Online Comment

Application	H06-0669-16
Location	Gedney Road Long Sutton Spalding
Proposal	Residential development - 86 dwellings

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Address	Assistant Chief Executive
Date Submitted	30-08-16
For/Against	Comments

Landscape consultation

H06/0669/16

86 residential dwellings at Gedney Road Long Sutton

Outline application / 1:2500 site plan & 1:500 indicative layout plan

Site located at junction of Gedney Road and Docking's Holt Lane on the west edge of Long Sutton.

Site area is approximately 4.4 Hectares.

Site is currently arable land - wheat crop at time in inspection.

The site is bounded on its east & south boundaries by a SHIDB drain (Fleet River) & by field dykes on the north & west boundaries.

A single point access to the site is proposed off Gedney Road.

A mature willow tree is located in the southeast corner of the site that is designated as 'open space'. This is a key tree at this junction / locality and is not shown as retained on indicative housing layout plan.

Apart from a single semi mature tree approximately 100M along the west boundary of the site there is no other perimeter planting.

Approximately 50M to the west of the site is a mature dense line of trees & shrubs running northwards from Gedney Road and screening a property to the west.

On the east side of Dockings Holt & Gedney Road junction & running along Dockings Holt for 125M are 7 houses, all with frontages looking onto the application site.

Mains / BT utility lines run within the site along Docking's Holt within the 9M easement strip for the SHIDB drain and along the south & north boundaries.

3 Bungalows on the South of Gedney Road, next to the Garnsgate Road / Gedney Road junction have frontage views looking directly north into the site.

All other properties along the south side of Gedney Road are reversed with road access off Villa Close / Garnsgate Road.

The site is part a 200M 'field buffer' between the edge of development of Long Sutton & further linear development leading into Gedney village.

A thin strip of land some 45M in width and 230M deep will be left in isolation to the west of the site.

Apart from 2 open spaces shown, no landscape planting, strategic or otherwise, is shown.

The submitted indicative layout plan shows all development 'inward looking' apart from those properties overlooking the two open spaces.

There is potential in better utilising the 'given' landscape of the SHIDB drain & the 9M easement strip to create a linear landscape feature - turn the dwellings & access on the east edge of the site to then look over the 9M strip & SHIDB drain, provide a more welcoming view onto Docking's Holt & to better integrate into the surrounding landscape.

Initial recommendations:

- Landscape strategy / management / maintenance plan required for site

- Investigate design options for integrating SHIDB drain & the 9M easement strip into design layout

- Investigate options for retaining mature Willow tree in southeast corner of site.

- Landscape planting plans at 1:200 required

- Shrub / hedge & tree specifications required (species / size / spacing/density)

Ian Oliver
LLI
30/08/16