# NORTHONS LANE, HOLBEACH
# for Gleeson Homes & Regeneration

# LANDSCAPE STATEMENT

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3653/1 EXISTING TREES ON SITE

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3653/7 CHILDREN'S PLAY AREA

## 1.0 BACKGROUND

1.1 This document has been prepared in support of a planning application made by Gleeson Homes & Regeneration in respect of residential development on site. It should be read in conjunction with drawings 3653/1 (Existing Trees on Site), 3653/4B-6B (Detailed Landscape Proposals), and 3653/7 (Children's Play Area).

1.2 The site is located towards the north western edge of the town of Holbeach. It is bounded to the east and south by the rear gardens of adjacent dwellings. The northern and western boundaries are undefined and lie mid-way across an open field in agricultural use at the time of the survey. The A17 Newark to Kings Lynn road lies a short distance from the northern site boundary (beyond a line of trees).

## 2.0 DESIGN PHILOSOPHY (see drawings)

2.1 An important part of the landscape design is the proposal to create a large area of public open space along its northern boundary. This is readily accessed (at two locations) from cul-de-sacs that serve the dwellings and will therefore form an integral part of the development. Both formal and informal play are catered for within this area which is accessible by foot or bicycle.

2.2 The site is generally well-defined to the north by a 10m wide belt containing trees and shrubby understorey which provides good screening from the road beyond at the present time. However, there is an open section towards the western end, so it is proposed to extend the up to the western site boundary by planting a new tree belt in this location. This will mainly comprise whips and transplants but will also contain informal groups of specimen trees for immediate impact and a native mix hedge along its northern face to provide dense screening from ground level.

2.3 The western site boundary is undefined at the present time so it is proposed to introduce a native mix hedgerow along the western edge of the public open space that runs across the northern part the site; this will be supplemented by informal groups of specimen trees

2.4 The area of public open space will contain an equipped Children's Play Area to LEAP standard. This will comprise:

- A 1.2m high steel bow-top fence along its perimeter to provide a secure area for children.
- Self-closing access gates (one for pedestrians only and a combined gate for pedestrians / maintenance vehicles) to prevent access by dogs.
- Five items of play equipment with rubber safety surfacing beneath.
- Two seats for supervising adults with litter bins adjacent.

2.5 A combined footpath / cycleway running through the centre of the public open space connects the internal site footpaths that run alongside the cul de sacs with the Children's Play Area and then extends west to the site boundary. This will be 3m wide and surfaced in tarmac.

2.6 The remainder of the public open space will be surfaced in close mown grass (south of the cycleway) and a grass / wildflower mix (north of the cycleway). The close mown grass will provide areas for informal play whereas the wildflower mix will enhance the site's biodiversity and provide seasonal visual interest.

2.7 Within the south west corner of the site it is proposed to install a detention basin. Combined with swales in front of several properties this will provide short-term storage of surface water thereby reducing the rate of offsite run-off and minimising the risk of local flooding. These areas will be seeded with wildflower mix which, like that within the public open space, will enhance biodiversity and provide seasonal interest. When not in use for water stage the shallow-sided basin will provide an opportunity for informal play; groups of specimen trees will provide visual interest and a sense of containment.

2.8 Throughout the built area on site trees and shrubs are proposed at key locations to provide a strong planted context for the new dwellings. Combined with the planting described above, these will also filter inward views from offsite viewpoints.

2.9 The majority of new trees proposed for the site will be native species – e.g., Wild Cherry, Birch, Rowan, Whitebeam, Field Maple, and Hawthorn - to maximise the potential for habitat creation. All these species are found in the vicinity of the site and should thrive in a relatively exposed situation such as this.

## 3.0 SUMMARY

3.1 It is assessed that the new proposals would provide visual enclosure for the new dwellings and a satisfactory edge to the settlement of Holbeach. As they mature over time, they will combine to reduce any perceived adverse visual impact that might occur on completion to an acceptable level.

3.2 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.

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# APPENDIX

## PHOTOGRAPHS