single course edge of the same colour:
- Private driveways - Autumn Gold**
- Private driveways - Burnt Oak**
- Private driveways**
Permeable concrete block paving. Pattern: Stretcher (AF2). Sizes: 140x140mm, 105x140mm, 210x140mm. Single course edge of the same colour:
- Private driveways - Autumn Gold**
- Private driveways - Burnt Oak**
- Private parking courts**
Permeable concrete block paving. Pattern: Herringbone. Size: 215x115mm. Colour: Autumn Gold, Single course edge of Burnt Oak to delineate parking bays and paths.
- Flag paved private patios within rear gardens and access paths**
Textured concrete paving. Pattern: Square. Colour: 'Buff'. Size: 450x450mm.
- Resin Bonded Rubber Mulch Safety Surface**
To be fully tested to EN1177 (2008) and required depth for critical fall height to play manufacturer's specification. Colour: Earth Brown.

Furniture Key

- Litter bin**
- Play area signage**
90cm x 60cm with timber legs
- Timber benches with back and arm rests**
Hardwood slats, baseplated, galvanised frame
- Timber picnic benches**
Treated softwood
- Timber bollards**
150 x 150 x 900 sq mm, hardwood, pointed top. As required, to be removable for maintenance/emergency access: stainless steel socket with lock.
- Indicative locations of lighting columns**
Refer to Lighting Strategy by Designs for Lighting for further information.

5	25/08/20	Revised to layout received.	SL	RM
Rev	Date	Comments	Dr	Ch



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Client
Hill Residential Limited

Site
Killingdown, Croxley Green

Drawing Title
Landscape Masterplan

Scale	1:200 @ A1	Status	Planning
Project	1945	Drawing Number	GUA-DR-L014
Drawn	RM	Checked	CX
Drawn	RM	Checked	CX
Date		Date	June 2020

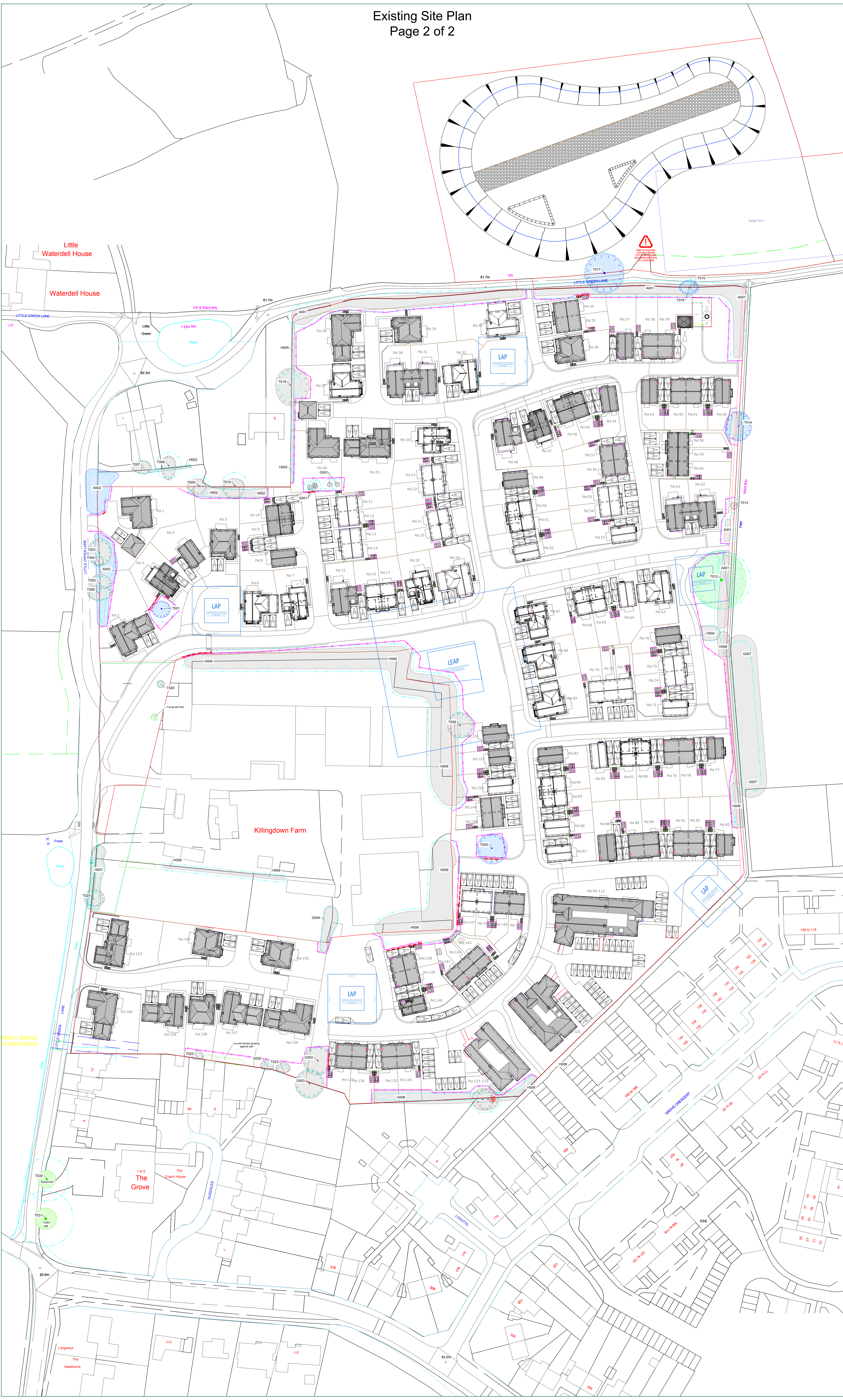
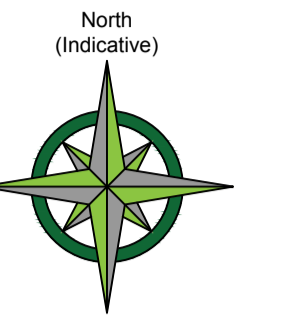
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ECOLOGICAL MITIGATION
Refer to Ecological Impact Assessment by Mike Dean Ecology for ecological mitigation and compensation measures.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
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LEGEND

	Existing Tree/Hedge BS 5837:2012 Category A
	Existing Tree/Hedge BS 5837:2012 Category B
	Existing Tree/Hedge BS 5837:2012 Category C
	Existing Tree/Hedge BS 5837:2012 Category U
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Dead or Dying Tree
	Line of proposed Root Pruning
	Line of proposed temporary protective barrier
	Area of temporary Ground Protection
	Proposed development within and close to the RPA to be constructed following the No Dig Specification

Scale 1:500
0m 10m 20m 30m 40m 50m

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

Based on Topographical Survey Ref no 240206-01-07 rev A & H
Proposed Site Plan referenced as 2023-07-07-02-04-Site Layout-Client Board

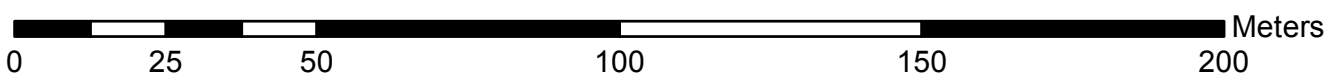
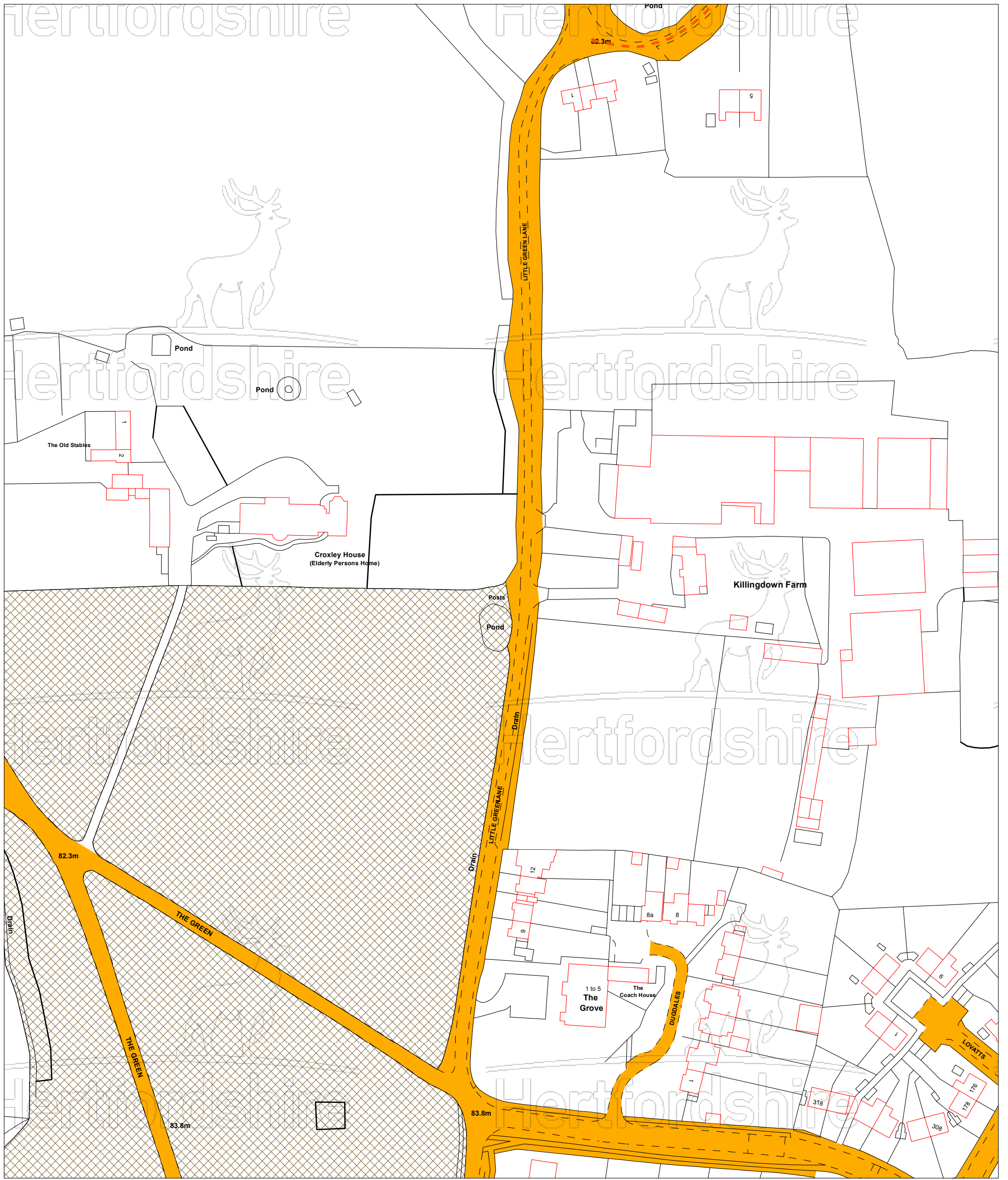
The position, condition, and dimensions of the trees are based on a site survey undertaken on 28/06/2019

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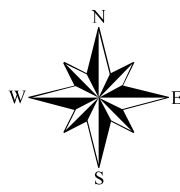


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Head Office: 01284 765391
South West: 01722 657423
Email: info@treesurveys.co.uk
www.treesurveys.co.uk

Client:	Hill	Drawing Title:	Prelim AIA Proposed Site Plan
Site:	Killingdown Farm, Little Green Lane Croxley Green, Rickmansworth		
Date:	27.07.20	Drawn By:	NT
Scale:	1:500 @ A0	Checked By:	SHO
Project No:	CilPro7539-D-AIA	Drawn No:	7539-D-AIA



**Little Green Lane
Croxley Green**



Scale at A3

1:1,250

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No further copies may be made.**

**Produced by Highway
Boundaries & Land Charges
Hertfordshire County Council**

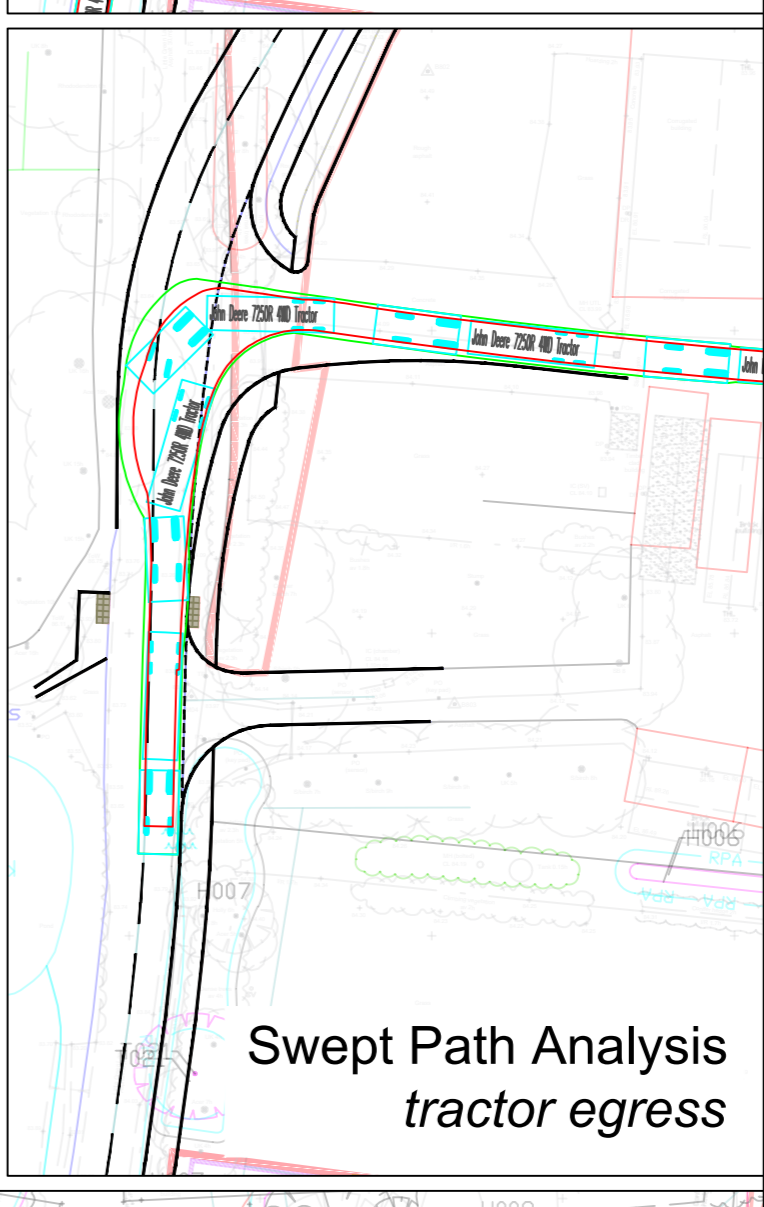
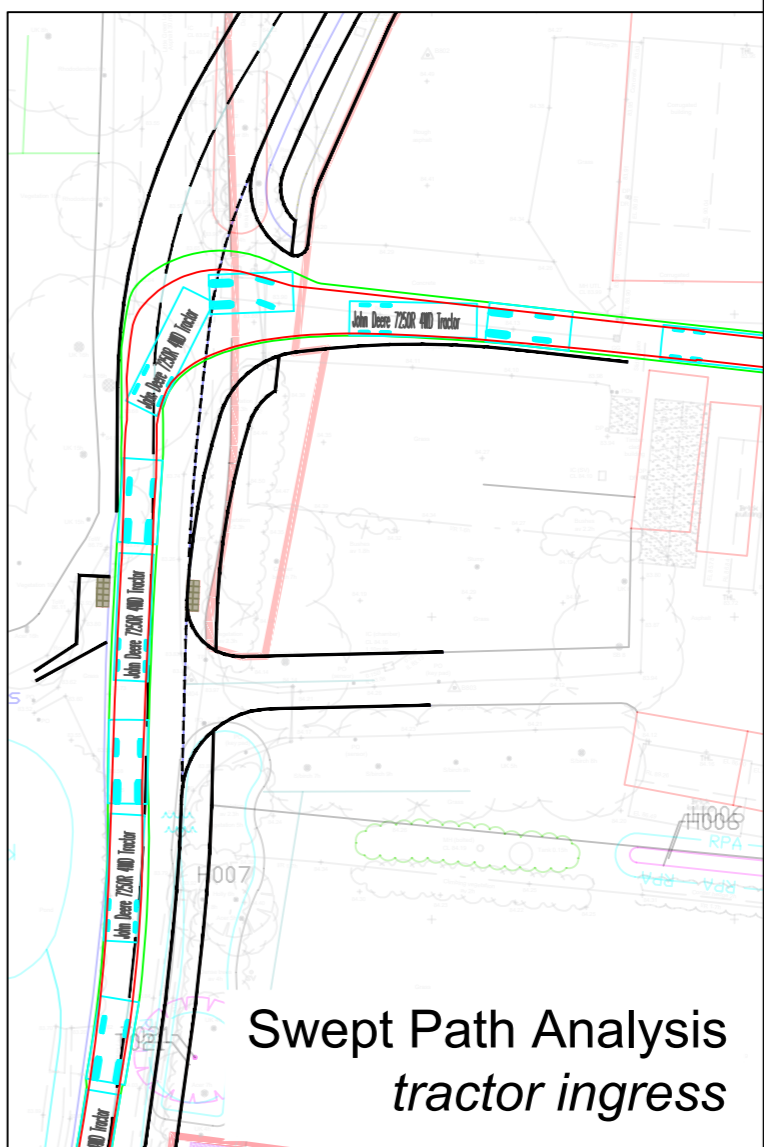
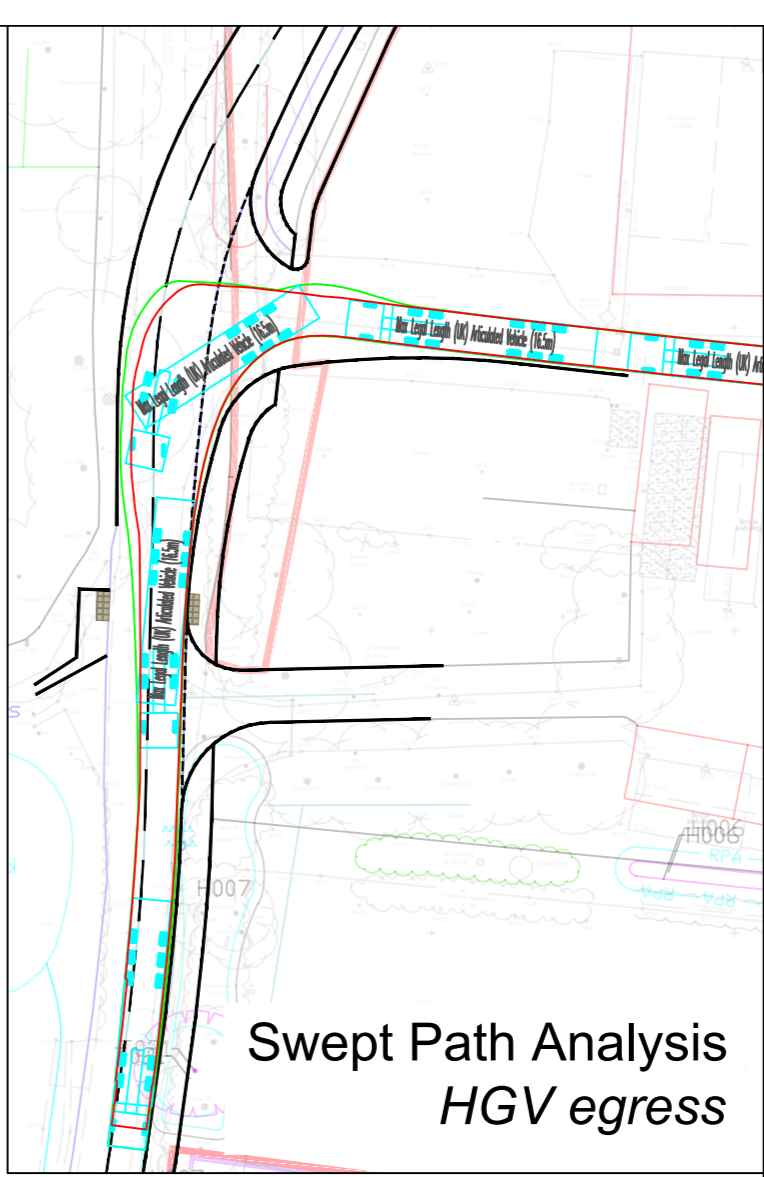
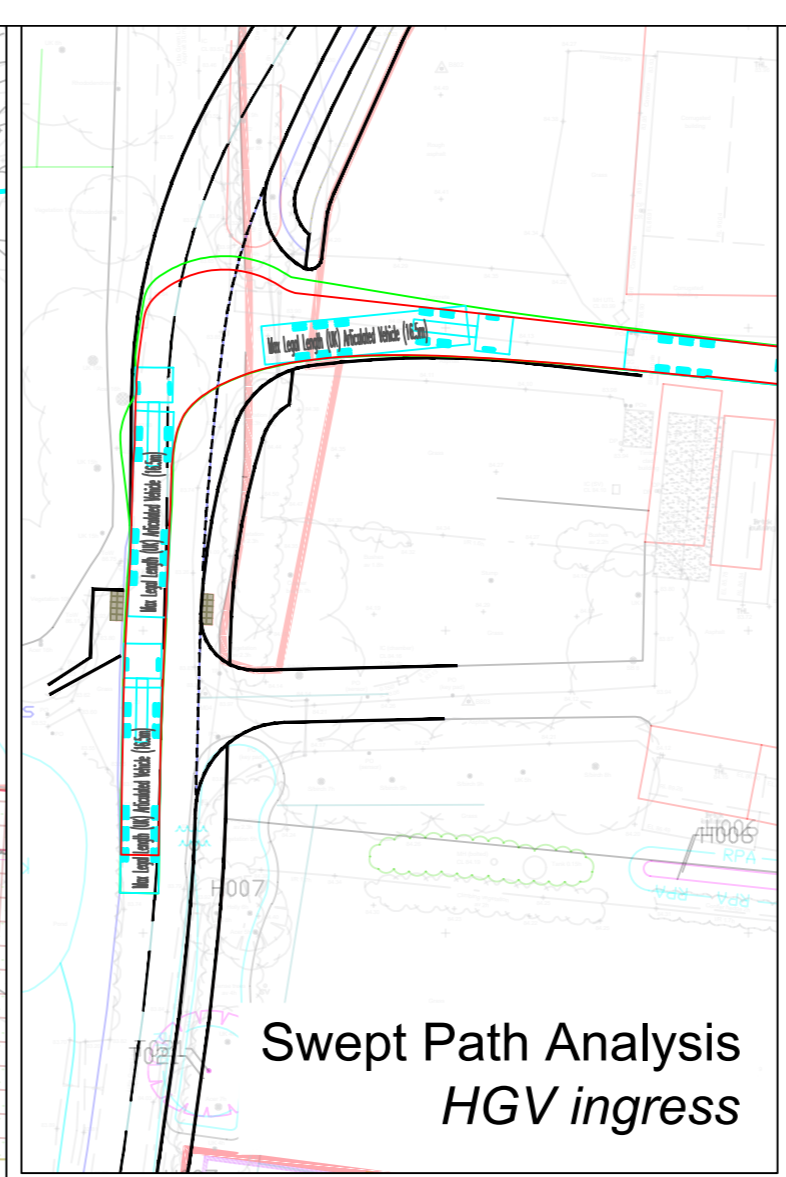
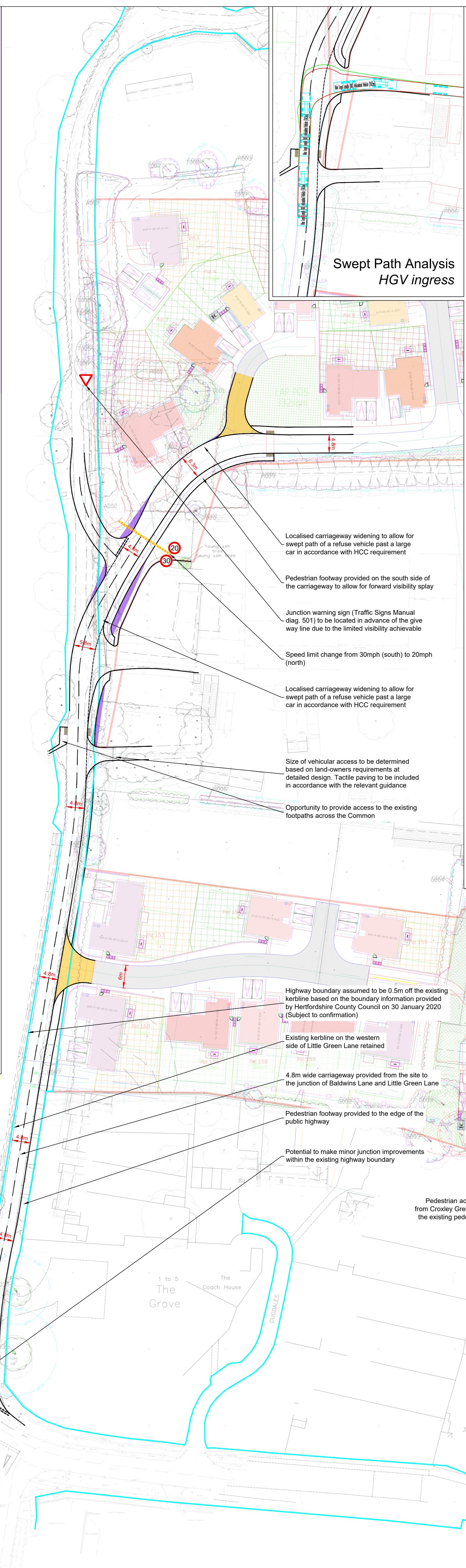
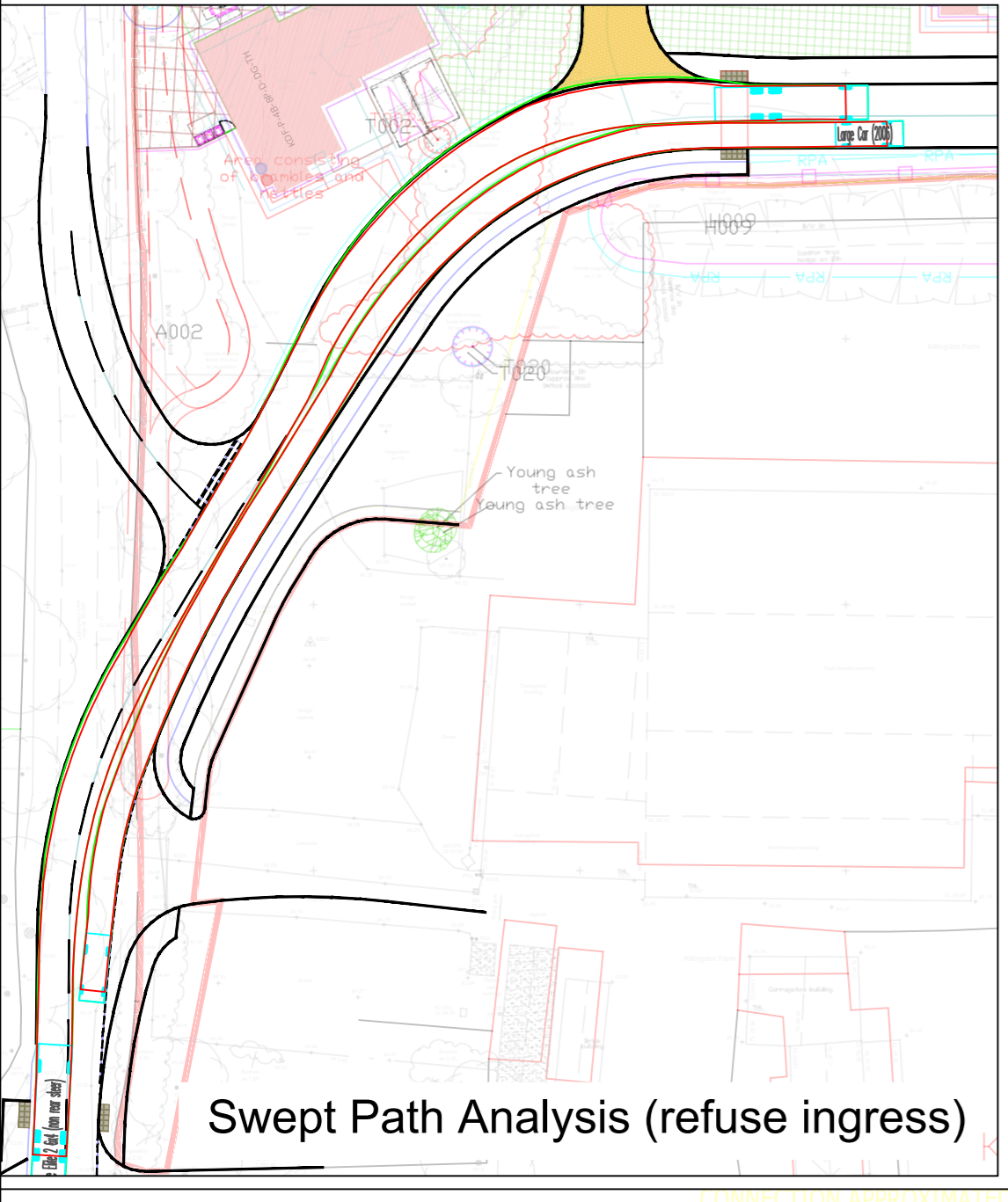
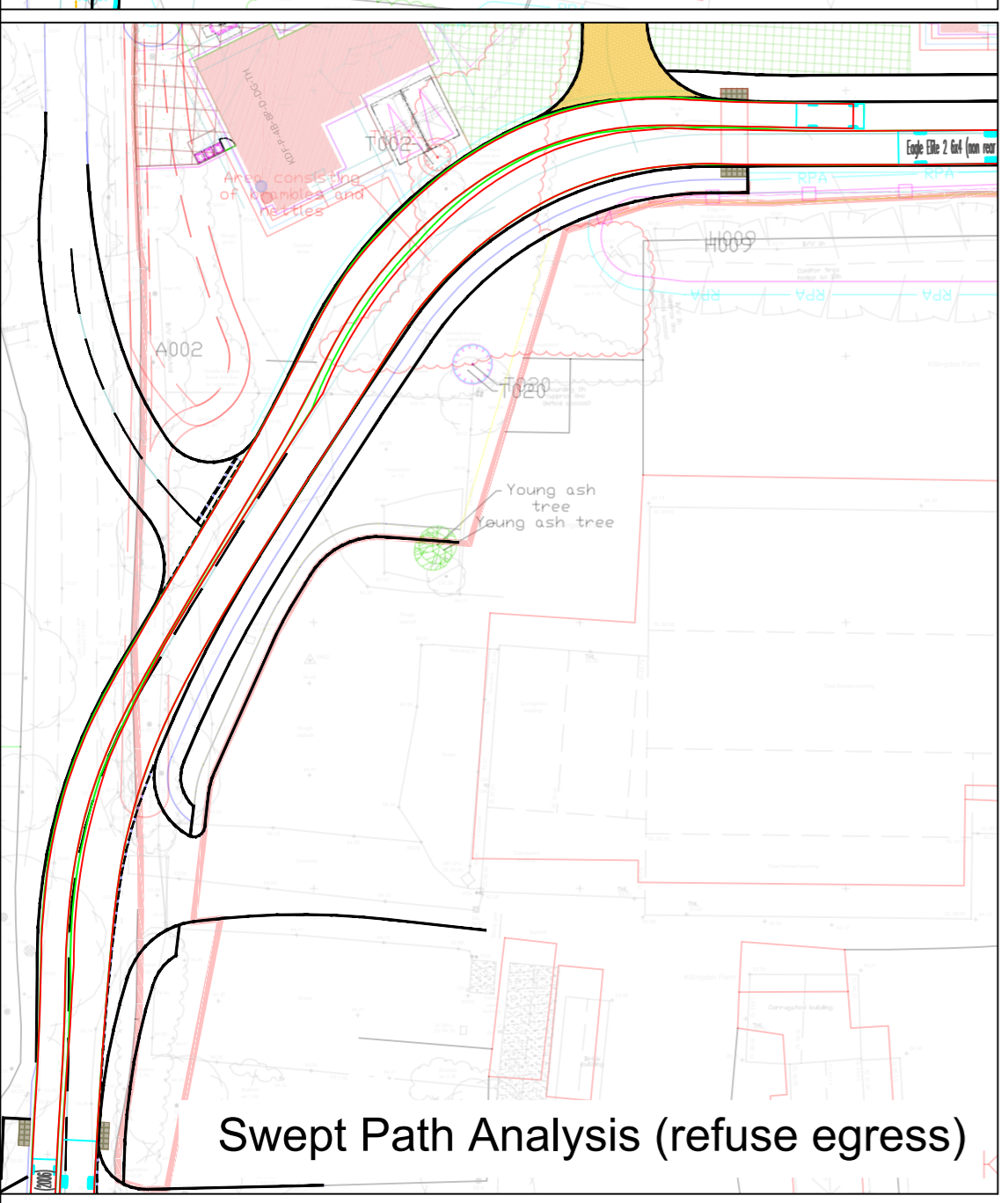
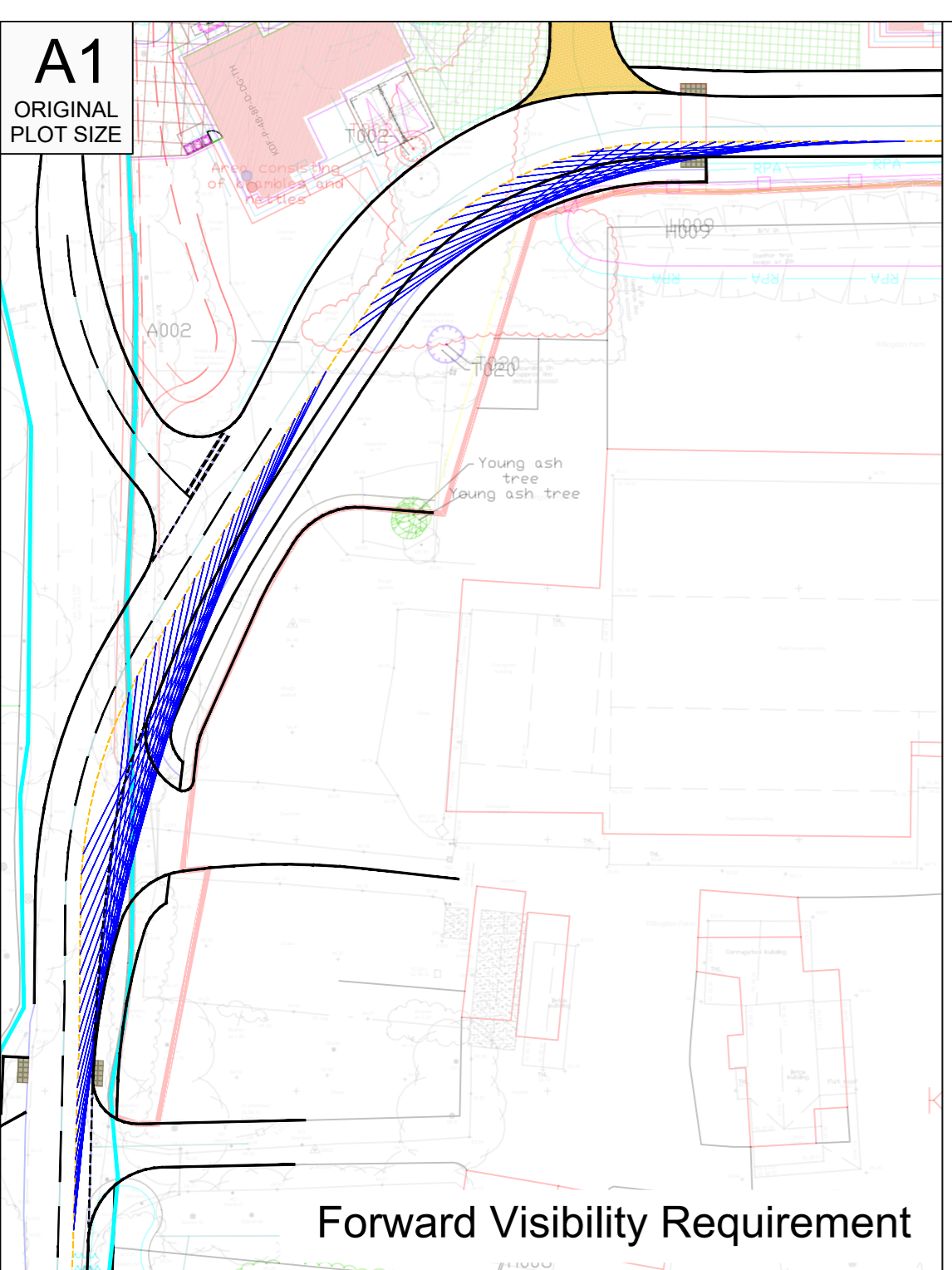
Date: 29/01/2020

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A1
ORIGINAL
PLOT SIZE



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Notes:

- Highway Boundary = [Blue line]
- Shared Surface = [Yellow area]
- Tactile paving = [Red area]
- Area of low planting (less than 0.6m) for visibility splay = [Purple area]

Sources:

- Highway Boundary based on information provided by Hertfordshire County Council on 30 January 2020
- Survey Solutions drawing Topographical Survey Sheet 1-7 drawing number 245580v-01-7 Rev A
- Site boundaries obtained from Hill drawing 2020-01-31_085702_2020-01-30-KDF-Site-Layout-Clean
- Based on Hill masterplan 108-SK-2020-11-09 rev. B

Vehicle Dimensions:

Eagle Elite 2, 6x4 (non rear steer)

Overall Length	11.500m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.300m
Track Width	2.000m
Lock to lock time	4.000s
Kerb to Kerb Turning Radius	11.500m

Max Legal Length (UK) Articulated Vehicle (16.5m)

Overall Length	16.500m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.311m
Max Track Width	2.500m
Lock to lock time	6.000s
Kerb to Kerb Turning Radius	6.500m

John Deere 7250R 4WD Tractor

Overall Length	14.666m
Overall Width	4.666m
Overall Body Height	3.300m
Min Body Ground Clearance	0.337m
Max Track Width	2.500m
Lock to lock time	6.000s
Kerb to Kerb Turning Radius	6.700m

Revision Table:

Rev	Date	Details	Drawn By	Checked By	Approved By
F	25/11/20	Amended site layout	SMK	DE	DE
E	19/08/20	Revised masterplan	SMK	DE	DE
D	31/07/20	Minor amendments to Farm access	SMK	NH	SMK
C	23/07/20	Minor amendments	SMK	DE	DE
B	03/05/20	Minor amendments	SMK	DE	DE
A	21/04/20	Minor amendments to farmyard access	SMK	DE	DE

Client: HILL RESIDENTIAL LTD

Project: KILLINGTON FARM, LITTLE GREEN LANE, RICKMANSWORTH

Title: POTENTIAL LITTLE GREEN LANE ALIGNMENT

Status: PRELIMINARY

Scale: 1:500

Date: 31/03/20

Drawn: SMK

Checked: DE

Approved: DE

Job No: 1908-012

Drawing No: PL06

Revision: F

tpa
Transport Planning Associates

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London
WC1V 6LJ
020 7119 1155
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INDICATIVE

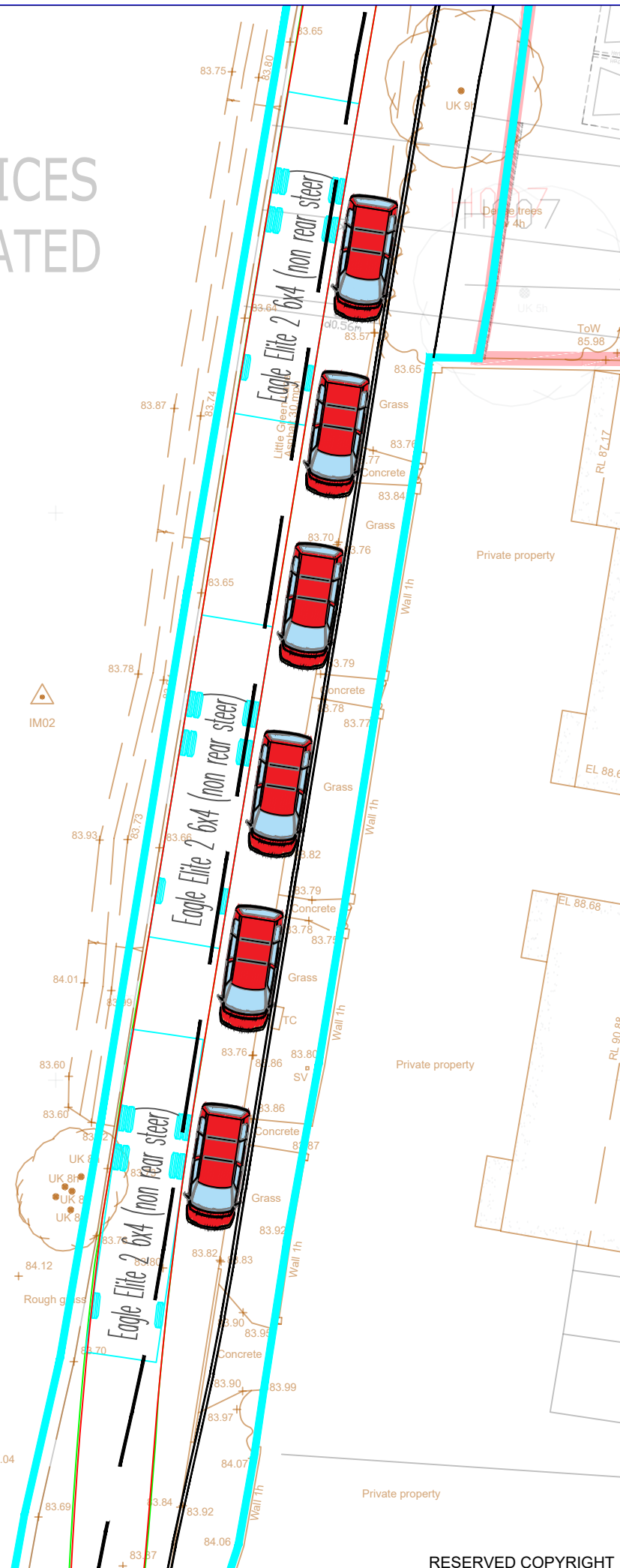
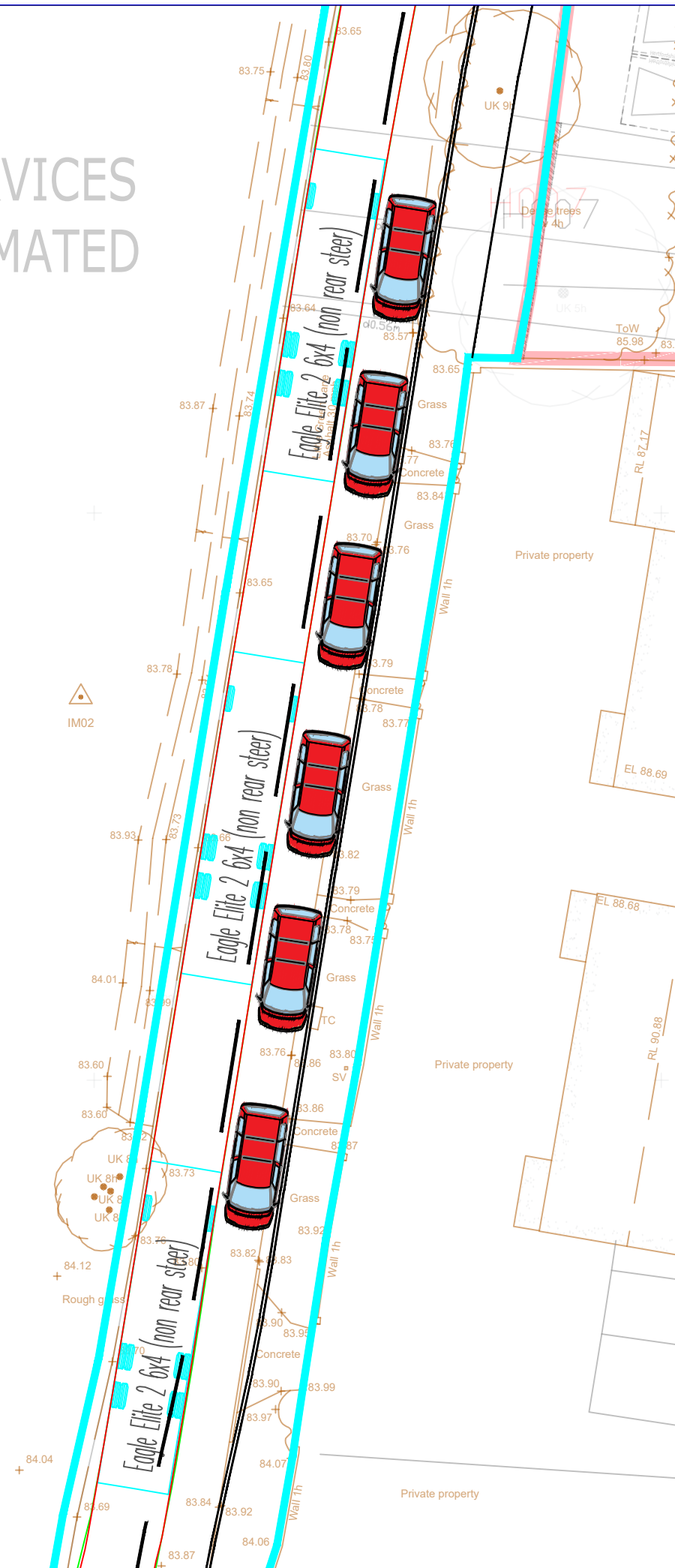
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A3

ORIGINAL PLOT SIZE

ATE SERVICES APPROXIMATED

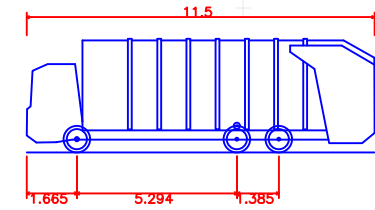
ATE SERVICES APPROXIMATED



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NOTES:

Based on Hill drawing number 108-PS-010 revision D and TPA drawing 1908-012 PL06E



Eagle Elite 2 6x4 (non rear steer)

Overall Length	11.500m
Overall Width	2.530m
Overall Body Height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	11.550m

Rev	Date	Details	Drawn by	Checked by	Approved by

Bristol
Cambridge
London
Manchester
Oxford
Welwyn Garden City



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Bristol
BS1 4PB

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CLIENT:

HILL RESIDENTIAL LTD

PROJECT:

KILLINGTON FARM,
LITTLE GREEN LANE,
RICKMANSWORTH

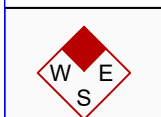
TITLE:

SWEPT PATH ANALYSIS OF
AN 11.5M REFUSE VEHICLE
ON LITTLE GREEN LANE

STATUS:

FOR INFORMATION

SCALE: 1:500	DATE: 04/11/20	DRAWN: SMK	CHECKED: DE	APPROVED: DE
JOB NO: 1908-012		DRAWING NO: SP13		REVISION:



INDICATIVE

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