Landscaping Plan
Method Statement
Revision

Land East of Holly Bank Cottage
Long Copse Lane
Emsworth

Introduction

1.1 In April 2010 Planning Permission was granted to Mr Madgwick (application number 10/74070/000) for change of use of land east of Holy Bank Cottage Long Copse Lane Emsworth and erection of stable block with tack room, entrance gate, landscaping and associated access/ground works. Permission was granted subject to conditions mainly being the submission of a landscape scheme for the site and method statement for the protection of the two protected trees on site. A Method Statement was submitted along with a landscape plan in October 2011 (application APP/11/01400) which after amendments was agreed.

1.2 Although the submitted Method Statement was specific in its methods of work it appears that the work carried out in January 2012 did not follow the agreed Method Statement and subsequently Mr Madgwick was instructed by the Officers concerned of Havant Borough Council to cease work for the following reasons discussed at a meeting with Mr Madgwick held on Monday 16 January 2012.

Email sent by Daphney Haywood (Planning Officer) Havant Borough Council Wednesday 1st February 2012.

> "Thank you for meeting with us on site on Monday the 16 January. As discussed at our meeting and in order to try to resolve matters this letter seeks to set out the breaches/issues and what is required in terms of written submission from your client to progress the matter towards what I hope will be a favourable outcome.
>
> The works that have been carried out on site do not accord with the approved plans and a number of breaches have been noted, and whilst not exhaustive those I refer to as follows are of primary concern to us given the issues they relate to -
>
> A significant volume of rubble and what appears to be builders waste has been dumped on the site - this is far in excess of what is required to form the base for the approved access and hard standing and extends to areas which are shown to be filled with topsoil and returned to paddock/grass on the approved details.
>
> Bricks, general builder's rubble and large pieces of broken concrete were evident within the Root Protection Area (RPA) of the tree(s) subject to Tree Preservation Order (TPO) and the previously excavated trench subject to backfilling with topsoil. In addition the approved cell web system has not been provided to the areas as detailed on the planning approved drawings.

The levels in relation to the access track and hard standing have been raised contrary to the approved method statement which states that the levels will not be raised and any excess hardcore will be removed form the site.

A trench has been excavated alongside the boundary with Long copse Lane causing possible damage to the TPOed tree.

A significant section of long established hedgerow to the boundary of the site and Long Copse Lane (that section running east from the access/entrance area for a length approximately????) has been severely cut back and/or sections removed. This has the effect of the site now appearing open to view along this section when viewed from Long Copse Lane, where previously the hedgerow that existed along the entire length of the boundary with the site, consisted of a natural native hedgerow of various well established shrubs

As discussed at our site meeting your client needs to submit the following:-

A Tree and site survey, including a written report and plan to identify comprehensively all the works that have been carried out on site to date, including details of the depth and location of all excavation works, depth , location and type of rubble/hardcore brought to and deposited across the whole of the site.

The report should identify remedial works required to rectify the unauthorised works and breaches where possible and provide a realistic and detailed timetable for those works to bring the site back to that which had been agreed pursuant to the planning permission granted and the details of conditions subsequently agreed and discharged.

As part of this work your clients Arboricultrualist will need to consider and assess:

- Excavation of trenches.
- Extent/depth of trenches.
- Impact on trees.
- Remedy factors for any damage.
- Re Instatement of surfacing.
- Tree protection.
- Supervision of works by Arboricultrualist

The above provides a summary of the situation in respect to the local planning authority point of view, it may be that other authorities may have an interest in the works and may contact your client direct.

In respect of the breach(es) of planning control noted at the time of our visit, and notwithstanding your clients immediate and positive response at that time, and his intention to work closely with the Authority to reach a satisfactory conclusion to these matters, your client is advised that no further engineering works should be carried out on site. Any such works undertaken would make him liable to the service of a Stop Notice. In any event I am instructed to advise you that the breach(es) noted on site are currently under consideration for formal action.

1.3 As the author of the original agreed Method Statement and Landscape Plan I have been instructed by Mr Madgwick to try and resolve the breaches and address the officers concerns expressed in the letter detailed above and bring this to a satisfactory conclusion.

2. Revised Method Statement

2.1 In the first instance peg out and mark out on site the agreed shape of the driveway and to set out levels to ensure where areas have been increased in height are returned to original levels.

2.2 On completion of setting out a site meeting is held with the Council Officers concerned and Mr Madgwick and his representatives where the areas of the track and levels can be agreed. At this meeting Mr Madgwick also to agree to nominate a clerk of works who is to attend the meeting and will be responsible for ensuring the agreed original Method Statement is adhered to and any subsequent agreed works. At this meeting it is also agreed when these works will commence and over what time period.

2.3 It is proposed that in the first instance the RPA around T1 is cleared of the piles of crushed tarmac and where hard core has been used to fill a trench this is removed by hand and back filled with soil. It is proposed to lay a cellular confinement system (Cellweb) in the RPA of T1 this should be carried out at this time. On completion of laying of the Cellweb T1 is fenced as per BS5837:2005 Guide for Trees In Relation To Construction.

2.4 In the area of T2 the track where it encroaches into the RPA the material should be carefully removed to align with correct route of the drive. Where a shallow trench has been dug this should be back filled with top soil. On completion of these works T2 will then be fenced as per BS5837:2005 Guide for Trees In Relation To Construction.

2.5 The driveway that has been constructed is of an incorrect height and needs to be cleared of excess rubble and crush tarmac and re-laid to agreed levels.

2.6 The area marked A1 on the plan 0134-11 which is to be made into a paddock area has had rubble laid this is to be removed and replaced with top soil.

2.7 Inert waste material would be disposed of to a licensed Hampshire County Council site. Any other waste will be segregated into skips and removed by licensed collectors.

Soft Landscaping Planting and Maintenance

Tree and Native Planting list

Ref No	Native Planting	Stem Size cm	No	Comments
	A mixed native hedge would contain some or all of the following, in approximately the proportions shown. Crateagus monogyna (Hawthorn) 75% Prunus spinosa (Blackthorn) 10% Corylus avellana (Hazel) 5% Ilex aquifolium (Holly) 2% Acer campestre (Field maple) 2% Rosa canina (Dog Rose) 2% Euonymus europeus (Spindle) 2% Viburnum opulus (Guilder rose) 2% Vibunum lantana (Wayfaring tree) 2%			Bare root

1. The native planting to be used have been selected as they are all seen to be growing well in the area.

2. The existing trees and scrub will remain along the boundary with Long Copse Lane and the native planting used to strengthen the screening from the road. The native planting will be planted at 45cm.

3. Prior to planting the area will be cleared of all debris i.e. plastic piping, rubble and crushed tarmac.



4. Planting should take place in late winter or early spring or at the earliest opportunity after hard landscaping works have been completed.

5. On completion of planting the areas will be maintain to a good horticultural standard. Limited pruning will be required other than to enhance natural growth. Any dead, damaged and diseased growth will be removed. Any dead or diseased native plants will be replaced at the first available opportunity i.e. the next planting season, and will be replaced with plants as per agreed plan.

6. During periods of drought within the first year the trees and newly planted hedging plants will be watered if no water restrictions are in place at the time.

Any trees or native planting that die of drought will be replaced at the first opportunity.

7. Areas of grass will be cultivated and raked level to existing levels and sown with a quality grass seed suitable for the areas concerned.

8. Top-soil 'scraped-off' following the setting-out of the access drive is to be retained on the site, for re-use in soft landscaping.

Method Statement

Tree protection prior to and during construction

1.0 Introduction

1.1 This Method Statement has been prepared by Nigel Trowell on behalf of Mr Magdwick and should be read in conjunction with the submitted soft landscaping and maintenance plan

1.2 The Method Statement recommends that the planned development at Long Copse Lane Emsworth is carried out in accordance with BS5837:2005 Guide for Trees In Relation To Construction.

1.3 That any contractor employed by Mr Madgewick agrees to undertake tree protection to the standard advised in the Method Statement. Every contractor on site must be made aware of the importance of protecting the trees on this site during levelling works, construction of driveway and landscaping works.

1.4 The Method Statement must be read in conjunction with the attached Method Statement Plan.

1.5 Landscaping works and levelling of driveway and erecting of fencing plus installation of main gate will be undertaken within thirty days of discharge of the outstanding conditions. It is expected the work will take two weeks subject to weather conditions and delivery of materials i.e. Cellweb

2.0 General Protection to existing trees and hedges

2.1To avoid the tree roots being damaged during construction, the recommendations in BS 5837:2005 Trees in Relation to Construction must be complied with at all times. Prior to the works commencing, protection measures will be put in place and maintained for the duration of the levelling works, construction of driveway and landscaping works.

2.2 Prior to any further works being undertaken on the site a meeting will be held on site with the Tree Officer of the local Council to discuss and agree any tree works and the placement of any tempory protective fencing in the way of Heris fencing around the trees in line with the British Standard 5837:2005 – Recommendations for Trees in Relation to Construction.

2.3 Should any work on the trees be required, a competent arboriculture contractor should be used; Works should be carried out in accordance with B.S. 3998 "Recommendations for Tree Work" 2010

2.3 The protected area will remain out of bounds until the fencing is removed at the end of the development period.

2.4 Particular care should be taken when working around the Tree Protected Area to avoid unnecessary damage to any roots. Any excavations should be carried out by hand, avoiding damage to larger roots. Roots whilst exposed should be wrapped in dry clean hessian sacking. Roots smaller than 25mm diameter may be pruned back using secateurs or handsaw. Roots larger than 25mm should only be severed following consultation with the Local Authorities Tree Officer.

2.5 No wires nails or other materials may be attached to protected trees.

2.6 No diesel oil, bitumen, cement or other material potentially injurious to the trees will be stacked or discharged where it could leach into the rooting zones.

2.7 No equipment, vehicles shall be operated, stored or parked within the root protection zone. No clean out areas will be constructed so that the material will be in or migrate to the root protection zone.

2.8 Roots or branches in conflict with construction work will be cut cleanly according to proper pruning methods. Any such work will be carried out in accordance with B.S.3998:2010 “Recommendations for Tree Work” 2010

2.9 Levels around the existing trees and hedges will not be raised or reduced unless in compliance with the specification for trenching works and within line of British Standard 5837:2005 – Recommendations for Trees in Relation to Construction.

4.0 CellWeb Confinement System

4.1 In the RPA of T1 a Cellweb confinement system will be laid. Details of the system are attached to this report but for clarification purposes a non woven geotextile filtration/separation membrane (Fibratex F4M Appendix 4) is laid beneath the system first. This will be laid onto the existing surface which will be cleared of debris and levelled by hand. The levels along the length of the proposed turning area will remain the same.

4.2 Once the membrane has been laid which prevents migration of materials and also aids drainage vertically through the system the 150mm CellWeb System (Appendix 2, & 3) is then laid on top. This system prevents rutting action of the sub-soils by confining infill material within the hoop structure of the panel thus increasing the infill’s shear strength. The CellWeb System is filled with 40/20 clean angular stone. This is then to be over laid with gravel as per the rest of the drive therefore not only protecting the roots of T1. The area where CellWeb is to be used is shown on attached plan.

Programme of Works

1. Mark out track set out levels.
2. Meet with Council Officers and agree levels and method of work, protection of trees.
3. Clear RPA of T1. Remove rubble from trench. Back fill with soil to agreed levels.
4. Lay Cellweb as per recommended installation methods to agreed levels.
5. Erect protective fence around T1 as per British Standard 5837:2005 – Recommendations for Trees in Relation to Construction.
6. Clear excess materials from T2. Fill in trench with top soil to agreed levels
7. Erect protective fence around T2 as per British Standard 5837:2005 – Recommendations for Trees in Relation to Construction.
8. Remove excess material from driveway and relay to correct levels.
9. Remove rubble from paddock area and back fill with topsoil to agreed levels.
10. Inert waste material would be disposed of to a licensed Hampshire County Council site. Any other waste will be segregated into skips and removed by licensed collectors.
11. Erect fencing and gate.
12. Plant hedging sow grass seed in paddock and other newly formed grass area.