

CUMBERLAND AVENUE, HELENSBURGH PUBLIC CONSULTATION REPORT AND CONCEPT PLAN



**Prepared for
Helensburgh Community Woodlands Group
June 2017**

Iona Hyde MSc, AA Tech. Cert. Arboricultural and Environmental Consultant



PUBLIC CONSULTATION REPORT, CUMBERLAND AVENUE, HELENSBURGH

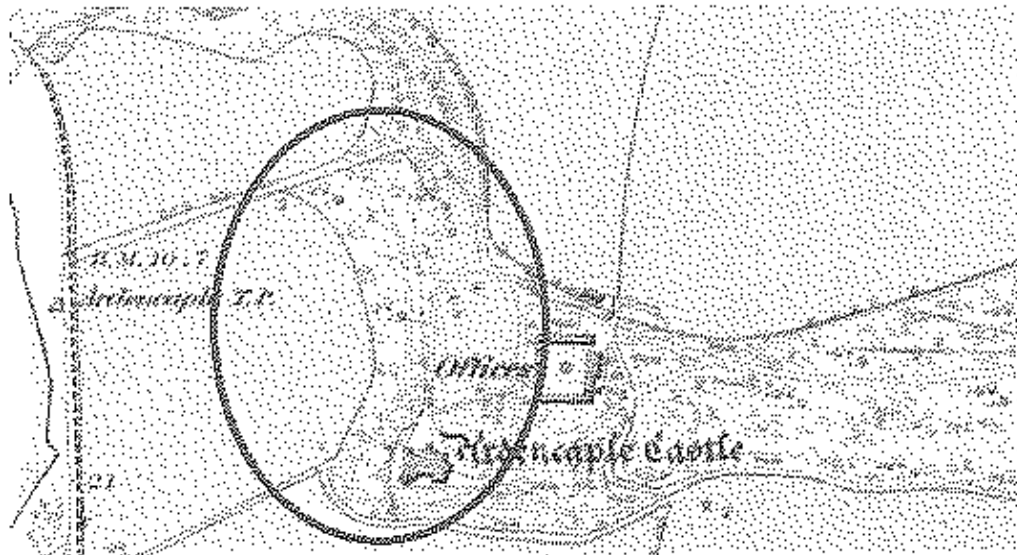
1.0 General Introduction and Summary:

This report outlines the findings of a public consultation exercise undertaken by the Helensburgh Community Woodlands Group on 20 May 2017 on the potential to develop a 0.8 ha site lying to the south of Cumberland Avenue in Helensburgh as a community woodland. The results of the public consultation exercise have then been used to produce a concept plan that reflects the majority view on the long-term use of the site as a public space.

2.0 Background:

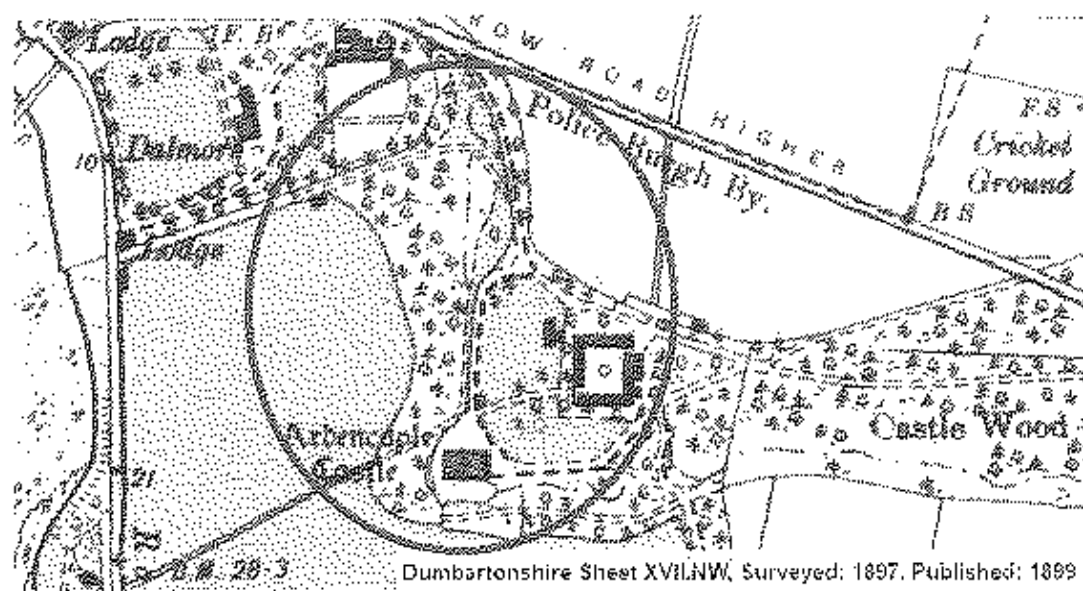
2.1 Woodland History

The study site was originally part of the grounds of Ardencaple Castle. The first edition OS map of the site (surveyed in 1860 and published in 1865) shows the area as predominantly broadleaved woodland with a path running north to south through the woodland:



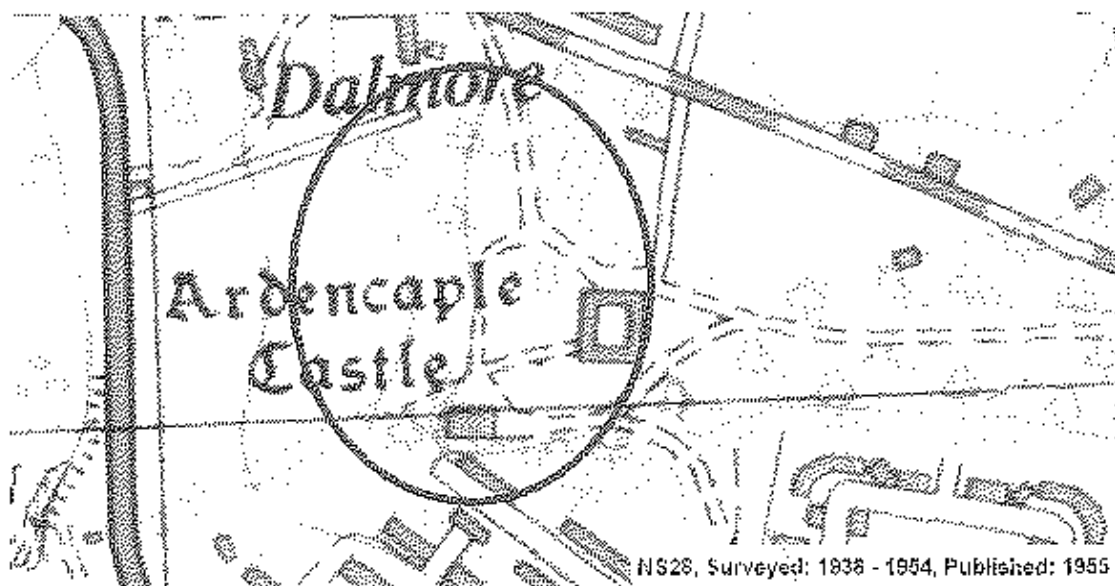
Extract from 1st Edition OS map, surveyed 1860, published 1865 (from <http://maps.nls.uk>)

By the time of the 2nd edition OS map (surveyed 1897, published 1899), the site had been under-planted with conifers and the site supported a mixed woodland.



Extract from 2nd Edition OS map, surveyed 1897, published 1899 (from <http://maps.nls.uk>)

The OS 1:25000 map from 1955 again shows broadleaved woodland on the site.



OS 1:25,000, surveyed 1938, published 1955

The current owners bought the site from the M.O.D. in 2004 along with three other sites in the locality. Following the change in ownership, Argyll & Bute Council served a Tree Preservation Order on all 4 sites (Argyll & Bute Council TPO 16/04 Woods at Cumberland Avenue – Rhu Road Higher). Two of the sites have subsequently been developed for housing. The Cumberland Road site is designated as an Open Space Protection Area in the Argyll & Bute Local Development Plan 2015. This policy dates back to 2005, when it was included in the draft local plan which was formally adopted in 2009. The woodland remains protected by the TPO and is recognised as a Key Environmental Feature within the town. At the time of purchase the site supported mixed conifer/broadleaved woodland.

2.2 Recent Planning History

In 2005 the current owners (Mrs Osborne and Mr Paterson) of most of the site submitted a planning application to Argyll & Bute Council for 7 dwellings on the site. The application was refused. In 2006 the owners applied for planning permission for 6 dwellings on the site and were again refused permission. The application was subsequently dismissed on appeal by the Scottish Government. In 2012 the owners submitted an application to Argyll & Bute Council for a single house and a community woodland. The application remains undetermined.

In May 2011, unauthorised felling of the woodland was undertaken by contractors acting on behalf of the site owners. Following an investigation by Argyll & Bute Council, approval was granted for the removal of the larch component of the woodland but no other species. Argyll & Bute Council served a Tree Replacement Notice (TRN) on the site owners in February 2013 requiring replacement of 109 trees. The landowners appealed against the TRN and the Reporter's decision (issued June 2013) upheld the TRN but reduced the number of trees to be planted from 109 to 28. The TRN required the works to be completed by November 2013. When the landowners did not complete the required works stated in the TRN, the replanting was undertaken by Argyll & Bute Council contractors. Argyll & Bute Council has served further enforcement notices on the owners. One was for unlawful use of the site for storage of building materials and another to enforce removal of the mounds of brash and log piles from the site. The enforcement notices were appealed against and upheld with the exception of that relating to the removal of the mounds of brash which still remain on the site.

Prior to the unauthorised felling on the site in 2012, a 1.8m high fence was erected along the boundary of the site with Cumberland Avenue. Enforcement action was taken against the landowner by Argyll & Bute Council and the height of the fence was subsequently reduced to 1m. The site which had previously enjoyed open access is no longer publicly accessible and

the entrance gate to the site on Cumberland Avenue is padlocked. Prior to felling and fencing, an informal footpath through the site linked Cumberland Avenue to West King Street. Access to the site from the south is now blocked as a result of an unauthorised extension of a garden on Frazer Drive. Argyll & Bute Council's Access Officer is currently investigating the alleged blocking of a public right of way.

2.3 Helensburgh Community Woodlands Group

Helensburgh Community Woodlands Group was established in 2004 by a group of residents concerned about the potential loss of local woodlands to development. The aim of the Group is to manage local woodlands for community benefit. The main emphasis of the Group's current work is to bring the Cumberland Avenue site and nearby Castle Woods into community ownership.

In November 2016 the Scottish Government approved HCWG's application to register a community interest in the land at Cumberland Avenue owned by Mrs Osborne and Mr Paterson, giving HCWG right of first refusal should the current owners ever decide to sell the land.

3.0 *General Site Description*

The study area is a 0.8ha site located within a residential area of Helensburgh at OS GR NS 282 830. The study area extends beyond the land owned by Mrs Osborne and Mr Paterson. The site is bordered on all sides by private houses and gardens with Cumberland Avenue forming the northern boundary of the site. The rear gardens of the houses on Frazer Avenue are contiguous with the eastern boundary and those on Ardencaple Drive on the western boundary. The site is 60m at its widest point and narrows towards its southern extent where it adjoins land owned by residents of West King Street and Frazer Drive that surrounds the MacAulay Tower, the only remaining part of Ardencaple Castle.

The land to the rear of Ardencaple Drive is low-lying and a belt of early mature trees remains along the boundary of the site. The land on which this belt of trees is growing is in separate ownership, however, it is understood that the land could be acquired by HCWG should it be able to purchase the land currently owned by Mrs Osborne and Mr Paterson. From this lower area, the land rises steeply to the rear of Frazer Avenue and West King Street.

As described above, with the exception of some trees along the western boundary, the site was clear felled in 2011. The planting required under the TRN was undertaken by Argyll & Bute Council to replace the felled trees. The site is not receiving any management and is now being colonised by a wide variety of trees, shrubs and aggressive weeds. Trees species colonising the area include sycamore, ash, birch and willows. Garden escapees such as Buddleia are also colonising the site. Himalayan balsam, an invasive non-native species (INNS) is now present on the site. Lack of site management is encouraging illegal fly-tipping around the perimeter of the site, particularly along the Cumberland Avenue boundary and it is likely that the INNS and garden escapees have originated from this. It is an offence to cause to grow in the wild any plant outwith its native range under the Wildlife and Natural Environment Act 2011 – see <http://www.gov.scot/Publications/2012/08/7367/5> 'In the wild' encompasses both natural and semi-natural habitats in both rural and urban environments. 'Cause to grow' means that the plant becomes present in the wild as a direct result of someone's actions, even though they did not specifically plant it there.

Several large mounds of brash remain on the site from the felling works undertaken in 2012. Parts of the site, particularly in the north western area, have been subjected to disturbance over the past few years and it is likely that the soil profile has been disturbed to some extent and that soil compaction is an issue.

4.1 Methodology

4.2 Public Consultation Exercise

The public consultation exercise was held at Lomond School Sports Hall, Rhu Road Higher, Helensburgh from 3-5 p.m. on Saturday 20 May 2017. The event was advertised in the local press, invitations were sent to all members of HCWG via email, local councilors and the MSP for the area. On the morning of the event flyers about the event were distributed to houses in the immediate area of the proposed community woodland site (see Appendix 1).

Over 40 people attended the event, although not all participated in the consultation exercises. Following an introduction from the HCWG Chair, one of the Committee members gave a presentation on the current condition of the proposed community woodland site followed by examples of the type of management issues to consider and the range of potential community uses of the site.

Following the formal presentations, the participants were divided into 3 groups, each with at least one facilitator, and offered several mechanisms for providing feedback.

The HCWG had provided a series of questions on the advertisements and flyers for the session. The flyer is reproduced in Appendix 1. The questions were designed to stimulate initial discussion on management aims and objectives of the site and were not provided as an exhaustive list of issues for consideration. Each group was encouraged to have an open discussion on their aspirations for the site, how it should be developed for community use and what the aims and objectives for management should be. The facilitator for each group noted the main points of discussions on a flip-chart and these are reproduced in Appendix 2.

Each participant was also asked to complete the questionnaire reproduced in Appendix 3. The questionnaire listed 15 potential uses for site which are commonly incorporated into community woodlands and ask participants to rank their 5 preferred priority uses (with 1 representing the highest priority use).

Each group was also provided with several A2 and A3 maps of the site and post-it pads and asked to annotate the maps and offer comments via the post-it notes to provide feedback.

The group sessions generally focussed on the issues raised in the presentation, the prepared questions provided by HCWG and the list of uses provided in the questionnaire. The group discussions lasted approximately 45 minutes.

Following the meeting, HCWG distributed via email the questionnaire to all members, requesting that those who did not return a completed questionnaire at the meeting, did so via email.

5.1 Analysis

5.2 Questionnaire

A total of 24 questionnaires were returned (18 at the event and 6 via email during the week following the event). Unfortunately 3 questionnaires were not included in the analysis because the participants had not prioritised uses as requested and/or had listed multiple uses for each priority. Several participants selected less than 5 uses and these were scored and included accordingly.

Each priority value in each questionnaire was given a score, so that an overall score for each priority use could be determined as follows:

Priority of Use (where 1 is highest priority)	Score
1	5
2	4
3	3
4	2
5	1

This basic scoring system provided a score for each use so that the most preferred use achieves the highest score. The results were as follows:

Potential site use	Overall Score	Priority Order (where 1 is highest)
Development of a diverse woodland of native trees and plants	63	1
Improved biodiversity	54	2
Improved amenity	30	3
Provision of access (specifically a link foot path to West King Street)	29	4
Development of a meadow area	23	5
Provision of an all-abilities circular route	18	6
Provision of picnic benches	13	7
Use of the site as an educational resource	12	8
Use of the site by other community groups (e.g. Men's Shed Association, Forest Schools etc.)	11	9
Use of the site for other community activities (e.g. street parties, community festivals)	10	10
Local food production e.g. community orchard	6	11
Provision of children's play equipment	5	12
Work parties and training events	3	13
Provision of a dog exercising area	3	14
Development of an outdoor gym or similar	–	15

From the questionnaire results, local residents therefore consider the following as the 5 priority uses of the site as follows (with 1 being the highest priority):

1. Development of a diverse woodland with native trees and plants.
2. Improved biodiversity.
3. Improved amenity.
4. Provision of access (specifically a link footpath to West King Street).
5. Development of a meadow area.

5.3 Group Discussions

The facilitator notes of each group discussion are reproduced in Appendix 2. Some key common themes emerged from each discussion group on the future use of the site:

- Development of a 'natural' woodland.
- Development of a woodland with an open structure.
- Planting of small trees and shrubs adjacent to houses to minimise future shading.
- Boundaries with neighbouring properties should be secure but natural.
- Improved site amenity.
- Improved site biodiversity.
- Provision of a link footpath from Cumberland Avenue to West King Street.
- Low-key, informal recreational use of the site only – no formal facilities.
- Provision of a short all-abilities circular path through the northern part of the site.
- Creation of a small, open meadow area in the northern part of the site.
- Need for dog bins to be provided near entrance/exit points where they can be easily accessed by Council representatives for emptying.
- Within the site all dogs must be kept on leads.
- Potential for anti-social behaviour.

5.4 Individual Representations

Two individual written responses were also received which are reproduced in Appendix 4 and one comment in a covering email returning a completed questionnaire. The common themes described in section 5.2 are evident in these responses too.

6.1 Management Objectives

From the feedback received at the public consultation exercise, it is clear that the majority opinion of the local community is that the site should be restored to its former use of an amenity woodland providing through access to West King Street and low-key informal

recreation. The location of the site within a residential area, its proximity to other areas of public open space providing more formal recreation facilities (e.g. children's play equipment at Kidston Park) and the limited extent of the site appear to have influenced opinion.

The key management concerns were considered to be management of dogs and dog waste, the potential for anti-social behaviour, management of vegetation and long-term funding of site management.

The following site management objectives have been derived from the above analysis and will create and manage a community woodland that reflects the majority opinion:

Principal management objectives:

- Reinststate and manage to maintain broadleaved woodland throughout most of the site at varying densities.
- Reinststate public access through the site, particularly the link path from Cumberland Avenue to West King Street.
- Create a circular all-abilities path within the northern part of the site.
- Create and maintain a managed open meadow area within the north of the site.
- Enhance the biodiversity value of the site by managing the developing woodland to provide habitat for associated woodland species.
- Create and maintain a species rich herb layer within the developing woodland to encourage colonisation of the site by native pollinators and other invertebrates.
- Manage the site to remove all Himalayan balsam and ensure that it remains free from all invasive non-native species, including garden escapees.
- Manage site boundaries to ensure on-going security and privacy of neighbouring properties while ensuring that site amenity is not compromised;
 - Encourage responsible use of the site by dog-owners;
 - Encourage active, on-going community involvement in development and management of the site.

7.1 *Proposed Concept Plan for Site Development and Management*

Refer to drawing numbers 2017/01a and 2017/01b and Appendices 5 – 8.

Please note that due to the current owners' decision to prevent public access to the site, the author of this report has been unable to undertake any site investigations so the proposed concept plan is based on the results of the public consultation exercise. Once public access is secured to the site and a full site investigation can be carried out, minor amendments to the proposals and proposed site layout may be required.

7.2 Site preparation

The following works will be required to prepare the site for planting and development as a community woodland:

- Removal from the site of all brash and arisings from previous felling on the site.
- Removal of fencing from Cumberland Avenue boundary and all fly-tipping and other waste.
- Eradication of Himalayan balsam by chemical control and hand pulling.
- Removal of competing vegetation.
- Possible re-location of existing new planting within the site.
- Cultivation of areas of soil to be planted to a depth of 400mm and removal of all roots, stones greater than 45mm, bricks and other inorganic material. Within the root zones of existing trees, this will need to be undertaken by hand using hand tools.
- Possible importation of top-soil where the existing soil structure has been damaged. Top soil imported to the site should be done so in accordance with BS 3882:2007 (Specification for Top-soil and Requirements for Use) and spread to depths of 150mm for areas to be grassed areas and 300mm for areas to be planted.
- A ground inspection of all existing trees within the site will be undertaken following the principles of Visual Tree Inspection (VTA) and remedial works undertaken as necessary. Any necessary felling licences and permissions under the Town and Country Planning (Scotland) Act 1997 will be sought prior to tree works being undertaken.

7.3 Woodland Planting (See Drawing Number 2017/01a and Appendices 5 and 6 for Woodland Planting and Wildflower and Grass Mix Specifications)

In order to re-instate woodland on the site of appropriate species while ensuring that its design and composition are appropriate to the site and reflect the recommendations of the surrounding residents, the following is proposed:

- A 3m strip of native shrubs including hawthorn, blackthorn, elder, holly, hazel, dog rose, honeysuckle and guelder rose should be planted along the eastern boundary of the site and managed to keep it free of any natural regeneration of larger tree species to avoid future over-shading of the adjacent properties (see Specification for Planting Mix 1 in Appendix 5).

Open glades can be incorporated into the design of the planting to allow access onto the site from the gardens of Frazer Avenue.

- The slope area should be planted with a variety of small and medium tree species including silver birch, aspen, rowan, whitebeam, bird cherry, gean, crab apple, wych elm, field maple, holly and hazel planted at a 3m spacing with some sessile oak planted along the bottom of the slope to introduce some structural diversity to the stand without eventually shading the properties on Frazer Avenue (see Specification for Planting Mix 2 in Appendix 5).
- Some additional planting along the western boundary (to the rear of the properties on Ardencaple Drive) should be undertaken to gap-up the row of existing trees to provide a robust boundary between the community woodland and the private gardens and ensure on-going privacy. Rowans, whitebeams and silver birch would be appropriate species to plant in the gaps, planted as advanced stock (See Specification for Advanced Stock in Appendix 5).
- A mix of spring flowering and/or autumn berry-bearing species such as rowan, whitebeam, bird cherry and gean should be planted as advanced stock adjacent to Cumberland Avenue to provide an attractive entrance and frontage to the community woodland (see Specification for Advanced Stock in Appendix 5).
- The field layer should be established with a wild flower seed mix which will provide an attractive display and attract pollinators to the site while tree cover is establishing, accepting that some of this diversity will disappear as the tree canopy develops (see Specification for Wildflower and Grass Mix in Appendix 6).
- Introduce woodland herb layer plants to the site such as (native) bluebell, red campion and dog's mercury (sourced from a supplier that has adopted Flora Locale and Plantlife's Code of Practice for Collectors, Growers and Suppliers of Native Flora – see <https://www.floralocale.org/d313>).
- Introduce a mowing regime for the herb layer that will maintain diversity and prevent the sward becoming rank and dominated by aggressive species.

7.4 Meadow/Open Space (See Drawing Number 2017/01a and Meadow Grass Mix Specification in Appendix 6)

The area of proposed open space is likely to be used for play, community events etc. and will require regular maintenance and mowing (at least every 2-3 weeks during the growing season). It is proposed to:

- Sow the area with a grass seed mix that will produce a sward with low mowing requirements that can withstand heavy use.

7.5 Access (See Drawing Number 2017/01b and Appendix 7 for Specifications)

It is proposed to reinstate public access to the site as follows:

- Develop 140m circular Toptrec (semi-bound) path at the northern end of the site beginning and ending at Cumberland Avenue to provide all-abilities access to the part of the site where the topography is suitable.
- Develop 180m of 1.5m wide whindust (unbound) path extending south through the site from the all-abilities path to provide a pedestrian link through to West King Street.

7.6 Boundaries (See Appendix B for Hedging and Fencing Specifications)

Boundary treatments are proposed as follows:

- Stockade fences will be erected along any boundaries with adjacent residential properties where no fences exist at present.
- The existing belt of semi-mature trees along the western boundary will be maintained and managed through regular inspections (by a trained and fully-insured arborist) and remedial works carried out accordingly. Some additional planting is recommended as detailed in Section 7.2.
- The boundary with Cumberland Avenue will be planted with a mixed native hedge with a post and wire fence on the roadside boundary.

7.7 Dogs (See Drawing Number 2017/01b)

Exclusion of dogs from the site is an unrealistic aspiration. It is proposed that:

- Signs are erected at site entrances requesting dog owners to keep dogs on leads.
- HCWG approaches Argyll & Bute Council to request that dog waste/litter bins are installed adjacent to the entrances to the site from the public roads at Cumberland Avenue and West King Street.
- HCWG works with the local dog warden to encourage responsible dog ownership locally.

7.8 Signage and Communication (See Drawing Number 2017/01b)

Some signage at the entrances could help to assist with on-going community engagement as well as remind visitors to the site that it is community owned and managed. It is proposed that:

- Welcome signs/ interpretation panels are installed at the site entrances.

8.0 Permissions and Consents

8.1 Tree Preservation Order

The remaining trees on the site (including the new planting) is protected the Argyll & Bute Council TPO 16/04 Woods at Cumberland Avenue – Rhu Road Higher. The TPO requires anyone wishing to undertake works to trees on the site (including felling or remedial works) to apply to the local planning authority (Argyll & Bute Council) to obtain permission to undertake any works to any trees on the site. This would include any relocation of the new planting undertaken by Argyll & Bute Council under the Tree Replacement Notice.

8.2 Felling Licence

To fell trees it is necessary to obtain a licence from Forestry Commission Scotland unless any exemptions apply. There are five categories of felling licence exemption:

- Location
- Type of tree work
- Volume and diameter
- Other permissions
- Legal and statutory requirements

Further details are provided in the table in Appendix 3.

Anyone intending to fell trees should contact their local Forestry Commission Conservancy Office prior to commencement of works to confirm that a licence is not required.

Perth and Argyll Conservancy

Upper Battleby

Redgorton

Perth

PH1 3EN

Tel: 0300 067 6005

Email: panda.cons@forestry.gov.uk

8.3 Wildlife

Bats

In Britain all bat species and their roosts are legally protected, by both domestic and international legislation. In Scotland, the key legislation that applies is the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). It is criminal offence in the UK to:

- deliberately capture, injure or kill a bat;
- intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; or
- intentionally or recklessly obstruct access to a bat roost.

Licences to permit illegal activities relating to bats and their roost sites can be issued for specific purposes by Scottish Natural Heritage. These are called 'derogation licences' or 'European Protected Species' licences, and are issued under the Habitats Regulations. It is an offence not to comply with the terms and conditions of a derogation licence. Work that affects bats or roosts undertaken without a licence is a criminal offence (see <http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/which-and-how/mammals/bat-protection/> for further information).

Birds

In Scotland, all wild birds, their nests and their eggs are protected by the Wildlife and Countryside Act (1981) as amended by the Nature Conservation (Scotland) Act 2004. Further protection is offered to some species of birds that are particularly sensitive to disturbance. The amount of protection afforded to wild birds varies depending on whether the species are listed on various Schedules or Licences (see <http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/which-and-how/birds/> for more information on this).

In summary, it is an offence to intentionally or recklessly:

- kill, injure or take a wild bird;
- take, damage, destroy or interfere with a nest of any wild bird whilst it is in use or being built
- obstruct or prevent any wild bird from using its nest; or
- take or destroy an egg of any wild bird.

Other species

Other protected species of wildlife may also be affected by tree works, for example, squirrels and pine martens as well as mosses and lichens (see <http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/protected-species-az/> for further information).

9.1 *Potential Sources of Funding*

Scottish Land Fund

<https://www.biglotteryfund.org.uk/scottishlandfund>

The Scottish Land Fund supports rural and urban communities to become more resilient and sustainable through the ownership and management of land and land assets.

Funded by the Scottish Government and delivered in partnership by the Big Lottery Fund and Highlands and Islands Enterprise, it offers grants of up to £1 million to help communities take ownership of the land and buildings that matter to them, as well as practical support to develop their aspirations into viable projects.

Heritage Lottery Fund – Heritage Grants

<https://www.hlf.org.uk/looking-funding/our-grant-programmes/heritage-grants>

HLF supports all kinds of projects provided they make a lasting difference to communities.

HLF offers a wide variety of grants. The most appropriate fund for this project is the Heritage Grants.

People's Post-code Lottery Trust

<http://www.postcodelocaltrust.org.uk/>

The People's Post-code Lottery run various grant schemes to help local communities. The Post-Code Local Trust is likely to be the most relevant to the proposed community woodland at Cumberland Avenue.

Forestry Commission Seedcorn Community Grants

<http://scotland.forestry.gov.uk/supporting/strategy-policy-guidance/communities>

As there is currently no woodland on the site, it is not eligible for SRDP Forestry Grant Scheme. However, Forestry Commission Scotland supports the use and enjoyment of woodlands by communities through its Community Seedcorn Fund. Grants are available for a variety of projects.

Argyll & Bute Council – Supporting Communities Fund

<https://www.argyll-bute.gov.uk/council-and-government/third-sector-grants>

The Supporting Communities Fund is aimed at supporting communities and helping to kick-start new projects and events.

The funding is available to organisations to allow them to deliver the services and/or projects that meet the six objectives detailed in the single outcome agreement (<https://www.argyll-bute.gov.uk/council-and-government/community-plan-and-single-outcome-agreement>).

Woodland Trust Scotland – MOREwoods

https://www.woodlandtrust.org.uk/plant-trees/large-scale/?gclid=Ci3iz6OWttQCFYk_GwodgOYEXA&gclidsrc=aw.rls

The Woodland Trust's MOREwoods is a flexible tree planting scheme providing support for small-scale (up to about 3ha) woodland and scattered tree planting. The standard rate is 60% of costs of trees (native species only), stakes and guards but additional funding can be available depending on circumstances.

Crowdfunding

Crowdfunding is a way of raising finance by asking a large number of people each for a small amount of money. Traditionally, financing a business, project or venture involved asking a few people for large sums of money. Crowdfunding switches this idea around, using the internet to reach interested people. Typically, those seeking funds will set up a profile of their project on a website such as those run by <https://www.ulcfa.org.uk/about-us/>. They can then use social media, alongside traditional networks of friends, family and work acquaintances, to raise money. Crowdfunding is becoming an increasingly popular mechanism to finance community projects but is not a reliable mechanism for on-going fund raising and so is more suitable for one-off projects.

Iona Hyde B.Sc. (Hons.), MSc, AA Tech. Cert

Arboricultural and Environmental Consultant

June 2017

WHAT DO YOU THINK SHOULD
HAPPEN TO THE LAND AT
CUMBERLAND AVENUE?



OPEN MEETING TODAY 20 MAY
EVERYONE WELCOME!

VENUE: Lomond School Sports Hall, Rhu Road Higher
TIME: 3 – 5 pm

We're keen to know your choices on:

- What kind of trees and shrubs should we aim to plant and where?
- Where should footpaths be provided?
- Should we retain or remove the mounds left from earlier felling?
- Should we create a central open space?
- Are boundary fences needed?
- How can dogs best be managed?



www.hcwj.co.uk

Charity Number
SC044648



CUMBERLAND AVENUE COMMUNITY WOODLAND PUBLIC CONSULTATION QUESTIONNAIRE

In November 2016, HCWG's application to register a community interest in the land at Cumberland Avenue was approved by Scottish Government as a first step towards a community buy out of the land.

HCWG is now seeking the opinion of local residents on how to turn this neglected area of land into a real environmental asset for the community.

Please indicate in the table below what you consider the 5 most important uses for the site to be by allocating the numbers 1 – 5 to your preferred priority uses, starting with 1 for the most important use.

Potential site use	Priority
Improved amenity	
Improved biodiversity	
Provision of access (specifically a link foot path to West King Street)	
Provision of an all-abilities circular route	
Development of a meadow area	
Provision of a dog exercising area	
Provision of picnic benches	
Development of an outdoor gym or similar	
Local food production e.g. community orchard	
Development of a diverse woodland of native trees and plants	
Provision of children's play equipment	
Work parties and training events	
Use of the site as an educational resource	
Use of the site for other community activities (e.g. street parties, community festivals)	
Use of the site by other community groups (e.g. Men's Shed Association, Forest Schools etc.)	
Other (please state):	

If you have any other comments or suggestions about the future of the site, please feel free to write on the reverse side of the paper.

Please return the completed questionnaire to a facilitator at the consultative meeting on 20 May or email to igms@ionality.co.uk

Cumberland Ave, Community Consultation: Group Comments

Group 1

Discussion Comments:

- Improve site visually (tidy up).
- Improve habitat.
- Security for neighbouring gardens and houses.
- Noise issues.
- What impact does the OSPA designation have on access?
- How would the woodland be maintained? What happens if the current committee leaves?
- Trees should be planted to help with drainage, screening, shelter (windbreak), to attract associated species (bees, birds etc.).
- Natural hedgerows.
- Security for neighbouring gardens and properties.
- No seating area.
- Children's play parks already provided in the town; site too small to accommodate equipment.
- Need to recognise that the site is part of the urban environment and that use may require monitoring.
- Potential for anti-social behaviour.
- Does the TPO restrict the use of the site?
- Public liability – keep it simple to reduce risks and potential liabilities.
- Dog bins need to be provided and located where they can be easily accessed for emptying by council operatives.
- Capital and on-going costs - how will this be met? Availability of grants?

Mapping and Post-it Comments Exercise:

One map returned with 24 post-it comments as follows:

- No picnic benches.
- No to picnic benches.
- No to outdoor gym.
- No play park/gym. Community have this already 5 minutes away at Kidston Park and Hermitage Park. There is no need for these.
- Area too small to develop open space/leisure/educational facilities.
- Small area cannot take over-development.

- Natural area; site too small or facilities.
- Tidy up; stick to natural area.
- Keep the area as natural as possible.
- Plants that are easy to maintain should be planted.
- Plants low-maintenance. Managed for height not close to gardens/property.
- Issues – sustainability and maintenance.
- Further consultation needed as people unable to attend today. One event is not good enough for a proper consultation.
- Would welcome another consultation event.
- At the moment no anti-social issue. Walkway could bring this.
- Homeowner facing site worried about anti-social gatherings in clear areas or too much clearing.
- Concerns about over-flowing dog bins.
- Provide a bin – for dogs.
- Dog fouling; unseen chance to foul; no bin opposite houses.
- Security a major concern if area opened up.
- Minimal; simple; development; maintenance kept to a very low cost.
- Only pedestrian access; no vehicular access; small entrance.
- Woodland meadow area (restricted site).
- Keep it simple.

Cumberland Ave, Community Consultation: Group Comments

Group 2

Discussion Comments:

- Long-term management.
- Boundaries with adjacent properties need to be robust and secure to deter unauthorised entry.
- Dogs on leads only.
- Bins (mixed waste – dog and general) need to be provided and located where they can be easily accessed for emptying by council operatives.
- The site should be developed with a balance of natural and managed habitat.
- Small trees.
- No open water.
- Management of fire risk.
- A link path should be provided but surfaced to deter skateboards and cyclists. Should be designated as a core path.
- All abilities access to a small area not the whole site.
- No play equipment. Keep it natural.
- Education – forest schools?
- Could be used for community events and as a gathering area (but anti-social behaviour could be an issue). Covered area.
- Story telling corner (with small log seats).

Mapping and Post-it Comments Exercise:

Three maps were returned all with link path shown.

Two with a circular all-abilities path leading from Cumberland Avenue – path in northern section of site only.

Meadow area shown on all 3 maps in northern part of site - immediately adjacent to Cumberland Ave on 2 maps and north-central on one.

'Buffer zone shrubberies' identified on one map adjacent to gardens of adjacent properties.

'Bigger trees' along western boundary and 'trees not too high' identified on eastern boundary on one map.

No post-it comments made.

Cumberland Ave, Community Consultation: Group Comments

Group 3

Discussion Comments:

- Develop site as a quiet area for informal recreation.
- Improved amenity.
- As much biodiversity as possible.
- Natural woodland (native) but not too dense.
- Open meadow area desirable.
- No picnic benches.
- No play equipment- not a public park.
- Fruit trees should be included in the planting mix.
- Potential for anti-social behaviour.
- Consideration should be given to immediate neighbouring properties in relation to design of planting and boundaries.
- Control of invasive species – Japanese knotweed and Himalayan balsam particularly.
- Safety/security of site users and neighbours
- Fences definitely required between site and neighbouring gardens, preferably with hedges.
- Dogs on leads only.
- Specific area for dogs (toilet)?
- Dog waste bins should be provided.
- Is the land contaminated?
- Trees on site boundaries - risk assessment and remedial works.
- Fly –tipping.
- Encroachment onto site by adjacent gardens.
- Community involvement in management would be positive.

Mapping and Post-it Comments Exercise:

One map was returned showing a link path from Cumberland Avenue to Ardencaple Quadrant.

No post-it comments were made.

Written response (anonymous) received at Consultation Meeting 22 May 2017:

'Buffer zone' of densely planted shrubs up slope towards Frazer Ave so public isn't encouraged too close to people's boundary fences for privacy and security reasons.

Large trees kept to lower ground to avoid losing the valued views.

Area around the Tower needs to be brought into the plan as the neighbouring houses have claimed a lot of the space into their own gardens. This will allow the access to continue through from the Tower to Cumberland Ave.

The area should be returned as a 'wood' primarily rather than a community activity centre.

Encouraging wildlife back in, bird nesting boxes, hedgehog boxes, bee nests etc. not overly managed and leading to noise, trampling and anti-social behaviour. Once small, open grassy area for socialising near the entrance and one path through to the Tower.

A wood not a park.

Written response received by email (name supplied):

Basically I am in favour of the woods off Cumberland Avenue being cleaned up (e.g. removing stumps, fence by roadside and other debris left by the current owner), then restored to a natural woodland of native trees through which any pedestrian may wander.

I have not been on the site since it was fenced off from the roadside, so cannot say exactly what should be retained or removed.

I would also like to encourage:

- a selection of native plants, and
- small wild animals and birds.

I see the woods as being particularly suitable for:

- young children exercise e.g. running about and playing, with each other, their parents or grandparents
- educating young people about trees, plants & small animals
- older people who would appreciate a shorter walk than round Duchess Woods, and nearer their home.

The basic facilities should be provided e.g. foot-paths, a few benches and some litter bins.

I would be delighted to see the provision of children's play or other equipment, provided we are confident that we would have adequate financial & other resources for their maintenance.

This is a modest sized area, so we should not be too ambitious when planning what other facilities could be provided.

Remember swings & roundabouts etc. are available in Kidston Park.

Also mountain bikes would be dangerous, so should be discouraged.

It would be impractical to exclude dogs from this area, but they would have to be accompanied by, and under the control of, a responsible person.

For example, owners of adjacent houses should not let their dogs out through their back gardens into these woodlands to run free in the morning, whilst they have breakfast and prepare to go to work!

I would be cautious about making any announcement at this early stage about an outdoor gym, or other community activities or groups.

Written response received by email (name supplied).

Dogs on leads! Bins at every entrance.

(i) Planting Mix 1

A shrub belt approximately 2m in width (approximately 480m²) will be established along the boundary of the community woodland site and the gardens on Frazer Avenue. The mix will comprise the following species planted to the specification below:

Crataegus monogyna – hawthorn

Prunus spinosa – blackthorn

Corylus avellana – hazel

Sambucus nigra – elder

Ilex aquifolium – holly

Rosa canina – Dog rose

Viburnum opulus - Guelder rose

- Planting will be at 1.0m spacings (10,000 stems per hectare) (approximately 480 plants);
- Plants will be 1 + 1 30 – 45cm bareroot transplants and comply with BS 3639:1992 Nursery Stock Specification for Trees and Shrubs;
- Areas to be planted will be treated with a non-residual herbicide prior to planting;
- Plants will be notch planted and protected with 0.6m tubes or mesh shrub guards, whichever is appropriate, and suitably staked and supported;
- Plants will be planted in single-species groups of 5- 7 plants;
- All planting will take place between October and March;
- All shrubs will be maintained until establishment with annual weeding and feeding as appropriate.

(ii) Planting Mix 2

The slope (approximately 2690m²) will be planted with the following species mix to the specification below:

Sorbus aucuparia – Rowan

Betula pendula – Silver birch

Sorbus aria – Whitebeam

Sorbus x intermedia – Swedish whitebeam

Prunus avium – Wild cherry/gean

Prunus padus – Bird cherry

Malus sylvestris - Crab apple

Ulmus glabra – Wych elm
Corylus avellana – Hazel
Ilex aquifolium – Holly
Acer campestre – Field maple
Alnus glutinosa – Alder
Quercus petraea – Sessile oak

- Planting will be at approximately 3.0m spacings (1100 stems per hectare) (approximately 900 plants);
- Plants will be 1 + 1 30 – 45cm bareroot transplants and comply with BS 3639:1992 Nursery Stock Specification for Trees and Shrubs;
- Areas to be planted will be treated with a non-residual herbicide prior to planting;
- Plants will be notch planted and protected with 0.6m tubes or mesh shrub guards, whichever is appropriate, and suitably staked and supported;
- Planting will be in a random pattern to achieve a more natural looking design;
- All planting will take place between October and March;
- All shrubs will be maintained until establishment with annual weeding and feeding as appropriate.
- Planting of oak will be restricted to the lower slope and a total of 20 trees will be included in the planting mix.
- Planting of alder will be restricted to wetter parts of the site.

(iii) Specification for Planting Advanced Stock

Planting of 20-25no. of trees using advanced stock is recommended adjacent to Cumberland Avenue. It is also recommended that approximately 3no. trees are planted to gap-up the existing planting along the western boundary. The following species are recommended:

- The trees will be planted as light standards (6-8cm girth and 2.5 -3.0m in height with a clear stem up to a height of at least 1.75m) using containerised stock (preferably in 'Air Pots');
- All plants will comply with BS 3639:1992 Nursery Stock Specification for Trees and Shrubs;
- The excavated planting pits will be of sufficient size to accommodate the root-ball or container, allowing approximately 500mm clearance around the root ball. Before planting the sides of the pit shall be broken up and the base dug over to a depth of 3000mm to improve drainage. If natural drainage in the pits is found to be poor, a drainage layer (200mm of gravel covered with terram) will be included below the base of the pit;
- Trees will be planted to nursery mark;

- Trees will be back-filled with 50% excavated material mixed with 50% peat-free planting compost and 300g bonemeal;
- Backfill will be firmed in around the rootball to prevent any air pockets;
- Each tree will be double staked with short stakes and a crossbar. Stakes driven 30cm into the base of the pit prior to planting and attached to the planted tree at approximately 60cm above ground level by a tree tie/strap;
- At completion of planting all trees to be watered to field capacity to ensure settlement of backfilling pit. Following settlement, ground levels will be made up with backfill mix as necessary;
- Following settlement, an organic mulch will be applied to each tree pit to a depth of not less than 50mm;
- Each tree will be protected from strimmer and mowers with an 1m high strimmer guard.

Grass Mix for Open/Meadow Area

- The existing soil will be cultivated to a depth of 200mm to alleviate compaction;
- All pernicious weeds and aggressive grasses will be removed either by hand or by spot-spraying with a translocated herbicide such as Glyphosate;
- Stones greater than 45mm will be removed;
- During the first autumn (or following spring) following site preparation the area will be surface sown with the grass mix for low mowing requirements shown in table 1 at a rate of 40-45kg/ha in accordance with BS 4428:1989 Code of Practice for General Landscape Operations.
- Mowing to be undertaken as required.

Grass Species		% of Total Seed Mix
Chewings fescue	<i>Festuca rubra ssp. communata</i>	55
Creeping red fescue	<i>Festuca rubra</i>	15
Slender creeping red fescue	<i>Festuca rubra ssp. litoralis</i>	15
Smooth stalk meadow grass	<i>Poa pratensis</i>	15
Sowing rate		40-45g/ m ²

All other areas will be sown with a grass and wildflower mix suitable for a new native woodland site.

Woodland Grass and Wildflower Mix

- All pernicious weeds and aggressive grasses will be removed either by hand or by spot-spraying with a translocated herbicide such as Glyphosate;
- During the first autumn following site preparation the area will be surface sown with the grass and wildflower mix shown in table 1 at a rate of 40kg/ha (4g/m²);
- If possible, the seed mix will be obtained through a supplier that has adopted Flora Locale and Plantlife's Code of Practice for Collectors, Growers and Suppliers of Native Flora (see www.floralocale.org);
- After sowing, mowing will be undertaken if required to keep the grass short (30-50mm) until the following April. The grass will then be left until August at which time the area will then be managed as established grassland and mown in late summer. It should be

noted that some perennial species can be slow to germinate and may not do so until the second or subsequent years after sowing;

- In the second and subsequent years the grassland will be managed by mowing mid-summer (July) to allow flowering and seeding after which it will be cut, left on site to dry and shed seed for up to 7 days and then removed from the site (to keep fertility low).

Table 2		
Grass Species		% of Total Seed Mix
Common bent	<i>Agrostis capillaris</i>	12.5
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	2.5
False broom	<i>Brachypodium sylvaticum</i>	8.75
Crested dogtail	<i>Cynosurus cristatus</i>	35
Tufted hair grass	<i>Deschampsia cespitosa</i>	1.25
Wood meadow grass	<i>Poa nemoralis</i>	15
Slender creeping red fescue	<i>Festuca rubra</i>	25
Sowing rate		50kg/ha (5g/m²)
Wildflower Species		
Garlic mustard	<i>Alliaria petiolate</i>	15
Ramsons	<i>Allium ursinum</i>	5
Betony	<i>Betonica officinalis</i> (<i>Stachys officinalis</i>)	6
Foxglove	<i>Digitalis purpurea</i>	5
Meadowsweet	<i>Filipendula ulmaria</i>	10
Hedge bedstraw	<i>Galium album</i> (<i>Galium mollugo</i>)	5

Wood avens	Geum urbanum	15
------------	--------------	----

Bluebells	Hyacinthoides non – scripta	13
Hairy St. John's Wort	Hypericum hirsutum	2
Primrose	Prunella vulgaris	5
Red campion	Silene dioica	7
Sowing rate		15kg/ha (1.5g/m ²)

A. WHIN DUST PATH SPECIFICATION FOR LINK PATH (from <http://www.pathsforall.org.uk/pfa/lowland-paths-guide/specifications.html>)

Note: These specification details should be read in Whin Dust Path SPECIFICATION DETAILS – SPEC/WDP/02 conjunction with standard detail drawing layer Sub base Material Specification Details SD/WDP/02 – Whin Dust Path (Semi Tray Excavation).

Sub-base layer	40mm (0/40) or 20mm (0/20) DTp Type 1 granular sub base. Optional base: scalpings, road planings, crusher run or crushed demolition waste with DTp Type 1 granular sub base or similar quality recycled granular sub base laid on top.
Surface layer	6mm (0/6) quarry whin dust.
Geotextile (if required)	Geotextile Autoway 120 or alternative equivalent product grade (Terram 2000, Lotrak 16/15)
Geogrid (if required)	Auto Grid

CONSTRUCTION SPECIFICATION DETAILS

Formation Tray Excavation:

- Excavate the ground to expose sub soil and grade out irregularities to form 1.8m wide formation tray (width of formation tray for 1.8m wide path base with 1.5m wide path surface) to maximum depth of 50mm below ground levels.
- Formation tray should be rectangular in section with vertical sides and level base.
- Stripped vegetation and excavated topsoil to be stacked neatly either side of formation tray to form raised path shoulders.
- If soft spots are present, excavate the area below formation level until the sub grade is stable. Back fill with scalpings, crusher run or crushed demolition waste to formation level and compact to refusal.

Geotextile sheet installation (including geogrid if required)

- Lay and secure geotextile sheet in formation tray. Geotextile sheet should line the base and both sides. Overlap joining sheets by 1.0m.
- Lay and secure geogrid on top of geotextile sheet. Geogrid should not protrude up the sides of the formation tray. Overlap joining sheets by 1.0m.

Sub base layer

- Using a drag box lay 150mm depth of DTp Type 1 granular sub base upon the geotextile sheet in the formation tray to falls and levels, to form 1:50 (2%) camber or 1:40 (2.5%) crossfall. If no drag box is available, DTp Type 1 granular sub base should be laid, spread and raked to falls and levels using asphalt rake.
- Compact sub base layer thoroughly to refusal using a heavy ride-on tandem vibrating roller until full compaction is achieved (minimum 120 type roller recommended).
- Once sub base layer is compacted, check levels of the surface at regular intervals along the compacted sub base layer for consistent even surface regularity, which should be accurate to maximum gap of 10mm under a 3meter long straight edge, with no high or low points or hollows.
- Any part of the sub base layer deviating from the required level must be raked off or topped up with additional DTp Type 1 granular sub base and re-compacted to the correct levels.
- Check the finished compacted sub base layer is closed tightly with no exposed surface voids before laying the surface layer. If necessary, fill any voids with 6mm quarry whin dust.

Surface layer

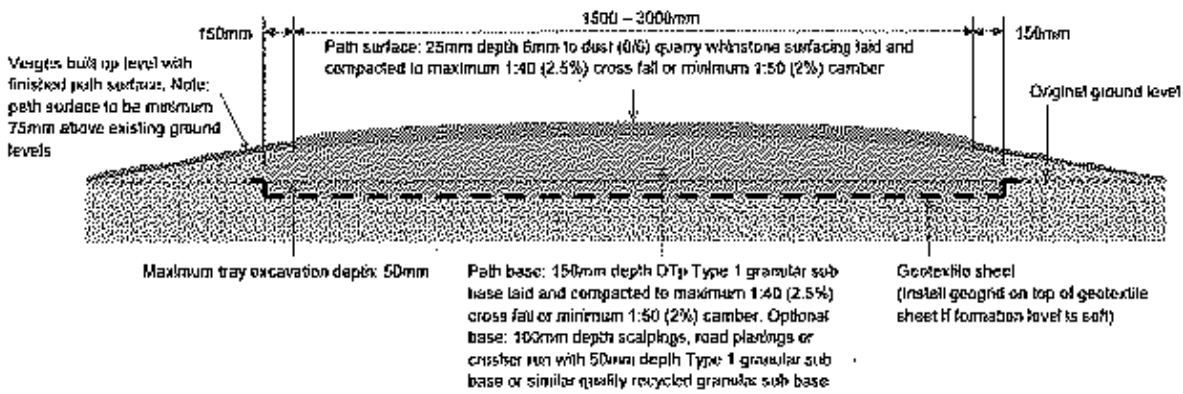
- Using drag box lay 25mm depth of 6mm quarry whin dust to falls and levels, to form 1.5m wide path surface with 1:50 (2%) camber or 1:40 (2.5%) crossfall along the centre line of compacted sub base layer. If no drag box is available, 6mm quarry whin dust should be laid, spread and raked to falls and levels using asphalt rake.
- Compact surface layer thoroughly to refusal using a heavy ride-on tandem vibrating roller and continue rolling non-stop until there is no roller marks in the finished surface (minimum 120 type roller recommended).
- Once rolling is finished, check levels of the surface at regular intervals along the compacted surface layer for consistent even surface regularity, which should be accurate to maximum gap of 5mm under a 3metere long straight edge, with no high or low points or hollows.
- Any part of the surface layer deviating from the required level must be raked off or topped up with additional 6mm quarry whin dust and recompacted to the correct levels.

Landscaping

- Landscaping both sides of path form and build up verges level with path surface using available topsoil and turfs to cover path base edges and to support path surface edges. Butt turfs tightly together to cover exposed roots and topsoil.
- Landscaped verges and edges should be finished level with path surface and taper down and away from the path surface to allow surface water to run off onto adjacent verges unimpeded by landscaped materials.

Construction notes:

1. Stripped lands and excavated soil to be re-used to form verges and stabilise path edges.
2. Lay path base and surface with drag box if available.
3. Path base and surface to be laid to maximum 1:40 (2.5%) cross fall or minimum 1:50 (2%) camber and compacted to refusal using heavy vibrating roller (minimum 120 type roller recommended).
4. Surface regularly - maximum 10mm gap under 3.0 metre straight edge placed along the base surface and maximum 5mm gap for path surface.
5. Soft spots to be excavated and filled with lower quality sub base e.g. scalplings, crusher run, crushed demolition waste.
6. This drawing should be read in conjunction with specification details SPECANDP02. Granular sub base to be produced according to SHW Clause 803.



This standard detail is indicative only and not intended to be relied upon in specific site cases. A designer should satisfy themselves of site conditions and vary details and dimensions to suit. Paths for All accept no liability for any inaccuracies or for any loss, expense, damage or injury or accident arising from the use or application of information contained here in.

B. TPOTREC PATH SPECIFICATION FOR ALL-ABILITIES PATH (from

<http://www.pathsforall.org.uk/pla/towland-paths-guide/specifications.html>)

Note: These specification details should be read in conjunction with standard detail drawing layer Sub base Material Specification Details.

MATERIAL SPECIFICATION DETAILS

Sub-base layer	40mm (0/40) or 20mm (0/20) DTp Type 1 granular sub base. Optional base: scalpings, road planings, crusher run or crushed demolition waste with DTp Type 1 granular sub base or similar quality recycled granular sub base laid on top
Surface layer	20mm (0/20) Toptrec (red-brick or black colour)
Geotextile (if required)	Autoway 120 or alternative equivalent product grade (Terram 2000, Lotrak 16/15)
Geogrid (if required)	Auto Grid

CONSTRUCTION SPECIFICATION DETAILS

Formation tray excavation Construction

- Excavate the ground to expose sub soil and grade out irregularities to form 1.8m wide formation tray (width of formation tray for 1.8m wide path base with 1.5m wide path surface) to maximum depth of 50mm below ground levels.
- Formation tray should be rectangular in section with vertical sides and level base.
- Stripped vegetation and excavated topsoil to be stacked neatly either side of formation tray to form raised path shoulders.
- If soft spots are present, excavate the area below formation level until the sub grade is stable. Back fill scalpings, crusher run or crushed demolition waste to formation level and compact to refusal.

Geotextile sheet installation (including geogrid if required)

- Lay and secure geotextile sheet in formation tray. Geotextile sheet should line the base and both sides. Overlap joining sheets by 1.0m.
- Lay and secure geogrid on top of geotextile sheet. Geogrid should not protrude up the sides of the formation tray. Overlap joining sheets by 1.0m.

Sub base layer

- Using a drag box lay 150mm depth of DTp Type 1 granular sub base upon the geotextile sheet in the formation tray to falls and levels, to form 1:50 (2%) camber or 1:40 (2.5%)

crossfall. If no drag box is available, DTp Type 1 granular sub base should be laid, spread and raked to falls and levels using asphalt rake.

- Compact sub base layer thoroughly to refusal using a heavy ride-on tandem vibrating roller until full compaction is achieved (minimum 120 type roller recommended).
- Once sub base layer is compacted, check levels of the surface at regular intervals along the compacted sub base layer for consistent even surface regularity, which should be accurate to maximum gap of 10mm under a 3.0metere long straight edge, with no high or low points or hollows.
- Any part of the sub base layer deviating from the required level must be raked off or topped up with additional DTp Type 1 granular sub base and re-compacted to the correct levels.
- Check the finished compacted sub base layer is closed tightly with no exposed surface voids before laying the surface layer. If necessary, fill any voids with 6mm quarry whin dust.

Surface layer

- Using mini paving machine or drag box lay 75mm depth of Toptrec to falls and levels, to form 1.5m wide path surface with 1:50 (2%) camber or 1:40 (2.5%) crossfall along the centre line of compacted sub base layer. If site access prevents use of either mini paving machine or drag box, Toptrec should be carefully laid, spread and raked to falls and levels using asphalt rake (take care not to over rake to avoid separation of coarse and fine materials).
- Compact surface layer thoroughly to refusal using a heavy ride-on tandem vibrating roller and continue rolling non-stop until there is no roller marks in the finished surface (minimum 120 type roller recommended).
- Once rolling is finished, check levels of the surface at regular intervals along the compacted surface layer for consistent even surface regularity, which should be accurate to maximum gap of 5mm under a 3.0meter long straight edge, with no high or low points or hollows.
- Any part of the surface layer deviating from the required level must be raked off or topped up with additional Toptrec and re-compacted to the correct levels.

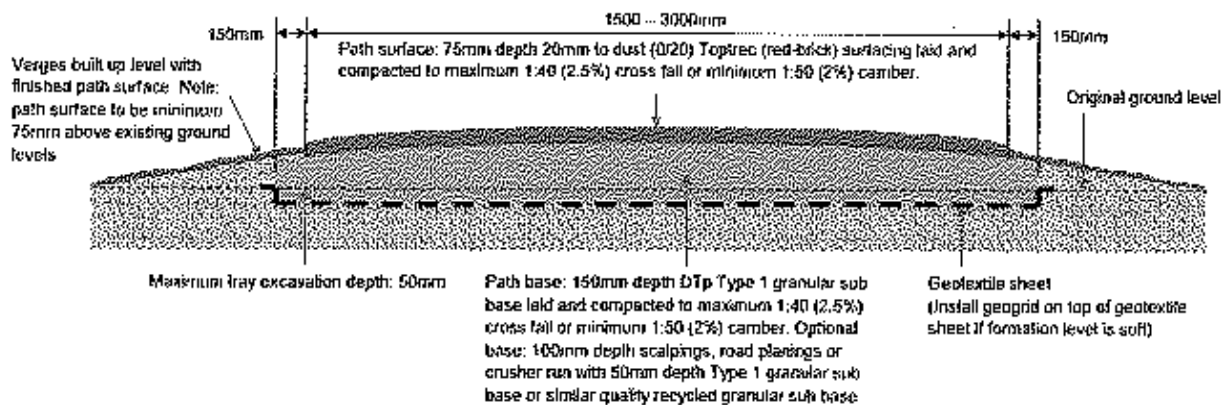
Landscaping

- Both sides of path form and build up verges level with path surface using available topsoil and turfs to cover path base edges and to support path surface edges. Butt turfs tightly together to cover exposed roots and topsoil.

- Landscaped verges and edges should be finished level with path surface and taper down and away from the path surface to allow surface water to run off onto adjacent verges unimpeded by landscaped materials.

Construction notes:

1. Stripped turfs and excavated soil to be re-used to form verges and stabilise path edges.
2. Lay path base with drag box if available. Lay Toptrac with drag box or where width, access and topography allow with a mini-paving machine. Where hand laying is the only possible method, take care not to over rake to avoid separation of coarse and fine materials from the semi-bound mixture.
3. Path base and surface to be laid to maximum 1:40 (2.5%) cross fall or minimum 1:50 (2%) camber and compacted to refusal using heavy vibrating roller (minimum 120 type roller recommended).
4. Surface regularity - maximum 10mm gap under 3.0 metre straight edge placed along the base surface and maximum 5mm gap for path surface.
5. Soft spots to be excavated and filled with lower quality sub base e.g. scalpings, crusher run, crushed demolition waste.
6. This drawing should be read in conjunction with specification details SPEC/HT/02. Granular sub base to be produced in accordance with SHW Clause 803.



This standard detail is indicative only and not intended to be relied upon in specific site cases. A designer should satisfy themselves of site conditions and vary details and dimensions to suit. Paths for A/E accept no liability for any inaccuracies or for any loss, expense, damage or injury or accident arising from the use or application of information contained here in.

Stockade Fencing (Eastern and Western Boundaries)

1.524m (5 feet) stockade fencing will be erected on the eastern and western boundaries where necessary to the following specification:

- 524m high stockade fencing constructed from 19mm x 100mm fence-boarding fixed vertically to arris rails with 19mm gaps between fence boards and a 15cm (height) gravel board fixed flush with the ground. Fence posts will be sunk at 2.4m intervals to a depth of 60cm and concreted where necessary. No concrete will be used within the root zones of trees and all pits will be hand-dug within root zones to avoid root damage to trees to be retained. All timber will be pressure-treated.

Hedging and Fencing on Cumberland Avenue Boundary

75m of hedging with fencing will be established along the Cumberland Avenue boundary of the site to the following specifications:

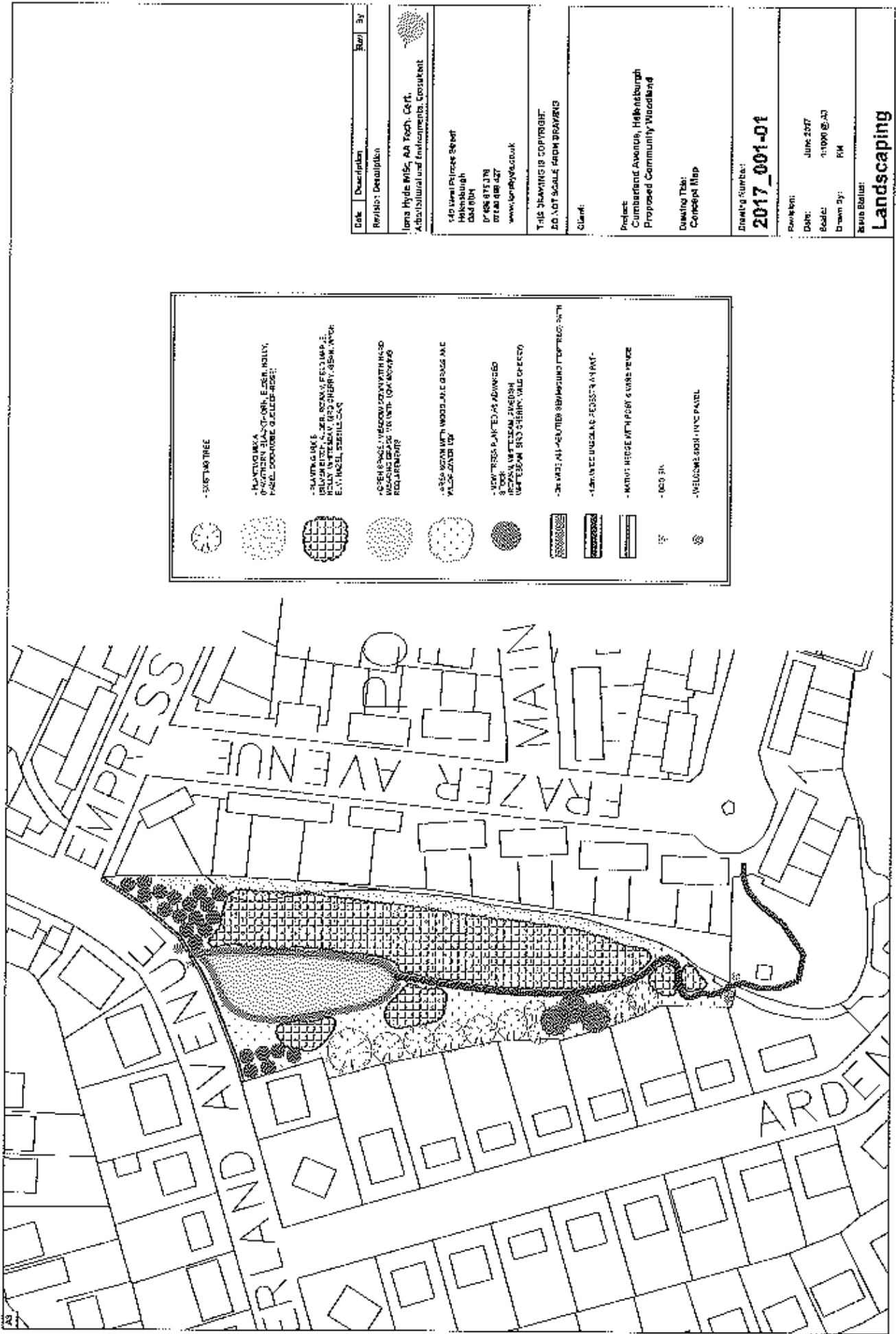
Fencing Specification:

Fencing will be post and wire with 2.13m x 150mm top diameter (minimum) strainers suitably strutted at changes of angle or at maximum intervals of 50m on straight runs; 1.68m x 80-100mm top diameter (minimum) intermediate posts at 3m intervals (maximum); all posts to be tanalised or similarly pressure treated; 4 line wires of 8g mild steel plain wire will be fitted with 3cm staples with the bottom strand 20cm above ground level and all other strands at 30cm above lower strand and not less than 1.10m from ground level to top wire.

Hedging Specification

- The hedge will comprise 60% hawthorn, 15% holly, 15% hazel, 10% mix of elder, crab apple, blackthorn;
- Hedging plants will be planted in double staggered rows with 30cm between plants and rows (i.e. 7 plants per metre);
- Hedging plants will be 1 + 1 30-45cm bareroot transplants and will comply with BS 3639:1992 Nursery Stock Specification for Trees and Shrubs;
- Hedging stock will be notch planted, protected with 40cm spiral rabbit guards and supported with 60cm stakes or canes;
- The hedge will be fenced along the roadside boundary as per the specification above;

- 30cm will be left between the fence and the plants on the roadside boundary;
- All planting will take place between October and March; and
- Aggressive weeds and grasses will be sprayed off with a non-residual herbicide during the growing season prior to planting.



Title	Description	Drawn By
Revised:	Detail/Plan	
	Iona Hyde MSc, AA Tech. Cert. Architectural and Environmental Consultant	
	140 West Prince Street Halesborough D34 9JH 07 668 974378 07 668 981427 www.ionahyde.co.uk	
	This DRAWING IS COPYRIGHT DO NOT SCALE FROM DRAWING	
Client:		
Project:	Cumbria and Avon, Halesborough Proposed Community Woodland	
Drawing Title:	Concept Map	
Drawing Number:	2017_001-01	
Scale:		
Date:	June 2017	
Scale:	1:1000 @ A3	
Drawn by:	PH	
Issue Status:	Landscaping	