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Andy McIntosh
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Pegs Lane
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502-2/20b-McIntosh-ltr
11th June 2010

Dear Andy

Ellenbrook – Landscape Management Proposals

Following on from our meeting on the 19th May, please find enclosed a package of more detailed proposals drawings for your review and approval. As discussed these build on the set of four drawings previously agreed as the framework for the scheme we propose to implement. In line with the programme we are working to we do need all comments back on (or before) the 25th June, as we need to send out the tender enquiry on the 28th June. Clearly to assist with that if there are changes we need to make (or indeed everything is acceptable) an earlier feedback would be greatly appreciated.

For ease of reference and due to the way in which the works will be undertaken we have structured the package as a series of elements. The structure and content of these is as follows;

1. Clearance Works:-
General Arrangement Drawing (GA) 502-2-030
Photo schedule
2. Grazing Compartments:-
General Arrangement Drawing (GA) 502-2-031
Gates & Fence Details
3. Public Access and Fencing Works:-
General Arrangement Drawing (GA) 502-2-032
Feature Seating / Interpretation Areas – Layout drawing
Gate, signage, way-markers
4. Planting and Natural Regeneration:-
General Arrangement Drawing (GA) 502-2-033
5. Initial Management Works:-
General Arrangement Drawing (GA) 502-2-034

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Following the order above please note:

1. Clearance works

This encompasses a wide range of many (mostly minor) tidying up works. To help confirm the full scope of this, the photo schedule needs to be read in conjunction with the GA drawing.

We have now agreed with the consultant ecologist that the Cottage in Home Covert should be possible to demolish with only a final inspection to confirm the absence of any protected species. The works to the trial pit excavation next to Home Covert have had to be limited to avoid any conflict with the resident newts, this and the adjacent area of the woodland edge will be fenced off to exclude public access. Due to the confirmed presence of newts in one of the smaller ponds we are restricted from clearing this out (a small amount of debris can be seen in the water), this will be fenced off and a small sign added to explain.

Within the clearance works we have included a grass cut and bale to the future hay meadow areas to help with the management of these in the next year.

2. Grazing Compartments

As with the previous information, the drawings show both the first and second phase grazing compartments. At this stage it is only proposed the first is fenced and stocked during this year.

3. Public Access and Fencing Works

The GA drawing indicates the routes as previously agreed with the exception of the Permissive Equestrian Route at the southern end of the site. In line with the better suggestion from Andy, we have adjusted this to come out onto the St Albans road close to Pope Field Farm. In this location the route starts / ends at a point where the main road is a bit straighter, which we presume the County Highways would find more acceptable.

As before, this route is subject to the agreement of Highways and we do need this signed off before the contractor is programmed to start on site (as we only have a short on site programme we will need to be able to give the contractor a clear instruction at the outset on what is required). This route is offered on the basis that the highways requirements are reasonably straightforward; and don't extend beyond the works set out on the drawing (ie, formation of an access through the boundary fence, a gate or fenced corral (similar to the post and rail enclosure next to the bus lane entrance to the main site), trimming back vegetation to the a required visibility splay (clearly this can only be within the Goodman or Highways land ownership) and the supply and installation of 2 No. triangular warning signs within the highway verge. The precise location can be agreed on site but it would help now if HCC can confirm that in principle the proposal is acceptable and practical.

We have also now worked up a scheme for the two seating / feature areas on the Taxiway. One is located close to the main entrance into the area from the main development. This is positioned where the route will emerge from the future planting and will have a view out to the field and towards the Airfield Marker. We have indicated three big bench features; these are based on the design used in the adjacent park area (wide, curved timber topped gabion baskets, as a more sustainable option than natural stone for the filling we propose to use site won materials including the crushed concrete as backfill for the gabions). In addition there are three interpretive sign boards. These will provide an introduction to the area and explain the cattle grazing and other improvements.

The second seating area was at the southern end of the taxiway we have positioned this on the centre line of what was the main runway. The design of this will reflect the aviation history of the site and identify the alignment and scale of the main runway. In keeping with the attractive aspect of the open landscape here the seating will be the same timber surface as the first set of benches but be in the form of lower seating decks set into a shallow mound.

4. Planting and Natural Regeneration

These are now detailed planting plans based on the previous drawings. While the planting will not start until the winter planting season, we would be undertaking some soil preparation work in the September / October period, so again, we need to confirm agreement to the package.

5. Initial Management Works

This drawing identifies the work we propose for the remainder of this year. The grass mowing noted above and initial works to the management of Home Covert. Later in the year we will be drawing up the fuller longer term management plan as agreed.

As noted above we would welcome your feed back and advice on any adjustments you would wish to see during the next two weeks. Following this we will be issuing this as a full tender package to gain prices and take the scheme forward for the Goodman Board approval to allow a start on site at the start of September. I trust this is acceptable and look forward to your feedback.

Kind regards

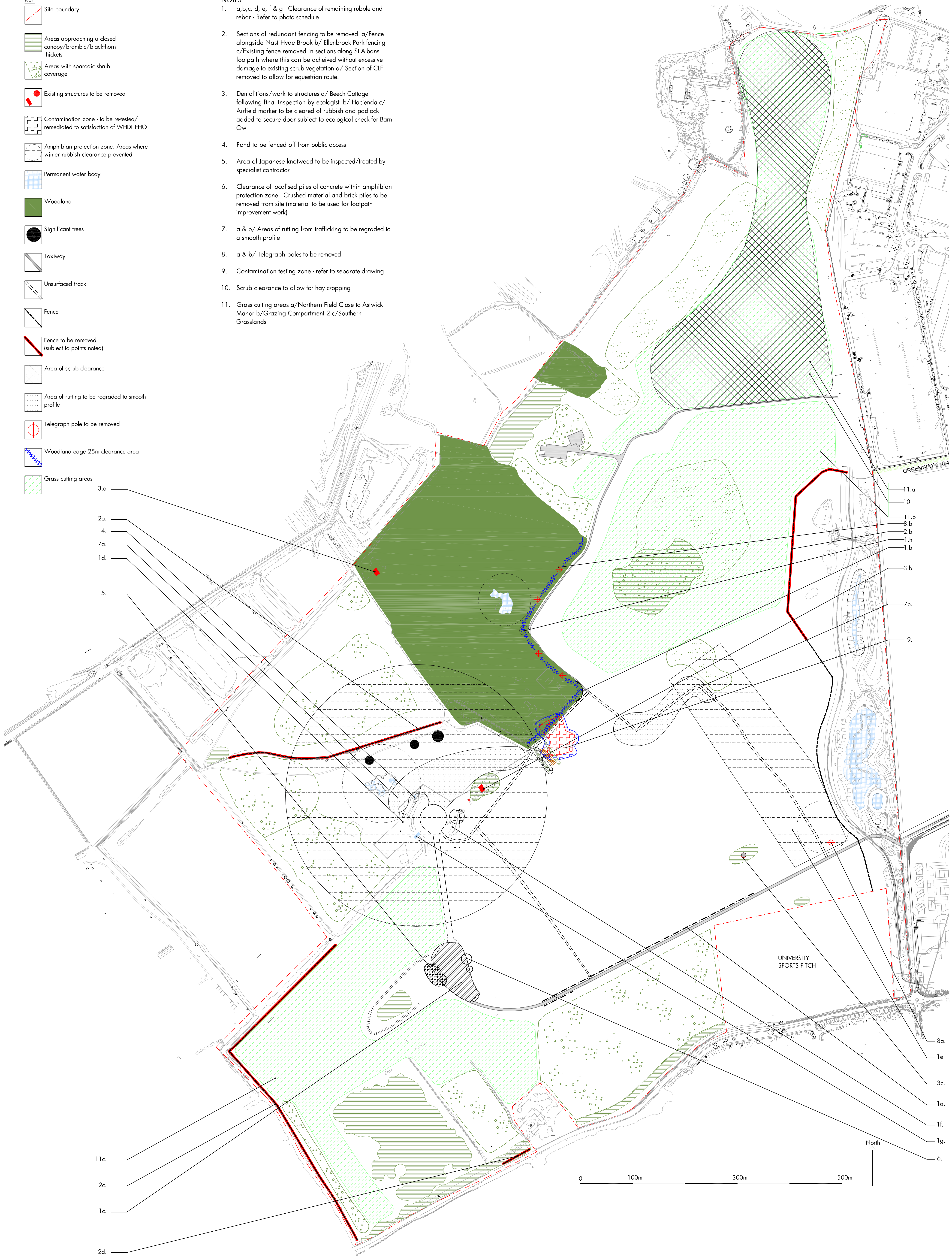
Yours sincerely

Justin Thomson
Director

c.c. Simon Chivers – Welwyn Hatfield Borough Council
 Liz Johnson – St. Albans City and District Council
 Daniel Pagella – Goodman
 John Staker – Goodman
 Kevin George - Goodman
 Martyn Stutchbury – Scott Brownrigg

- KEY
- Site boundary
 - Areas approaching a closed canopy/bramble/blackthorn thickets
 - Areas with sporadic shrub coverage
 - Existing structures to be removed
 - Contamination zone - to be re-tested/ remediated to satisfaction of WHDL EHO
 - Amphibian protection zone. Areas where winter rubbish clearance prevented
 - Permanent water body
 - Woodland
 - Significant trees
 - Taxiway
 - Unsurfaced track
 - Fence
 - Fence to be removed (subject to points noted)
 - Area of scrub clearance
 - Area of rutting to be regraded to smooth profile
 - Telegraph pole to be removed
 - Woodland edge 25m clearance area
 - Grass cutting areas

- NOTES
- a,b,c, d, e, f & g - Clearance of remaining rubble and rebar - Refer to photo schedule
 - Sections of redundant fencing to be removed. a/ Fence alongside Nast Hyde Brook b/ Ellenbrook Park fencing c/ Existing fence removed in sections along St Albans footpath where this can be achieved without excessive damage to existing scrub vegetation d/ Section of CLF removed to allow for equestrian route.
 - Demolitions/work to structures a/ Beech Cottage following final inspection by ecologist b/ Hacienda c/ Airfield marker to be cleared of rubbish and padlock added to secure door subject to ecological check for Barn Owl
 - Pond to be fenced off from public access
 - Area of Japanese knotweed to be inspected/treated by specialist contractor
 - Clearance of localised piles of concrete within amphibian protection zone. Crushed material and brick piles to be removed from site (material to be used for footpath improvement work)
 - a & b/ Areas of rutting from trafficking to be regraded to a smooth profile
 - a & b/ Telegraph poles to be removed
 - Contamination testing zone - refer to separate drawing
 - Scrub clearance to allow for hay cropping
 - Grass cutting areas a/Northern Field Close to Astwick Manor b/Grazing Compartment 2 c/Southern Grasslands



Revision	Description	Drawn by	Checked by	Date
-	FOR TENDER	CE	JT	11.06.10

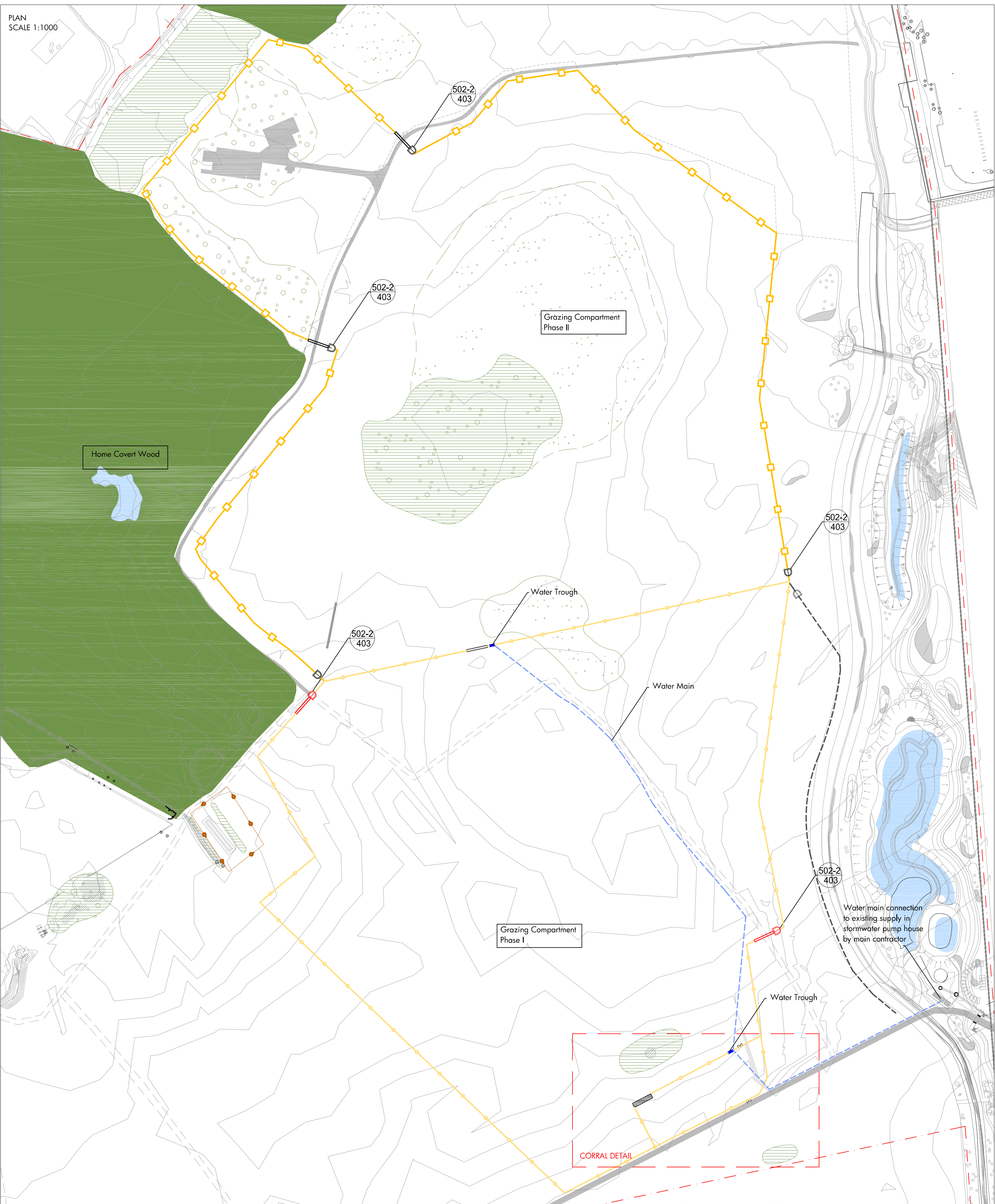
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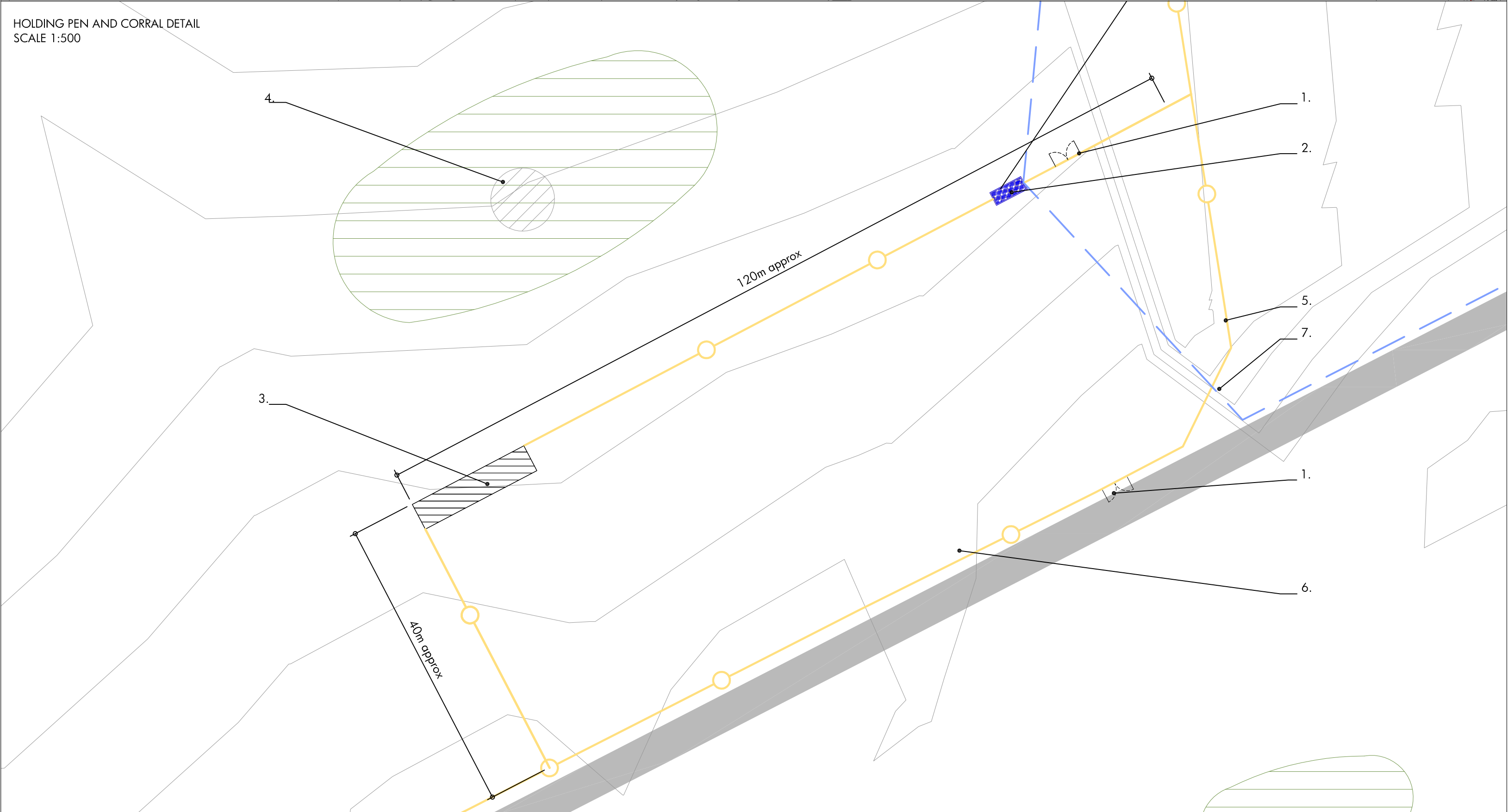
project	Ellenbrook Fields Hatfield	drawn by	CE
status	For Tender	checked by	CE
title	Site clearance Phase 2 - Sept 2010	date	09.02.10
Xref	502.2-000	scale	NTS
drawing No	502.2-030	revision	-

This drawing is protected by copyright. Contractors must check all dimensions on site. Only figure dimensions are to be worked from. Discrepancies must be reported to architect before proceeding.
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PLAN
SCALE 1:1000



HOLDING PEN AND CORRAL DETAIL
SCALE 1:500



LOCATION PLAN NTS

KEY

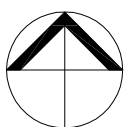
- Site boundary
- Established woodland
- Phase I fencing
Refer to detail
502-2-401
- Phase II fencing
Refer to detail
502-2-401
- Double timber 5 bar
gate
- Timber kissing gate.
Refer to detail
502-2-403
- Double timber 5 bar
gate with kissing gate.
- Single 5 bar gate with
kissing gate
- General Site Fencing.
Refer to detail
502-2-404
- Existing fencing
- Natural Regeneration
Areas
- Water supply to be
installed
- Water Trough

NOTES

This drawing illustrates the proposed arrangement of fencing and gates across the site. Fencing works to form the grazing compartments will be carried out in 2 stages. The first grazing compartment will be completed and a herd established within it prior to the second grazing compartment being erected.

- Timber double gate - 3.6m overall width
- Water trough
- Cattle Corral
- Existing Air Field Marker
- Stock proof fencing. Refer to detail 502-2-401
- Feature seating area. Refer to detail 502-2-403
- Water Supply

Revision	Description	Drawn by	Checked by	Date
-	FOR TENDER	CE	JT	11.06.10



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project	Ellenbrook Park Hatfield	drawn by	CE
status	For Tender	checked by	JT
title	Grazing Compartments	date	09.02.10
Xref	502-2-000	scale	Varies @ A1
drawing No	502-2-031		

KEY

- | | |
|---|---|
|  | Site boundary |
|  | Established woodland |
|  | New planting area |
|  | Areas to be allowed to naturally regenerate around new planting |
|  | Areas approaching a closed canopy / bramble / blackthorn thickets |
|  | Areas with sporadic tree / shrub cover |
|  | Permanent water body |

GRAZING COMPARTMENT WORKS -
REFER TO DRAWING 502-2-031

-  Grazing compartment Phase I.
Fencing to grazing compartment forms separate package of works
 -  Grazing compartment - phase II
Fencing to grazing compartment forms separate package of works

PUBLIC ACCESS AND FENCING WORKS

- | | |
|---|---|
|  | Existing pedestrian pathway |
|  | Pedestrian pathway.
Path to be maintained as cleared / mown path. |
|  | Permissive equestrian route |
|  | Timber kissing gate with waymarker sign.
Refer to detail 502-2:405 |
|  | General site fencing.
Refer to detail 502-2:406 |
|  | Existing fencing |

SIGNAGE

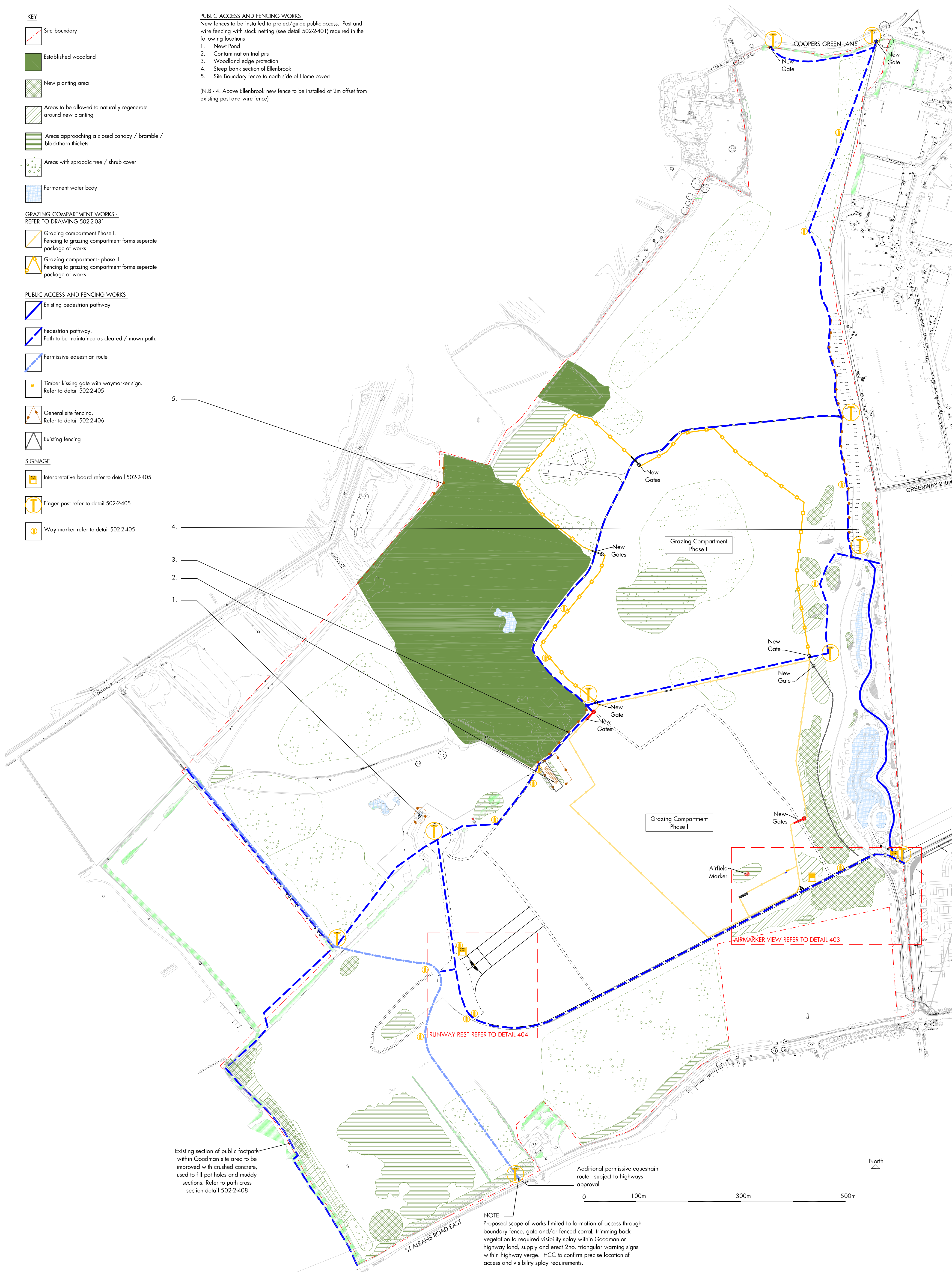
-  Interpretative board refer to detail 502-2-405
-  Finger post refer to detail 502-2-405
-  Way marker refer to detail 502-2-405

PUBLIC ACCESS AND FENCING WORKS

PUBLIC ACCESS AND FENCING WORKS
New fences to be installed to protect/guide public access. Post and wire fencing with stock netting (see detail 502-2-401) required in the following locations

1. Newt Pond
2. Contamination trial pits
3. Woodland edge protection
4. Steep bank section of Ellenbrook
5. Site Boundary fence to north side of Home covert

(N.B - 4. Above Ellenbrook new fence to be installed at 2m offset from existing post and wire fence)



Revision	Description	Drawn by	Checked by	Date
-	FOR TENDER	CE	JT	11.06.10

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project	Ellenbrook Fields Hatfield	drawn by	CE
status	For Tender	checked by	JT
title	Public Access & Fencing Works	date	01.06.10
Xref	502-2-000	scale	NTS
drawing No	502-2-032		



KEY

- Site boundary
- Established woodland
- New planting area
- Areas to be allowed to naturally regenerate around new planting
- Areas approaching a closed canopy / bramble / blackthorn thickets
- Areas with sporadic tree / shrub cover
- Permanent water body

GRAZING COMPARTMENT WORKS -
REFER TO DRAWING 502-2-031

- Grazing compartment Phase I.
Fencing to grazing compartment forms separate package of works
- Grazing compartment - phase II
Fencing to grazing compartment forms separate package of works

VEHICULAR ACCESS ROUTES

- Main trackways permanently open (surfaced/unsurfaced)
- Management access through grazing compartment - to be kept locked
- Mown grass trackways - dry weather routes only
- Turning Area
- Site Access Point
- Timber kissing gate with waymarker sign.
Refer to detail 502-2-405
- General site fencing.
Refer to detail 502-2-406
- Existing fencing

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project	Ellenbrook Fields Hatfield	drawn by	LB
status	For Tender	checked by	JT
title	Vehicular Access Routes	date	07.06.10
Xref	502-2-000	scale	NTS
drawing No	502-2-035		