



Ross Consulting

Solutions in Arboriculture and Landscape Management

CLIENT – Bert Wiegman

SITE – Greywell, Bursledon

PROJECT-Landscape Condition Discharge Report

SURVEY DATE – 4th March 2025

REPORT DATE - 6th March 2025 **Rev A** 17.03.25

COMPILED BY- William Ross

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APPENDICES

Appendix One	Landscape Plan
Appendix Two	Reference Images

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1.0 REVISION A – SUMMARY

1.1 Rationale – The original report for discharge of Landscape Conditions for **Ref H/24/97187** and **L/24/97193** as per **3.1** was submitted on 07/03/25 the report and drawing were based on the planting already carried out by the client so is a representation of as is/as built. Following submission of the as built scheme the LPA have made comments and requested some changes; these are discussed in this summary.

1.2 Consultants Comment – The summary has been added in order to address the EBC comments on behalf of the client and justify the implemented landscape scheme and retention of the existing planting.

2.0 EASTLEIGH BOUROUGH COUNCIL COMMENTS

2.1 EBC Feedback – The comments below have been made by the Landscape Officer:

Planting:

- a) Most of the trees are planted at small whip sizes but this has benefits in that trees of this size should establish more quickly.*
- b) NP1-10 Norway Maple have been planted. These trees are non-natives and will likely swamp the Beech as they are a vigorous species. These should be replaced with Field Maple (*Acer campestre*). The failed Beech should be replaced with a new whip planting (Beech establish better as container grown stock).*
- c) All new hedge planting should be spread with 75mm deep medium grade mulch (carefully spray off existing weed growth first with translocated herbicide).*
- d) The species rich grass (if not yet installed), should be implemented in late spring.*
- e) The Hibernacula need to be installed;*
- f) Query why no planting details are shown in the area south of the dwelling – On this point, if it is simply that it will remain as is, I can confirm that to our Landscape Officer.*
- g) Would be useful if further photographs could be provided of any further planting works once undertaken.*

2.2 Discussion In addition to the comments in **1.2** the consultant is presenting the clients thoughts below:

- a)** Planting of hedges and general tree planting this is standard practice for establish purposes and the consultant would have recommended this had the plan been produced from a proposal point of view
- b)** The planting has been carried out in the curtilage of a domestic garden and not a native group in a field / or part of a new woodland creation scheme. The consultant is of the opinion that trying to impose a condition of this type is unreasonable for the following reasons
 - The trees have already been planted prior to the condition being imposed
 - The plants will have begun to establish roots using their reserves and it is a total waste of healthy stock to dig them up and dispose of them
 - The planting is within a domestic garden a suitable position for non-natives/exotics
- c)** This will be carried out as per report and standard good practice
- d)** Standard good practice
- e)** Agreed, this was recommended to make additional use of the wildflower/species-rich grassland
- f)** Planting of a Yew hedge feature has been carried out as per Photograph Fifteen (Appendix Two), otherwise, it will remain as is
- g)** In all honesty, the consultant is of the opinion that this is unwarranted as domestic gardens develop over a period of time and unless it warrants a further planning application, which is highly unlikely the clients should be left to personalise their own garden

3.0 CONSULTANTS CONCLUSION

3.1 Opinion –1.2 Consultants Comments and **2.2 Discussion** present the consultant's opinion and reasoning in supporting the clients implemented planting scheme this includes 12 additional planting of Field Maple (*Acer campestre*) as replacements for the Beech in G1 NP.

3.2 Conclusion – Based on professional experience of schemes of this type I am of the opinion that the implemented planting with the minor additions provides the amenity value required to enhance the property.

William Ross 17th March 2025 Rev A

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4.0 INSTRUCTION

4.1 Received From Gail Wiegman

4.2 Purpose – To produce a landscape Report to satisfy planning conditions in relation to Eastleigh Borough Council Planning applications **Ref** H/24/97187 and L/24/97193.

5.0 INTRODUCTION

5.1 Planning Condition EBC have requested that the condition below relating to Landscape be discharged prior to planning permission being granted:

No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including trees and hedging) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

***Reason:** In the interests of the visual amenity of the locality*

5.2 Background – The client has already implemented a planting scheme which was carried out during the 2023/24 and 2024/25 planting seasons , EBC require this to be confirmed in report form in the unlikely circumstances that they need to take action to enforce the condition.

5.3 Associated Reports

- **Arboriculture** – Tree Survey Report CBA Trees November 2023 & Arboricultural Development Statement February 2024
- **ADP External Works Drawing** – Used for the Landscape Plan

5.4 Clients Proposal – As per Planning Application:

- ***Ref H/24/97187** Proposed garage with first floor ancillary accommodation, rebuilding of brick boundary wall and new internal courtyard wall (revised scheme approved under H/22/93352) together with single storey side extension to main house, alterations to existing outbuilding with attached car port linked to proposed garage and covered walkway to main house, replacement vehicular and pedestrian gates, creation of new timber gate, new wall and associated tree works and external landscaping.*
- ***L/24/97193** Listed Building Consent: Proposed garage with first floor ancillary accommodation, rebuilding of brick boundary wall and new internal courtyard wall (revised scheme approved under H/22/93352) together with single storey side extension to main house, alterations to existing outbuilding with attached car port linked to proposed garage and covered walkway to main house, replacement vehicular and pedestrian gates, creation of new timber gate, new wall and associated tree works and external landscaping.*

5.5 Landscaping – To consist of:

- New Tree Planting
- Small Copse
- New Hedges

6.0 SOIL INVESTIGATION

6.1 Desk Study – Carried out using the Cranfield University Landis® online resource:

6.1.1 Soilscape 18 – Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

- Texture – Loamy and Clayey
- Fertility – Moderate

7.0 DESIGN RATIONALE

7.1 Clients Reasoning – As per 2.2 the client has already designed and implemented the landscape planting scheme as they are keen for the new trees and hedging to establish as soon as possible in order to establish screening on the boundaries and replace trees removed on the Eastern boundary with Station Hill. The consultant carried out a site visit on 04/03/25 to confirm the site layout.

8.0 LANDCAPE SCHEME

8.1 Retained Trees – As per Table One and the landscape plan

Table One

Tree	Species
1	Oak (<i>Quercus robur</i>)
3	Oak (<i>Quercus robur</i>)
5	Magnolia spp
G9	To include ornamentals and fruit

8.2 New Planting – The client has taken a proactive approach by starting to plant in the winter of 2023/24 and continuing into the winter of 2024/25

8.2.1 Mixed Native Hedging – The weed growth will be treated with herbicide and mulched with composted woodchip to a depth of 50mm, ensuring it isn't in direct contact with the plant stems (from a tree surgeon, not decorative bark or mulch as these take longer to breakdown and aren't as good at retaining moisture)

- **Western boundary** approx. 100Lm of double row planting, to include Beech, Dog Rose, and Hawthorn transplants at an average of six plants per LM, these have been protected with spiral guards and canes for support, a leaky hose irrigation pipe has also been installed for watering during dry spells. Planted 2023/24
- **Northern Boundary 20m in length** – New hedge to include Beech and Hawthorn transplants to the Eastern end approx. 20m Lm at an average of 6per Lm Planted 2024
- **Eastern Boundary** – To the Northern end approx. 15Lm of mixed native hedging to include Beech and Hawthorn at an average of 6per Lm

8.2.2 New Tree Planting All apart from the transplanted Beech appear to be in good health

- **G1 NP** – Consists of 10 Norway Maple ,12 transplanted Beech (apparently salvaged from a hedge which have been heavily pruned, rather than being thrown as rubbish), ten of the Beech appear to be dead as a result of transplant shock, in addition there are six Hawthorn, and three Beech planted on the boundary to the South. Planted 2024
- **G2** – 30 Aspen on the Western boundary at 3m spacing Planted 2024
- **G3** – Group of 7 young Oaks on the Northern boundary Planted 2024
- **NT6,7 and 8** – Young Oak Planted 2024

8.2.3 Yew Parterre As per Photograph Fifteen (Appendix Two), a modern take on a traditional design with a centrepiece sculpture, the combination will develop into a feature giving scale to the garden as well as visual interest.

8.3 Replacement Planting of Beech in G1 NP As per 5.2.2 the Beech were salvaged from a rubbish pile, the client is proposing to wait in order to see what the success rate is and will plant Field Maple transplants at 60-90cm height as replacements in the 2025/26 planting season.

9.0 ECOLOGICAL ENHANCEMENTS

9.1.1 Tree and Hedge Planting – See 5.0

9.1.2 Hibernaculum – The consultant has identified positions for two that will be positioned in the grassland areas as per the Landscape Plan (Appendix One), there are various designs using log piles, above ground mounds or pits filled with rocks/logs etc, refer to the Frog life site for further ideas <https://www.froglife.org/tag/hibernaculum/>

9.2 Wildflower / Hay Meadow – Areas of existing Lawn as per landscape drawing which will be managed as below:

9.2.1 Year One – The long-term objective is to create areas of species-rich grassland to provide flowers for pollinating insects, foraging opportunities for birds/bats and habitat for invertebrates and small mammals, first year management will be based on the items below:

- **Initial Enrichment with Wildflower Mix – Spring** – Random plots to be scarified/raked to remove thatch, then spread a 10 mm layer of topsoil and rake in a general annual/perennial wildflower/grass seed mix ensuring it is well incorporated. Once these have established the seed will spread over the none seeded areas. This is programmed to commence in spring 2025
- **Wildflower Plugs** – The seed areas can be further enhanced by planting of perennial flower plugs at the suppliers recommended density, these will require watering for the first few weeks and during prolonged periods of dry weather to aid establishment
- **Non Seeded Areas** – Allow the remaining areas of the proposed Hay meadow area to grow uncut from February to at least August
- **First Cut of Enriched area** – Cut with a strimmer at 50mm above GL and rake up at least 50% and spread over non-seeded areas to help seed dispersal, remove cut grass once its dried out
- **Non Seeded Areas** – Cut to approx. 50mm after seed dispersal and take off grass to avoid enrichment from rotting grass aftercare and management

9.2.2 General and Future Grassland Management – The aim is to establish species rich meadow blocks spread around the existing lawn area, these will take a number of years to establish and then the wildflower areas will begin to expand over the greater lawn area as allowed.

- **Autumn/ Winter Yr 1** – Cut grass once again between December/January to replicate grazing, take arising off where appropriate
- **Spring Y2 onwards** – Leave unmown
- **Summer Yr 2 onwards** – Mow after seed dispersal in July/August and remove grass
- **Autumn Winter Yr2 Onward** – Mow as per Yr1

9.2.3 General Maintenance As above, **Do not Fertilise or use herbicides**, hand pull or dig out pernicious weeds.

9.3 Date of Original Implementation – As per 5.2

9.4 Maintenance

- All planting to be kept weed-free for the first 2 years to aid establishment.
- Hedge to be trimmed during the first growing season, in particular the top to encourage branching/thickening.

- **Formative pruning** of trees to ensure they grow into sustainable specimens with a well-balanced crown.
- **Wildflower Meadow – To be cut after flowering/seed set, arisings to be removed as per 6.2**

9.4.1 Watering As and when required during dry spells

- **Trees** – 70 litres every 2 weeks from late March to September, dependent on soil moisture, this may require increasing during extended dry periods
- **Hedging** – The Western boundary length has an irrigation pipe installed and will be watered as required ideally once a week during dry periods. The newly planted hedging will require watering once a week during dry periods

9.5 Replacement Planting In the case of losses

- **Hedges** – Any losses within the first five years are to be made good with replacement planting
- **Trees** – Any losses in the first five years are to be made good with replacement planting using the same species of a similar specification

10.0 SUMMARY

10.1 Consultants Comments – The fact that the client has taken a proactive approach in planting hedges and trees ahead of any major building works commencing indicates their commitment to enhancing the informal garden surrounding the house. The introduction of native hedge and mixed tree species in what was originally an open grass area will provide visual amenity value and opportunities for new habitat.

William Ross 6th March 2025 **Rev A** 17.03.25

General Notes
Do not scale off drawing.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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APPENDIX ONE

Key

Existing trees

Existing trees removed

Existing planting

Proposed replacement trees (subject to landscape design)

Proposed hedging (subject to landscape design)

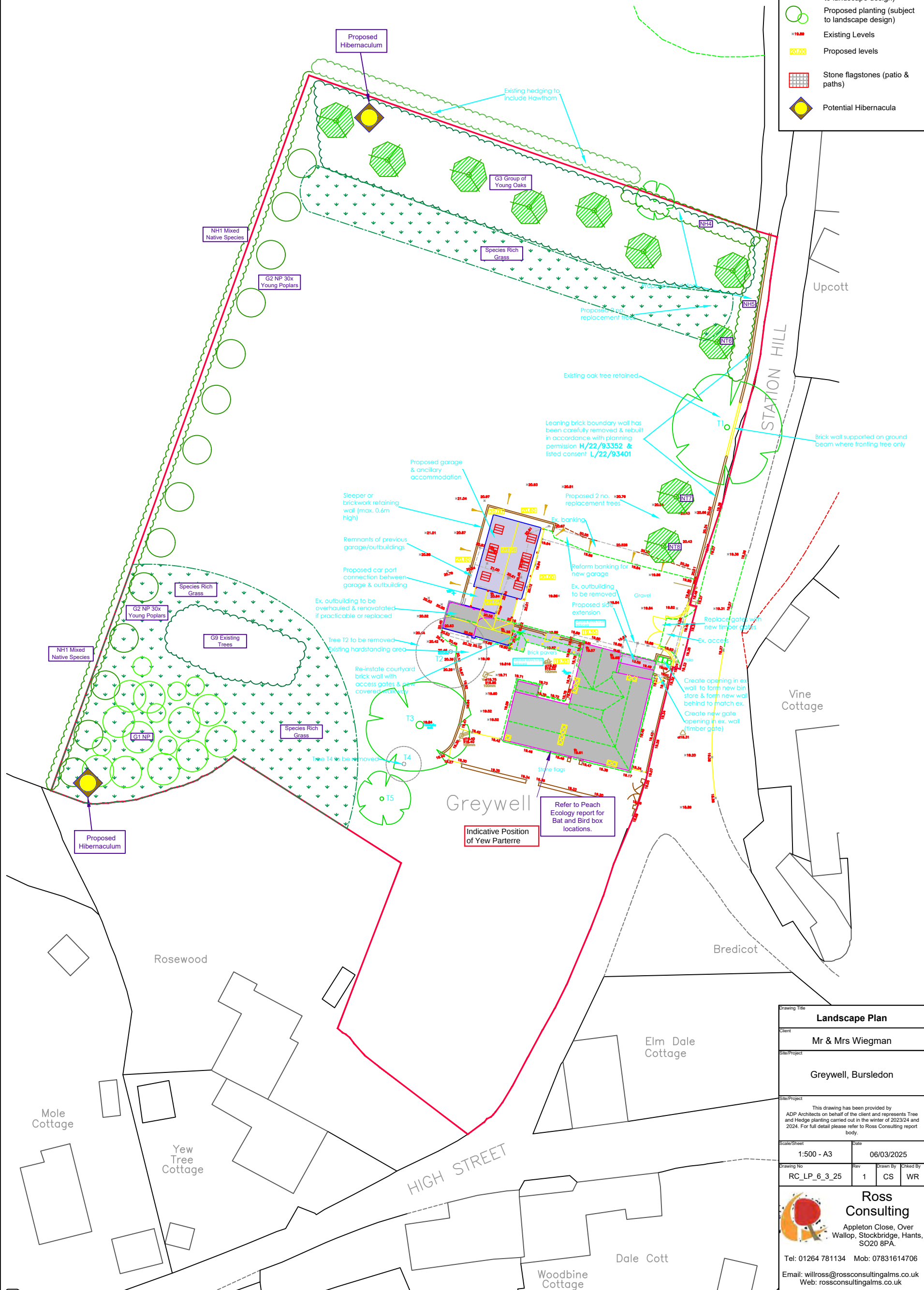
Proposed planting (subject to landscape design)

Existing Levels

Proposed levels

Stone flagstones (patio & paths)

Potential Hibernacula



Drawing Title

Landscape Plan

Client

Mr & Mrs Wiegman

Site/Project

Greywell, Bursledon

Site/Project

This drawing has been provided by ADP Architects on behalf of the client and represents Tree and Hedge planting carried out in the winter of 2023/24 and 2024. For full detail please refer to Ross Consulting report body.

Scale/Sheet

1:500 - A3

Date

06/03/2025

Drawing No

RC_LP_6_3_25

Rev

1

CS

WR

Checked By

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APPENDIX TWO

Photograph One – View to North showing G1 New Planting and G9 retained trees in the background



Photograph Two – G1 facing South



Photograph Three– G1 facing South with boundary planting in the background



Photograph Four – G9 retained trees





Photograph Five – G2 young Aspen
with mixed native hedge behind



Photograph Six – G2 young Aspen
with mixed native hedge behind



Photograph Seven – Leaky hose
Installed to water hedge



Photograph Eight – Replacement
hedge on Western end of Northern
boundary



Photograph Nine – G3



Photographs Ten and Eleven – Replacement hedge
Northern boundary





Photograph Twelve – Replacement
hedge on Northern
boundary



Photograph Thirteen – Young Oak on
Eastern boundary



Photograph Fourteen – Young Oak on Eastern boundary



Photograph Fifteen – Yew hedge feature to the South of the house