Online Comment

Application	H22-0970-15
Location	Land at Small Drove Weston Spalding PE12 6HU
Proposal	Construction of 45 residential dwellings and associated garages & infrastructure

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Address	Assistant Chief Executive
Date Submitted	20-01-16
For/Against	Comments

Landscape consultation

H22/0970/15

45 residential dwellings at Small Drove Weston

Comments based on drawing PL-01B

Site located on south side of Small Drove, facing detached housing on the north side which look south wards and which form part of an estate development some 15 - 20 years old.

Site area is approximately 1.8 Hectares.

The site is currently farmland bounded by field drains on north / south / east sides & by dwellings on the west boundary which front onto Broadgate.

All three field drains will remain in situ.

Small Drove is not suitable for sustained increased two way traffic due to narrow width (passing bays already in use).

As such access to all proposed dwellings is from within the site via single 5M access road coming off Small Drove in the northwest corner.

A proposed balancing pond is located in the southeast corner of the site.

To accommodate drainage issues within the proposed development a series of swale drains are proposed within the site to reduce the flow rate of water run-off.

The existing field drain abutting Small Drove lies within the application site. This raises ownership & continuity of management issues.

There is a proposed footpath running along the south side of this field drain & down the eastern edge of the site linking back to the new access road within the site.

Accommodating 45 dwellings off the single site access plus the requirement to provide swale drains that effectively consume one side of the length of the main road inside the site, there is little meaningful room for any major structural landscape planting. There are a few pocket areas that allow tree planting.

All dwellings abut either a footpath, road edge or the swale drain. There might be an opportunity to provide some 'focal point' planting at the end of the access road near the balancing pond, the existing view currently bleeding out into open fields.

All the other roadside planting shown are snippets of hedgerow where space allows.

The shallow dip gradient of the swale drain can allow topsoil & turfed to provide an opportunity for an increased green element within the site. Swale specification is needed.

The detail transition from road edge to swale drain is important - is there to be an edge kerb to inhibit driving onto / parking on the drain surface? - Detail needed

There also needs to be a management plan for the swale drain system to ensure long term viability.

The proposed planting to the rear of properties 20-31 along the south boundary (edge of village) is:
a) Very close to some structural foundations &
b) On the very edge of the field drain (which lies immediately out of the site) that runs along the south boundary - there is concern re integrity of drain bank & ease of future drain maintenance.

Also of concern is the general maintenance & management of this boundary edge planting. If split into individual home ownership (as is expected) there is potential for it to deteriorate/ be managed in different ways & creating a piecemeal 'edge of village' view compared to the existing view.

Recommendations:

- Management / maintenance plan for field drain along Small Drove & clarification of ownership

- Management / maintenance plan for swale drains within site / clarification of ownership & construction details.

- Sectional elevation details of the swale showing provision of turf as an optional surface treatment & relationship to road.

- Management / maintenance plan for any proposed planting along the length of the southern boundary & address issues of planting next to field drain.

- Detailed plans at 1:200 showing all proposed planting within site.

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

Ian Oliver
LLI
20/01/16