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Additional

**Rachel Smith**

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**Subject:** FW: Jamies Cragg Caravan Park - the pods scheme

**From:** Roy Edwardson  
**Sent:** 17 May 2013 09:28  
**To:** Rachel Smith (rachel.smith@ryedale.gov.uk)  
**Subject:** Jamies Cragg Caravan Park - the pods scheme

Dear Mrs Smith

First and foremost many thanks to John Clayton and yourself for meeting Melanie Edwardson MRICS, our arboriculturalist Mark Feather and myself on site recently to discuss various issues. You asked for a short covering supplementary note from ourselves on the key issues.

I note that you are now in receipt of Mark Feather's updated arboricultural proposals.

I thought I should summarise the action we considered and agreed on site.

I have briefed Mr Northgraves on all aspects and he confirms that he will be pleased to act as we recommend.

Our proposals take account of consultee responses, your advice and that of John Clayton and should be read please alongside Mr Feather's report - already forwarded.

- a) It is acknowledged that some aspects of works evident in and about the woodland are too urban in appearance.
- b) Box Planters under the highway sign adjacent to the A64 will be removed, as will those at the side of the approach road to the site.
- c) Grass to the highway frontage and at the side of the woodland application site – presently close mown and somewhat groomed in appearance will be allowed to revert to its natural wild state with tulips removed.
- d) The tree roots partially exposed near to the woodland access will be re-covered and visual "blocker" planting introduced within the site.
- e) Mound heights will be reduced as proposed by Mr Feather and any soil mounded up around trees – putting them at perceived risk – will be removed by hand.
- f) Such spoil will be removed from site.
- g) Other screening initiatives in indigenous species will occur.
- h) We have established from our Land Registry Terminal that the applicant, rather than highways, owns much of the land presently down to grass and adjacent to the A64 boundary. Further tree planting will be introduced here - again as shown by Mr Feather along with other reinforcement planting. This should make a substantial difference to the effectiveness of the whole of the screening initiative.
- i) The applicant acknowledges that the setting - to all intents and purposes – particularly when viewed from the outside needs to revert to its earlier rural appearance and this will occur.

I hope that these notes help to clarify matters. Again, thanks to you both for your time.

Kind Regards

R

*Roy Edwardson*

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## **Landscape Report**

Jamie's Cragg

Holiday Park

Welburn

North Yorkshire

YO60 7EW

May 2013

## **Agent**

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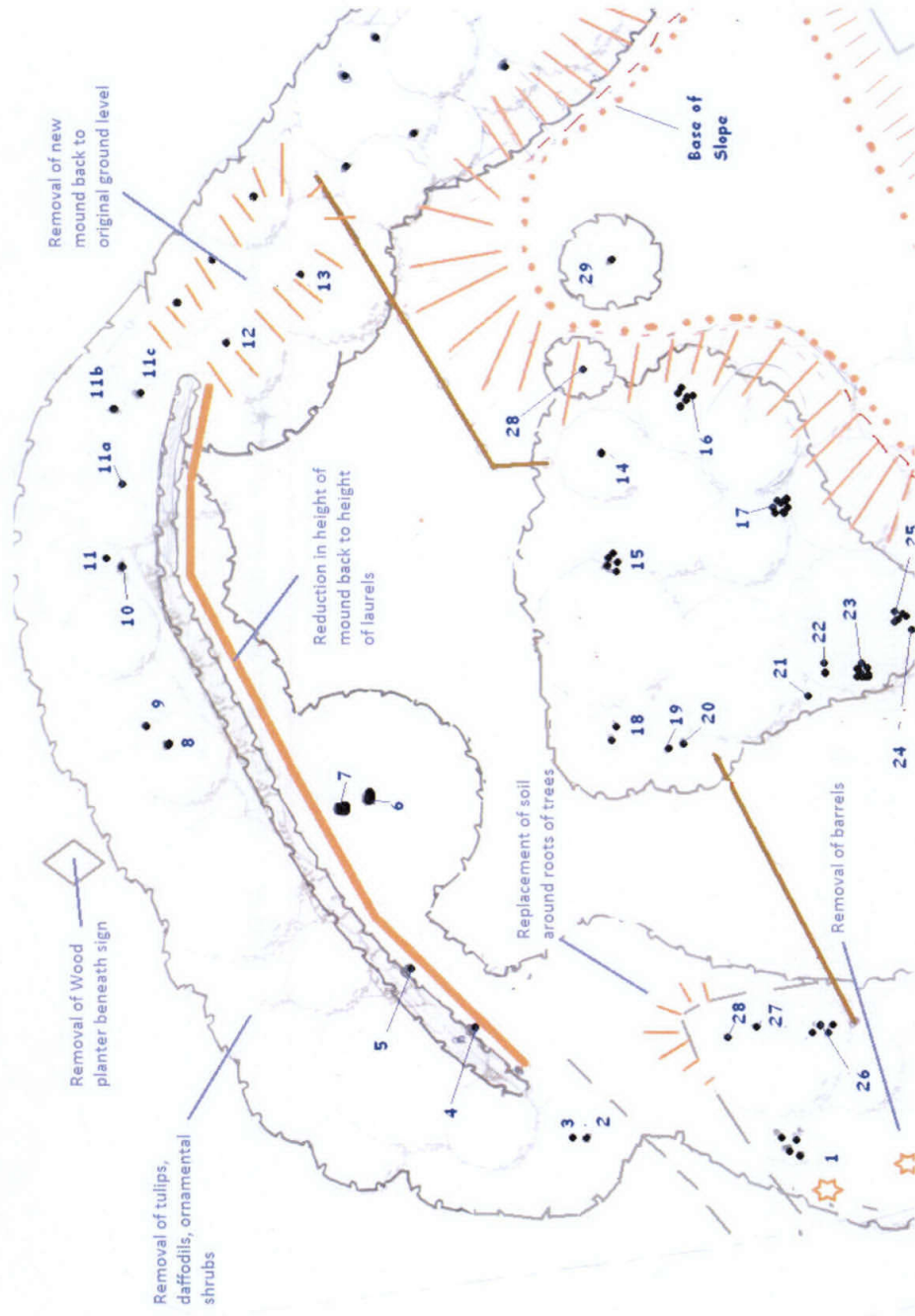
## 1.0 INTRODUCTION

- 1.1 This report provides information on the landscaping of a proposed development at Jamie's Cragg Holiday Park, Welburn, North Yorkshire. The development proposals are for the construction of a toilet unit and 5 pods. The landscape scheme was commissioned by the site operators (Coastline Leisure Ltd) through their agent Edwardson Associates and is linked to the design work undertaken by them as architects for the site. The aims of the landscaping scheme are to soften the impact of the proposed development when viewed from the A64 and the surrounding area.
- 1.2 The existing trees which border the northern, eastern and western boundaries of the site together with the mounding and laurel hedge provide substantial screening to the site. The proposed car parking and much of the pods scheme would not be visible. The roofs of the pods would be seen in winter but once the trees were in leaf then they would be largely obscured.
- 1.3 The area of land beneath the mound has been planted with odd ornamental shrubs and conifers which look a bit incongruous in this rural setting. Additional landscaping could therefore be undertaken to reinforce the existing screen as well as present a more natural boundary for the location. The landscape proposals therefore include the removal of some of the more ornamental or urban landscape features with replacement planting more characteristic of a rural setting. The work also includes the removal of some recent mound work to avoid damage to existing trees. More details of the ground work have been provided in section 2.0.



*Photograph 1 - Frontage -looking east*  
**2.0 GROUND WORK PLAN (Plan 1A)**

*Photograph 2 - looking west*



## 2.1 Ground Works

The following ground works to be undertaken prior to the new landscaping works and installation of the pods.

- **Mounds**

The new subsoil added to the mounds in 2013 to be removed back to the existing levels. In respect of the northern area of the mound this will be to back to the level of the base of the laurels. Soil material to be pulled back down the southern side of the mound. Most of the eastern mound has been created in 2013. This mound to be reduced back to the original ground level.

- **Method Statement For Earthworks on Mounds**

- 1) Excavation machinery only to be used up to 300mm from the trunks of any existing trees.
- 2) Hand digging around the trunks of all existing trees to avoid damage to the trunks of the trees. This will include an area of 300mm radius around all trees affected by the new mounding. In effect, with the exception of one trunk on the northern mound, this will be all trees on the eastern boundary.
- 3) The work to be undertaken with the presence of an arboricultural consultant to ensure damage to tree trunks is minimised and the ground levelled to a suitable height so as not to damage the roots of the trees.

- **Ornamental Plants**

The removal of ornamental plants including aucuba, cypress, tulips, daffodils etc can be undertaken at any time of the year but could ideally be undertaken during the planting season when they could be transplanted to more suitable locations. A scattered line of daffodils along the roadside edge of the planting area is to be undertaken as part of the landscaping works.

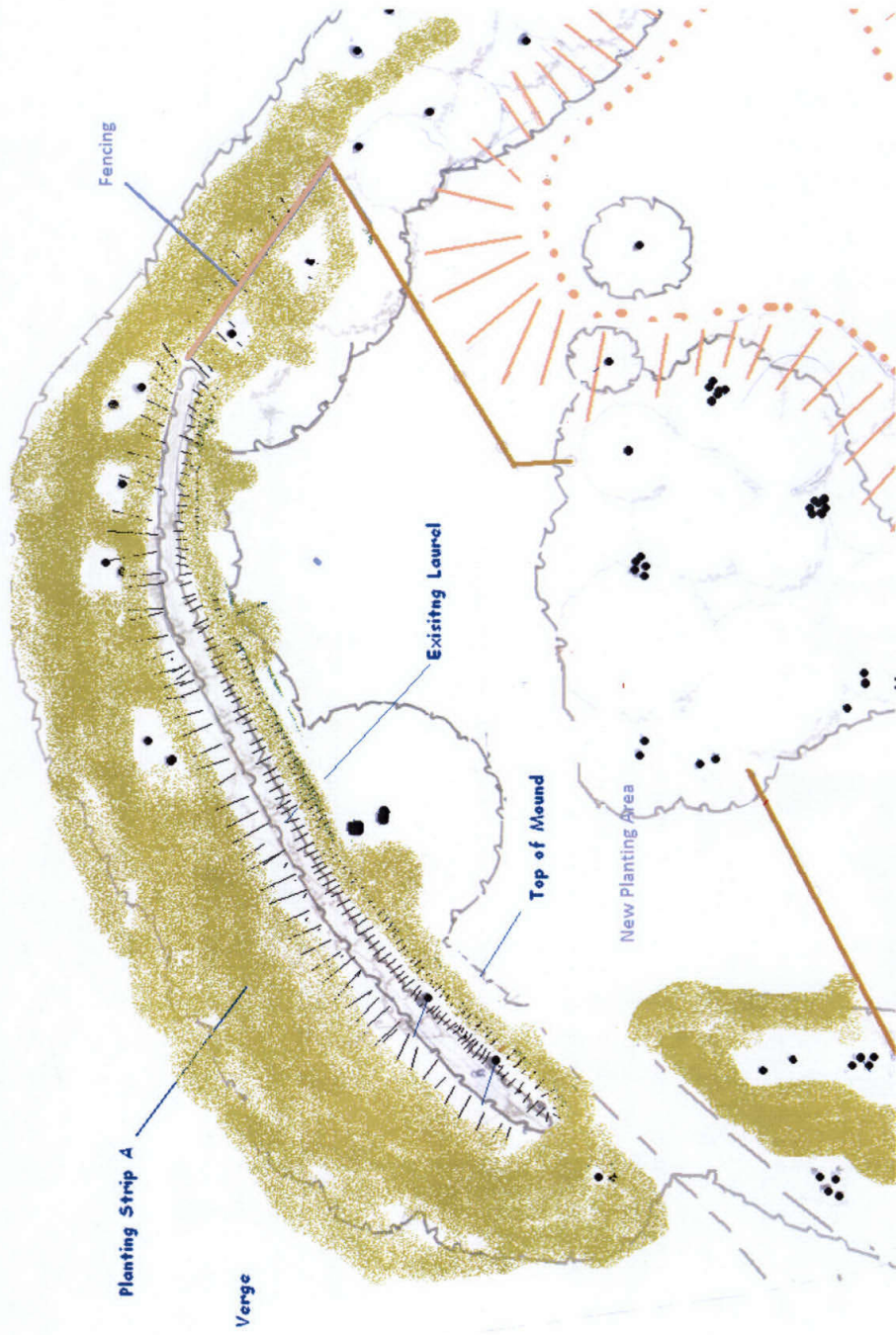
- **Wooden Planter and Barrels**

The site sign adjacent to the A64 to be removed together with the half barrels on the site approach road.

- **Replacement of Topsoil**

Soil to be replaced around the entrance tree to cover the roots and reduce the width of the opening to just 5m. The area of soil would also extend out into the car parking area to form a new planting area. This planting bed would help to restrict views into the site.

3.0 LANDSCAPE PROPOSALS - (Plan 3A)



### 3.1 Planting Strip A

Currently the land from the base of the mound to the edge of the highway verge (3m - 7m approximately) is relatively devoid of low vegetation with just the odd ornamental shrub (*Aucuba japonica 'variegata'*) and cypress trees (see photographs on page 3). These are only about 0.5 to 1.0m in height and as such do not add to the screening of the site and appear rather incongruous.

The proposal for the area is therefore to remove all the shrubs and conifer trees and replace them with mixed native shrubs. The daffodils to be relocated to the edge of the highway verge area. It is intended to retain the laurel near the top of the mound. Whilst these are also ornamental species they are less obtrusive set back amongst the trees. Once the new planting establishes they will be less visible but they add to the effectiveness of the screening throughout the year. New planting would be undertaken in the 3-7m area at approximately 1m spacing with the shrubs as detailed in the schedule below. The more shade tolerant species of hazel and holly to be planted directly beneath the trees with the other species in the more open areas.

Shrubs (sq m) – Embankment (400sq m)	Height (cm)	Density	Number
<i>Corylus avellana</i> (Hazel)	40-60	1 m <sup>2</sup>	150
<i>Ilex aquifolium</i> (Holly)	20-30	1 m <sup>2</sup>	100
<i>Cornus sanguinea</i> (Dogwood)	40-60	1 m <sup>2</sup>	50
<i>Rosa canina</i> (Dog rose)	40-60	1 m <sup>2</sup>	50
<i>Viburnum opulus</i> (Guelder rose)	20-30	1 m <sup>2</sup>	50
<i>Sambucus nigra</i> (Elderberry)	40-60	1 m <sup>2</sup>	50
<i>Crataegus monogyna</i> (Hawthorn)	40-60	1 m <sup>2</sup>	50
		<b>Total</b>	<b>500</b>

Note – shrubs planted in groups of 10 – 30 of the same species randomly across the site.



### 3.2 Fencing

Brushwood thatch screening to be used as temporary screen fencing along the eastern boundary. The height proposed is 1.5m to link on to the height of the end of laurels. The screen fencing to be supported on timber stakes. An example of the fencing is illustrated below.



*Example of Brushwood Thatch Screen Fencing*

## 4.0 APPENDIX A- LANDSCAPE SPECIFICATIONS

### 1.0 Site Preparation

- 1.1 Programme of Operation: The planting shall be installed over the minimum period to complete the whole of the works. Dates are subject to discussion and agreement with suitable environmental conditions prevailing. The Contractor must verify this programme of works before commencing on site.
- 1.2 Existing Vegetation: No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the client. Existing trees to be retained, protected and undisturbed throughout the contract in accordance with tree protection measures described and in accordance with BS 5837:2012. No branches are to be cut or damaged and no roots larger than 75mm in diameter are to be cut or damaged. No fires are to be lit under or anywhere near the trees. No debris, fuel, or building material of any sort to be stacked against or piled around the trunks
- 1.4 Weed Control: All weeds shall be cut down and removed off site to a tip found by the contractor. One contact, approved, herbicide spray shall be applied to all areas of site to eliminate any remaining green weed vegetation.

### 2.0 Planting shrubs

- 2.1 Dig out holes large enough to receive the roots of the plant fully extended and well spread out. Carefully work top-soil among roots and backfill. Plants to be well firmed by heeling and the surface left neat and even. Planting must be to the same depth as in the nursery. Care must be taken not to disturb the root balls of pot grown plants and not let any roots dry out at any time.

### 3.0 Planting Season

- 3.1 Unless otherwise specified all transplanting shall be carried out between the end of October and the end of March. Container grown trees may be transplanted at times other than these at the discretion of the clients Project Manager. The transplanting shall be carried out when the weather is dull and the ground is moist and workable. On no account must the planting take place when there is freezing wind. Where approval is given by the developer to transplant between March and September, the trees shall be given a transplanting spray before transplanting and again between 7 and 10 days after planting, at the Contractor's expense.

3.2 Transplanting in Frosty Conditions: Planting of trees in frosty conditions will only be permitted if adequate precautions are taken. The prepared root balls must have additional wrapping. The bottom and sides of the tree pits, and the piles of top-soil, must be protected from freezing by the use of boards, tarpaulins or other approved materials.

3.3 Watering: During dry conditions shrubs shall be well watered especially where container plants are used outside the winter planting season.

#### **4.0 Programme of implementation**

4.1 Planting to be undertaken during the first planting season October – March following completion of building work unless otherwise agreed.

#### **5.0 Maintenance**

5.1 A maintenance programme will be drawn up ensuring that all trees that fail to make active growth are replaced during the first available planting season for the first 3 years. During March, an application of Glyphosate will control competitive weeds and grass around trees and hedges for the first 3 years after planting. A weed free zone of 1 metre around each hedge will be adequate. Glyphosate is a non selective herbicide that is absorbed through leaves. The chemical should be applied by someone who has a relevant pesticide application certificate.