

**YORK GARDENS, GOSBERTON
for Gleeson Homes**

LANDSCAPE STATEMENT



Chartered Landscape Architects

Swallow's Nest, Main Street
Askham Richard, YORK, YO23 3PT

Telephone +44 (0)1904 500410

Email: design@rosettalandscap.co.uk
Web: www.rosettalandscap.co.uk

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1.0 BACKGROUND

- 1.1 This document has been prepared in support of a planning application made by Gleeson Homes in respect of residential development on site. It should be read in conjunction with drawings 3796/2 (Existing Situation / Landscape Assessment) and 3796/3 (Landscape Strategy).
- 1.2 A visual survey has been undertaken to identify the local landform, extent, and type of vegetation in the vicinity of the site and assess any impacts on key views that would arise because of the development. As a result of the survey a landscape strategy has been devised to minimise any adverse impacts thus identified.

2.0 EXISTING SITUATION

- 2.1 The study site is located on the northern edge of the village of Gosberton which itself lies around 8.5km north of Spalding town centre. It is roughly rectangular in shape and bounded to the east by Low Gate (beyond which lies a health centre), to the south and west by the rear gardens of dwellings on Low Gate and Welby Drive respectively, and to the north by an open field – in agricultural use at the time of the survey.
- 2.2 Ground is relatively level across the site at around 4 metres Above Ordnance Datum. Beyond the site ground remains broadly level in all directions.
- 2.3 The site itself is presently open land - presently in agricultural use - and a wheat crop had been sown at the time of survey.
- 2.4 Vegetation on and adjacent to the study site comprises the following items:
- Well-established but intermittent hedgerows containing occasional trees along the western and southern boundaries (V4-5, V7 and V14 drawing 3796/2).
 - A similar hedgerow near the end of Cambridge Gardens, a short distance to the northwest.
 - Several substantial trees (pair of Birch V1, Ash group V3, Sycamore V8 along of just beyond the western and southern boundaries.
 - Occasional smaller ornamental trees within gardens of adjacent dwellings (V2, V6).
 - An area of self-sown trees (V9) in the southwest corner of the field that lies to the north of the site.
 - Two isolated roadside trees (Hawthorn V12 and Ash V13) to the north of the site within a large treeless landscape
 - A row of Lombardy Poplar within a block of shrubby roadside vegetation around 400m to the north of the site.
- 2.5 There are no buildings on site at the present time.
- 2.6 There are no public footpaths within a kilometre of the site.

3.0 VISUAL IMPACT

- 3.1 The development proposal comprises the erection of 95 dwellings on site served by a new access road from York Gardens to the west. The dwellings proposed are all two-storey in nature and include both detached and semi-detached properties.
- 3.2 The vegetation described above ensure that the study site is partly screened by existing garden boundary vegetation from existing dwellings to the south and west, but the surrounding open countryside means that the site itself is readily visible from viewpoints to the north. Any new built development would therefore also be clearly visible from these viewpoints unless mitigation measures were implemented.
- 3.3 Photos 1-3 are views of the southern site boundary taken from within the site. All three views show the open nature of the site itself, the maturity of the boundary hedge (where it exists) and the frequency and character of trees that lie within it. Given the fact that most existing dwellings adjacent to the site are bungalows, it is assessed that the residents of these properties would be relatively well screened from views of the new dwellings (although some gaps exist where clear, open views would be possible).
- 3.4 Photos 4-6 are views of the western site boundary taken from within the site. As above, these views show the boundary fence and hedge together with trees that lie along this boundary (mostly smaller, ornamental species. Towards the southern end the existing dwellings adjacent to the site are bungalows, so residents of these properties would be relatively well screened from views of development on site. Towards the northern end the dwellings are two-storey in nature - from these clear, open views of the new dwellings would be possible.
- 3.5 Photo 7 is a view of the site from York Gardens. Those travelling eastwards along this road would have a clear open view of the new dwellings.
- 3.7 Photos 8 & 9 are views of the site from public viewpoints to the east. Clear, open views of the whole site would be possible from Low Gate but views from the recently built Medial Centre adjacent would be most screened by intervening vegetation.
- 3.8 Photos 10-12 are views of the site from public viewpoints to the north. Due to almost complete lack of vegetation within the surrounding fields clear, open views of the whole site would be possible from Low Gate. Views from Churchfleet Lane (around 400m distant, photo 12) would be insignificant, however.

4.0 LANDSCAPE STRATEGY (see drawing 3796/3)

- 4.1 From the north and east the site is presently un-defined on plan due to the lack of hedgerow vegetation. It is therefore proposed to plant a continuous hedge along the northern boundary and allow this to grow out to its natural form. Once established, this would be an effective means of providing a well-planted setting for the new dwellings and a satisfactory edge to the village. The hedge could be faced up on the south side to prevent excessive encroachment into rear gardens.
- 4.2 In addition to the above, it is proposed to introduce new specimen trees along the northern and eastern site boundaries to augment the new hedgerow planting. Combined with the new, un-

trimmed hedges these will provide a strong planted context for the new dwellings and will filter inward views from offsite viewpoints.

- 4.3 Within selected rear gardens along the western and southern boundaries it is proposed to plant light-foliaged trees (e.g., Silver Birch) filter inward views of the new dwellings from adjacent offsite dwellings.
- 4.4 Throughout the centre of site trees and shrubs will be introduced to provide a strong planted context for the new dwellings. This planting will be concentrated around the central open space and along site access roads to provide a planted context for the new dwellings for residents and visitors.
- 4.5 All trees proposed for the site will be native species – e.g., Oak, Birch, Rowan, Whitebeam, Field Maple, and Sycamore - to maximise the potential for habitat creation. All these species should thrive in a relatively exposed situation such as this.

5.0 SUMMARY

- 5.1 It is assessed that the new proposals would provide a satisfactory edge to Gosberton village and, over time, reduce any perceived adverse visual impact that might occur on completion to an acceptable level.
- 5.2 Taken together the landscape proposals will enhance both the visual appearance and wildlife potential of this site. In addition, the open spaces thus created will provide an attractive and sheltered environment for users of the site.

mp/ROSETTA LANDSCAPE DESIGN

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projects/docs/3796-ls-25aug21

Appendix A

SCHEDULE OF VEGETATION

See drawing 3796/2 for location of items

(Note: For more details of items V1-V3, V5-V8 see schedule within tree report)

Item Nr	Species	Approx. max height (m)	Comments
V1	Silver Birch	14	Pair of trees on boundary of study site; crowns read as one.
V2	Box Elder	6	Small ornamental tree in adjacent garden
V3	Ash	16	Informal line of trees on boundary of study site
V4	Elder, Hawthorn	4	Unmaintained line of shrubby specimens lies offsite but canopy extends over boundary of study site.
V5	Purple Beech, Hawthorn, Field Maple, Laurel	4	Boundary hedge with dense foliage to ground level.
V6	Pin Oak, Purple Norway Maple, Purple-leaved Plum	6	Short line of ornamental trees in adjacent garden. Crowns read as one
V7	Leyland's Cypress	7	Two lengths of conifer hedge along boundary of study site; dense foliage to ground level
V8	Sycamore	18	Tree lies offsite but canopy extends over site boundary. Straight main stem and dense, rounded crown
V9	Hawthorn	6	Group of overgrown shrubby specimens in corner of field.
V10	Hawthorn, Dog Rose, Ash	4	Unmaintained field hedge
V11	Lombardy Poplar, Sycamore, Hawthorn	15	Pair of trees on roadside set within block of shrubby vegetation; dense foliage to ground level
V12	Ash, Hawthorn	10	Isolated tree set within short length of roadside hedge.
V13	Hawthorn	6	Isolated mature tree on roadside lies offsite but canopy extends over site boundary.
V14	Field Maple, Elder, Laurel	3	Boundary hedge with dense foliage to ground level.

APPENDIX B

PHOTOGRAPHS



Photo 1: View east from within site showing character of vegetation along eastern part of southern boundary – primarily a well-established hedge (shown as V14 on drawing 3796/2) containing occasional trees (V1, extreme right).

Photo 2: View west from within site showing character of vegetation within central part of southern boundary - intermittent hedge (V14 left and V4 right) with occasional trees (V1, extreme left, V3 right).



Photo 3: View south from within site showing character of vegetation within southwest corner of site, namely a well-established hedge (V5 left and centre) with adjacent dwellings beyond. The mature trees in this view all lie some distance offsite.





Photo 4: View west from within site showing character of vegetation towards southern end of western boundary, i.e., ornamental tree group V6 (entre left). Existing bungalows lie beyond this.

Photo 5: View west from within site showing character of vegetation towards northern end of western boundary - conifer hedge V7 (left & centre) and Sycamore V8 (centre right). Existing dwellings are all two-storey so clear open views of the site from first floor windows are possible.



Photo 6: View south from northwest corner of site showing Sycamore V8 on right, character of western boundary (centre right) and southern boundary in middle distance (left and centre).





Photo 7: View east from York Gardens showing ornamental planting within gardens of adjacent dwellings with vegetation along southern boundary beyond (centre right, middle distance).



Photo 8: ▲
View west from Low Gate showing character of southern boundary (left) and western boundary (in middle distance, centre and right).



Photo 9: ◀
A glimpsed view of site (beyond intervening vegetation) is possible from Gosberton Medical Centre.



Photo 10:

View south from Low Gate just beyond northwest corner of site showing isolated Hawthorn V13 (centre right).



Photo 11: View south from Low Gate around 200m to north of site showing isolated Ash V12 (centre left). Study site lies to right of road.

Photo 12: View south from junction of Low Gate and Churchfleet Lane around 400m to north of site showing Lombardy Poplars within block of dense roadside shrubs V11 (extreme right). Gosberton village and study site lies in middle distance centre left

