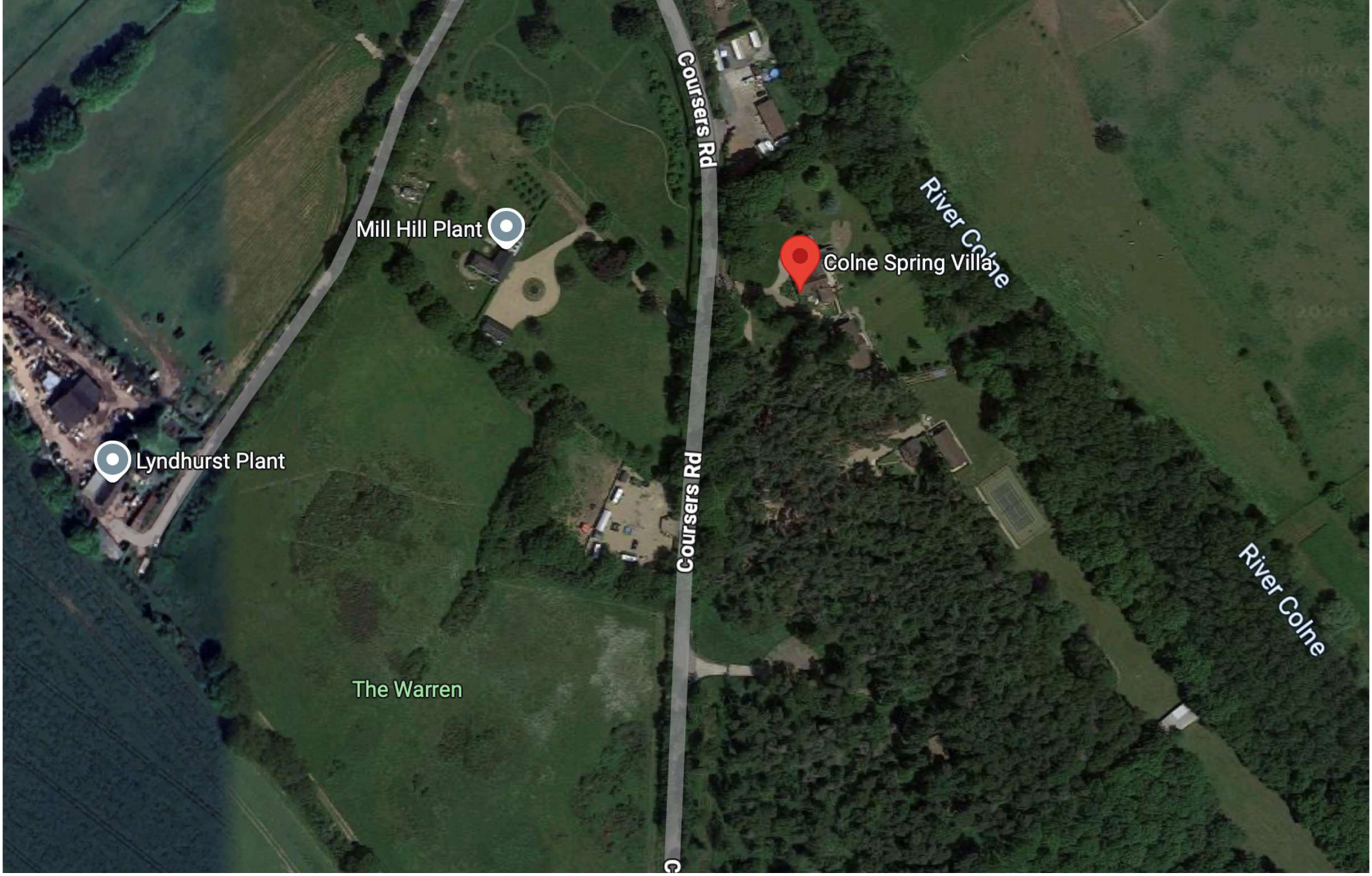
Coursers Rd
Mill Hill Plant
Colne Spring Villa
River Colne
Lyndhurst Plant
Coursers Rd
River Colne
The Warren

Contents

Executive Summary

Create Design Ltd have been commissioned by to prepare a landscape design proposal for the Colne Spring Eco Village site.

This document should be read in conjunction with the planning application documents including the Design & Access Statement, Tree Report, Ecology Report. The landscape design has emerged though design development with the architecture, arborist and ecology advice. The client brief was to design a scheme that is in sympathy with the setting and of low environmental impact.

This document demonstrates how the scheme will provide a sensitive setting for the proposed new dwellings and the locality.

Main Design Considerations

- Sympathetic design to the setting
- Enhancement of the woodland
- Achieve and increase in bio-diversity
- Supplement the woodland with additional tree planting and more diverse habitats
- Create space for people and nature to live in harmony
- Support the scheme low carbon and low impact objectives.

We use the right plant right place strategy for selecting planting. This simply means working with nature to select location and condition appropriate planting. This approach is the foundation of sustainable and naturalist landscape design which will be appropriate for this site.

Design Summary

This section illustrates the overall design for the hard and soft landscape. There are two areas of land that comprise the site. The nursery site and the triangle site for re-wilding.

Overall Summary
The site is part of a managed area of commercial woodland. There are three residential dwellings within this area, a car port, pool house and other buildings already on the site. The site runs alongside Coursers Lane and adjacent to the garden of Colne Spring Villa. Presently the site includes Cedar, Larch and Oak trees predominantly. There is an overgrown pond on the south-east of the site area. A made road runs through the middle of site and serves the existing dwellings.

The proposed strategy involves creating a greater bio-diversity across the site. It is proposed to increase both the number of tree species and the diversity of habitat. The site presently includes limited bio-diversity and has been densely covered with trees until recently. But the larch trees suffered from Ramorum Disease and have recently been cleared. The new openings in the woodland provide space for dwellings but also for the new trees and habitats.

Common Areas
A large proportion of the site is proposed to be retained as common area. These common areas include the front garden space allocated to the dwellings. The idea is that the flow of the woodland and understory planting and clearings should appear as natural as possible. There are demarcated private rear gardens, but these are not in regimental rows and with the proposed native hedgerow planting dividing them they should appear natural.

Private Areas
Private rear gardens include garden space that will be developed by the new residents. They also include a patio space for each dwelling which is located outside living space. Car parking is located through the site close to each dwelling. They are located on permeable bases and have paths that lead to each dwelling. Refuse for each dwelling is located in a sedum covered bin store. Cycle stores are located in small private sheds constructed from reclaimed larch wood from the site.

The normal urban and sub-urban language of drives, fences and walls and garages has been eliminated in this design. The aim has been to develop a naturalistic landscape that will mature to create a natural diverse landscape.

Landscape Existing Site
Constraints and Opportunities

The plan to the right illustrates the site with all of the deciduous trees. All of these trees will be retained in the proposal.

The site roadway and existing buildings are also illustrated.

It can be seen that the site is broadly flat.

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Landscape Existing Site

Constraints and Opportunities

Top Left

View of existing entrance gate and timber picket fence northern site boundary.

Top Right
View towards the site entrance gate

Bottom Left
View towards the south east

Bottom Right

View towards Woodland Cottage

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Landscape Existing Site

Constraints and Opportunities

The plan to the right illustrates all of the trees to be retained and their root protection areas along with the proposed dwellings. The arborist report contains full details of the trees.

Dwellings have been located so as to avoid impact on root protection areas. They have also been located with the criteria of ensuring a good aspect and privacy to living space.

The orientation and spacing to the dwellings is varied to work with the tree locations and to assist with the development of a naturalistic planting scheme.

Soil Type

The plan below illustrates the soil type of the site. The soil type has a bearing on the planting species, maintenance and care regime. The map extract below is taken from LandIS website. The soil is ideal for a wider variety of habitats and plants.

Search

Current location:

Get my current location

Search by:

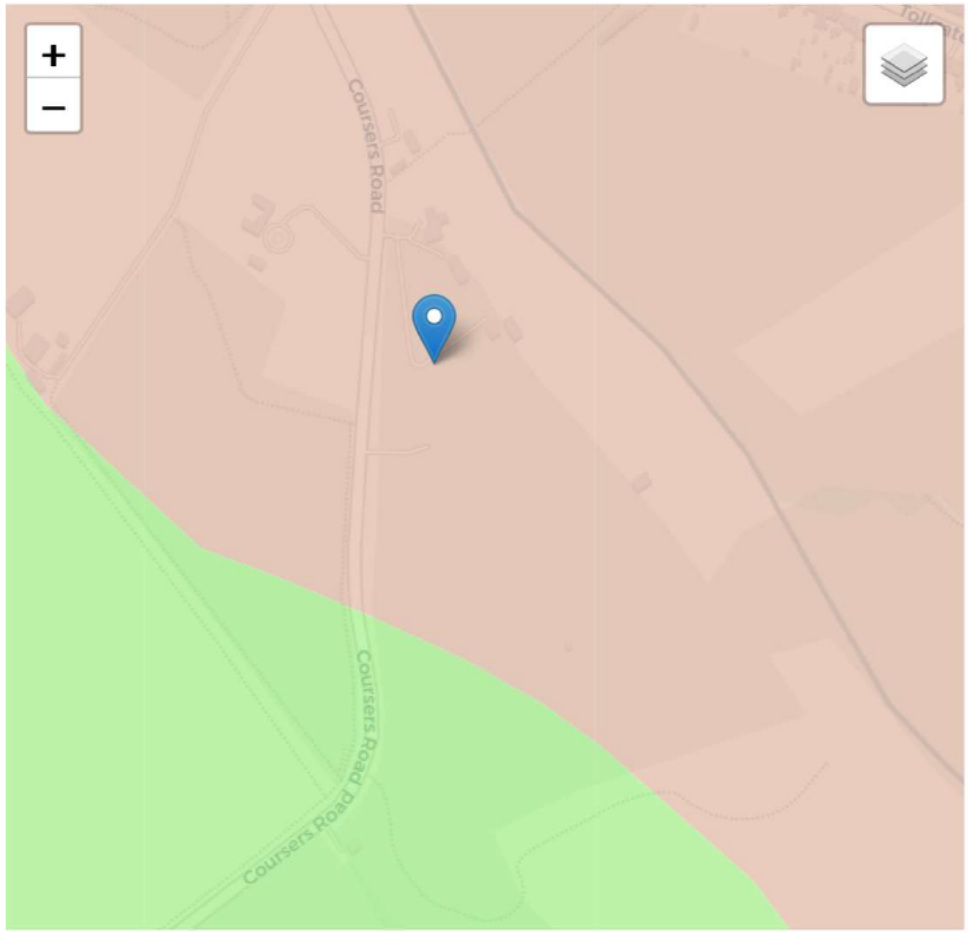
Postcode

Postcode:

AL4 0PB

Go

Adjust Transparency



Soil Information

Soilscape 6:

Freely draining slightly acid loamy soils

Texture:
Loamy

Coverage:
England: 15.5%,**Wales:** 24.4%,**England & Wales:**16.7%

Drainage:
Freely draining

Landscape Strategy
Proposed Site Plan

The plan to the right illustrates the landscape strategy and proposed habitat diversification..

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Landscape Strategy

Proposed Site Plan

The proposed plan illustrated to the right shows the areas of land that is common to the residents of the development.

The land includes the access road, parking areas, the Residential Hub, areas of woodland, and the allotments.

It is proposed that this area will be retained for use by the proposed new and existing residents.

Landscape Strategy

Parking Strategy

The existing roadway will be retained. It is proposed that the new dwelling drives will be formed of shingle or permeable paving as will the new visitor parking.

Parking spaces and drives have so far as possible been located to avoid the root protection areas of retained site trees.

They are disbursed across the site and as far as possible are located within the vicinity of the dwellings for convenience of the occupants.

18 Car parking spaces have been allocated, one bay is unallocated.

Nine car spaces will be provided with an electric charging point to encourage the use of sustainable car transport.

Cycle Parking and Shed Strategy

It is proposed that each dwelling be constructed with a simple shed in the back garden.

These sheds are conveniently located for access and will serve to provide storage for garden equipment other items and for 4 cycles per dwelling.

It is hoped that the provision of such sheds will alleviate the need for additional buildings in the future which could clutter the site.

Each shed is 2m X 4m and will be constructed from larch timber which has come from the site.

Larch timber shed with green roof; made from timber logged on site.

Refuse Strategy and Goods Delivery Strategy

It is proposed that each dwelling be constructed with a covered refuse structure.

These will be conveniently located for the residents and for unaided collection by the refuse operatives.

The refuse structures will have green roofs.

To match the sheds they will also be constructed using the larch timber from the site.

Each structure will have space for two bins and a separate secure area to receive goods deliveries.

The goods delivery will have a combination lock to allow for delivery companies to drop off items securely for residents.

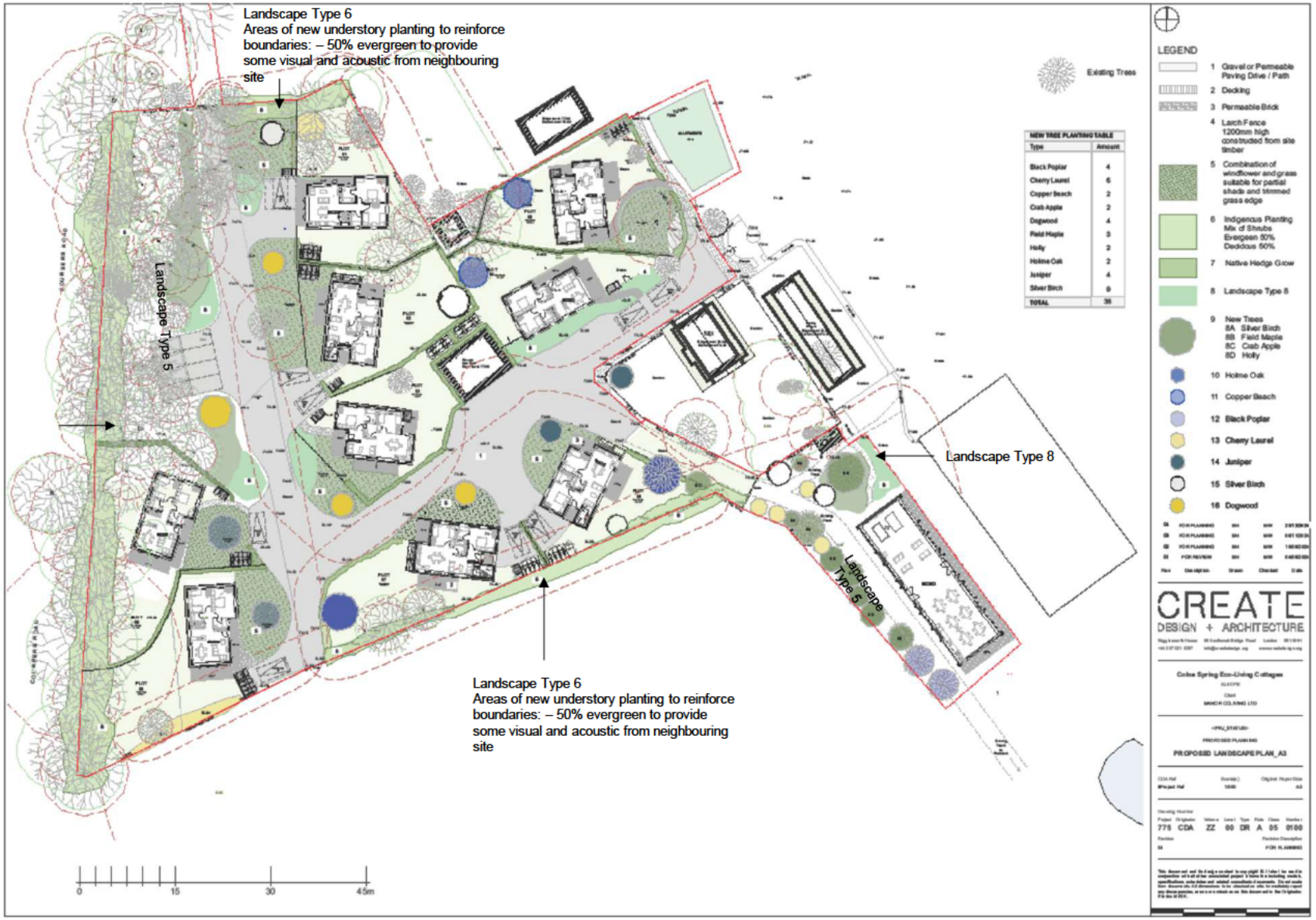
Larch Refuse and Secure Goods Delivery Timber Structure with Green Roof; Made from timber logged on site.

Landscape Strategy

Site Wide Landscape Plan As Proposed

The detailed plan illustrated on this page illustrates the new tree planting proposals and landscape types.

Landscape Type 6
Areas of new understory planting to reinforce boundaries: – 50% evergreen to provide some visual and acoustic from Coursers Lane



Surface Type 1 Ground Level Driveways

Product:- Stone chippings
Specification / Features:- 75mm Dark stone chippings laid on 100mm type 2 aggregate base. – www.breedon-special-aggregates.co.uk. Autumn Blush
Location:- Driveways
Colour: - Mixed dark granite stone
Note:- 3mm corten steel edging to boundary.

Surface Type 2 Composite Decking made from 90% recycled material

Product:- Composite low carbon and slip resistant decking.

Specification:- Envirobuild.com Hyperion decking

Note:- Ideal for a woodland environment and can be regularly washed to prevent a slippery surface in shade.

Surface Type 3 Ground Level Paths

Product:- Marshalls Block Paving – Granite Look – permeable Paving
Specification / Features:- Two colour ways block paving with edges and entrance ways marked with the dark block and main path areas with the light block – www.marshalls.co.uk. Drivesett Tegular Prioria in Traditional
Location:- Site roadways, paths and parking areas
Colour: - Traditional with Dark Grey edging.
Note:- 6mm corten steel edging to boundary.

Type 3 Larch Fence

Product:- Larch fence
Specification / Features:- Made on site
Location:- As indicated on plan
Colour: - Natural
Note:- Made from timber logged on site**.**

Perimeter Fencing

Perimeter fencing of this kind currently exists along Coursers Lane and to the south separating the site from the adjacent woodland. Repairs will be made like for like.
Product:- Contractor Selection
Specification / Features:- Upvc coated chain-link fence 1.8m high. Fence fixed to metal angle posts with concrete foundation. Bottom, middle and top retraining wires.
Colour: - Green

Landscape Details

Landscape Type 5 – Wild Flower Meadow or Fieldlayer to infil within the open areas of woodland.

Wild Flower Mix for Shaded areas

www.thegrasspeople.com
to Include:-

- Hedge Woundwort
- Red Campion
- Corn Poppy
- Bluebell
- Wood Avens
- Forget me Not
- Dames Violet
- Betony
- Wood Sage
- White Campion
- Hedge Parsley (upright)
- Garlic Mustard
- Corncockle
- Meadow Sweet
- Ramsons
- Perforated St Johns Wort
- Wild Carrot
- Cow Parseley
- Bladder Campion
- Tall Fescue, Slender Creeping Red Fescue and Strong Fescue
- Crested Dogstail
- Wood Meadow Grass

Landscape Details

Landscape Type 6 – Understorey boundary edge planting

Mix of Native Species to provide diversity, privacy and year round screening. 50% evergreen and 50% deciduous mix

- English Yew
- Buxus Semervirens
- Holly
- Gorse – Ulex Europaceu
- Havel,
- Hawthawn
- Blackthorn
- Rowan
- Field Maple
- Wild Rose – Rosa Canina
- Whitebeam – in more open gaps

We would recommend that all trees and shrubs are planted as whips and protected from rabbits.

Landscape Type 7 – Native Livestock Friendly Hedge Mix

Horse and Livestock Friendly Native Hedge Mix

Ratio of:-
9 x Hawthorn, 2 x Hazel, 1x Field maple, 1 x Dogwood, 1 x Dog rose and 1 x Silver birch

We would recommend these plant are planted as whips and fully protected from rabbits.

Depending on whether the hedge also needs to perform to hold stock or for security a wire and post fence may be required to be constructed within the line of the hedge and the hedge planted around it.

Landscape Details

Landscape Type 8 – Woodland Bed Style – Planting Plan and Schedule

Small areas of feature landscape will be established for visual interest in elements of the site

Digitalis (Fox Gloves) 10%

Hosta Mix 30 %

Flowering Shade Tolerant Perennials, such as Heuchera, Hellebores and Pulmonaria 30%

Hardy Woodland Ferns 30%

Landscape Details

New Tree Planting – Tree Type 9 - Holm Oak Trees

Holm Oak (Quercus Ilex) are a long-lived tree that was introduced to the UK in the 1500's. Its long history of growing in the UK means that many species of wildlife have adapted to living within in. It is an evergreen oak and so will provide both year-round habitat and excellent screening.

These high value trees will compensate for some of the lost trees. It is proposed to find locations on the eastern (busy road) boundary of the site to plant these trees to help provide evergreen screening.

It is proposed to plant the 2 no Holm Oak trees semi mature at 3m height.

Landscape Details

New Tree Planting - Tree Type 10 - Copper Beach

Copper Beach (Fagus Sylvatica Dawyck Fastigiate) are a long-lived tree that originated in Scotland but though cultivation has become more widespread.

These trees have a beautiful purple leaf colour and will variety to the woodland. The also support many species and will add to the diversity of woodland.

It is proposed to plant the 2 no upright style or Fastigiate Coper Beach trees semi mature at 3m height.

Landscape Details

New Tree Planting Tree Type 11 - Black Poplar

Black Poplar (Poplus Nigra) are a long-lived native tree. It is now rare in the UK mainly due to felling and needs conservation to help preserve the species. It is dioecious which means there are separate male and female trees. It therefore needs to planted in pairs or groups.

The proposal is to plant two trees to replace the large ash that is being removed in the central area of site.

The will help provide diversity and being native are excellent for wildlife.

With an upright habit they will be ideal within the woodland and will soon mature to replace the Ash.

It is proposed to plant two pairs of male and female trees.

Bear root or pot grown plants shall be used. 2.5m specimens are required.

Landscape Details

New Tree Planting – Forest Nursery

Tree Type 4 - Cherry Laurel

Cherry Laurel – Prunus Laurocerasus

These shrubby trees are evergreen so they are great for screening. It is proposed to plant a number of these along the boundary to help screen the road visually and from noise and pollution.

They are reasonably fast growing and will create an evergreen boundary to the site to shelter from the road

Landscape Details

New Tree Planting – Forest Nursery

Tree Type 5 - Juniper

Juniper Communis Hibernica (Irish Juniper)

These trees are evergreen so also great for screening. It is proposed to plant 4 of these between existing trees for visual interest and variety and to help with nature diversity.

They are a medium height 3-5m narrow tree that is tolerant of most soil conditions

It is proposed to plant the 4 no upright style trees semi mature at 1.8m height. Pot grown trees will be planted and staked. A care regime will be put in place to ensure their survival.

Landscape Details

New Tree Planting – Forest Nursery

Tree Type 6 - Multi-stem Silver Birch

Silver Birch(Betula Jacuuemontii Multistem) are a medium life native tree. They are an early woodland colonising species.

It is proposed to plant 9 no of these trees in the front zone near the entrance gates.

Pot grown or bare root specimens should be planted each at least 2m high and with 3 plus stems.

Landscape Details

New Tree Planting – Forest Nursery

Cornus Kousa Chinensii

Dogwood (Cornus Kousa Chinensii) Is a slow growing spectacular flowing shrub/tree.

It is proposed to plant 4 no of these trees in the front zone In the identified planting zones.

Pot grown multi stem specimen to be planted. Plant size to be approximately 1.2m on planting.

Landscape Details
Biodiversity

It is proposed to include a number of devices to attract and provide habitat for wildlife within the development. The new planting which includes evergreen and deciduous plants, flowing perennials, shrubs and trees for diversity. We aim to attract a range of insects, birds and bats to the development. The details and number of equipment items are illustrated below.

These items will help attract and retain wildlife that will also be of interest for the nursery children.

Supply and install the equipment listed below in the areas located on the plans.

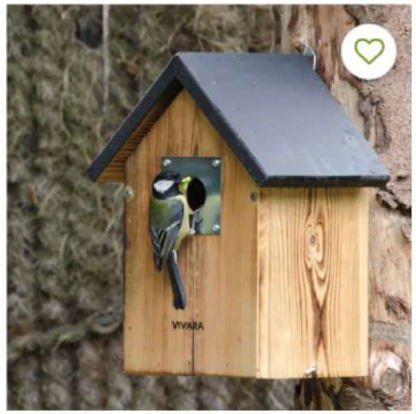
F) Mini Beast Pathways sign 1 No

https://www.earlyyearsresources.co.uk/outdoor-learning-c149/outdoor-boards-and-mirrors-c1037/can-you-find-minibeast-outdoor-board-p19078/s20124?utm_source=google&utm_medium=cpc&utm_term=can-you-find-minibeast-outdoor-board-ty452&utm_campaign=product%2Blisting%2Bads&cid=GBP&glCurrency=GBP&glCountry=GB&gad=1&gclid=Cj0KCQjwj5mpBhDJARIsAOVjBdodr33SPZI0a2TQ8sL1VeZk3G4ajMkRtTzzkGt7Eobs35NeKknJ4ssaAs5gEALw_wcB

A) Built in Bat Boxes – Brick dimensioned bat boxes on tall trees10no to be installed 4.5m above ground level facing west.

B) Bespoke Metal Bug Hotels 4 to be installed in the woodland area 1m above ground for children visibility.

C) Built in Wren Boxes – 8 No to affixed to trees 3m above ground on trees facing north east



D) Built in Tit Boxes
8 No to be affixed 3-4m above ground on tree facing north east

E) Stainless Steel Bird Feeder and Water bath from Opossum Design.2 no to be installed just outside the playground edge so children can see them www.opossum-design.come)

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Landscape Details

Biodiversity

Locations for Insect, bird and bat boxes and equipment- key on page above. The bat boxes are located in pairs with each A denoting a pair.

Landscape Details
Lighting

The street lighting are low downward facing bollard style. The will be operated on a PIR sensor and timer to ensure that they are only on when required creating minimum disturbance to nature. The wall mounted lights will also be operated on PIR with a manual override.

Bollard Down Lighting

Wall mounted down lights

All fittings to be E type to provide safe evacuations routes in case of power outage

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