

## Landscape Design Statement

Land off Dinting Road, Hadfield

Prepared on behalf of  
Loxley Homes



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**Full Address of Site:** Land off Dinting Road, Hadfield, Derbyshire, SK13 6DE

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## 1.0 Context Appraisal

### 1.1 Landscape Development

1.1.1 The landscape associated with the proposed housing development off Dinting Road, Glossop, is based on a thorough appraisal of the site and surrounding area in which the development is proposed. This follows the Landscape and Visual Impact Assessment (Appleton Group: *Residential Development on the Land at Shaw Lane/Dinting Road, Hadfield Derbyshire, Landscape and Visual Impact Assessment, 2012*) carried out for this site. The proposed landscape represents a slight modification in the layout which has existing permission (the site benefits from outline planning permission for up to 93 dwellings, which was granted on appeal in June 2014 (ref: APP/H1033/A/13/2204114), to include a slightly elevated housing number.

1.1.2 The landscape design approach has advanced from the approved appeal landscape in:

- retaining and enhancing key screening;
- the development of a more harmonious relationship of housing to the central greenspace;
- and, a wider, more substantial green footpath route through the site.

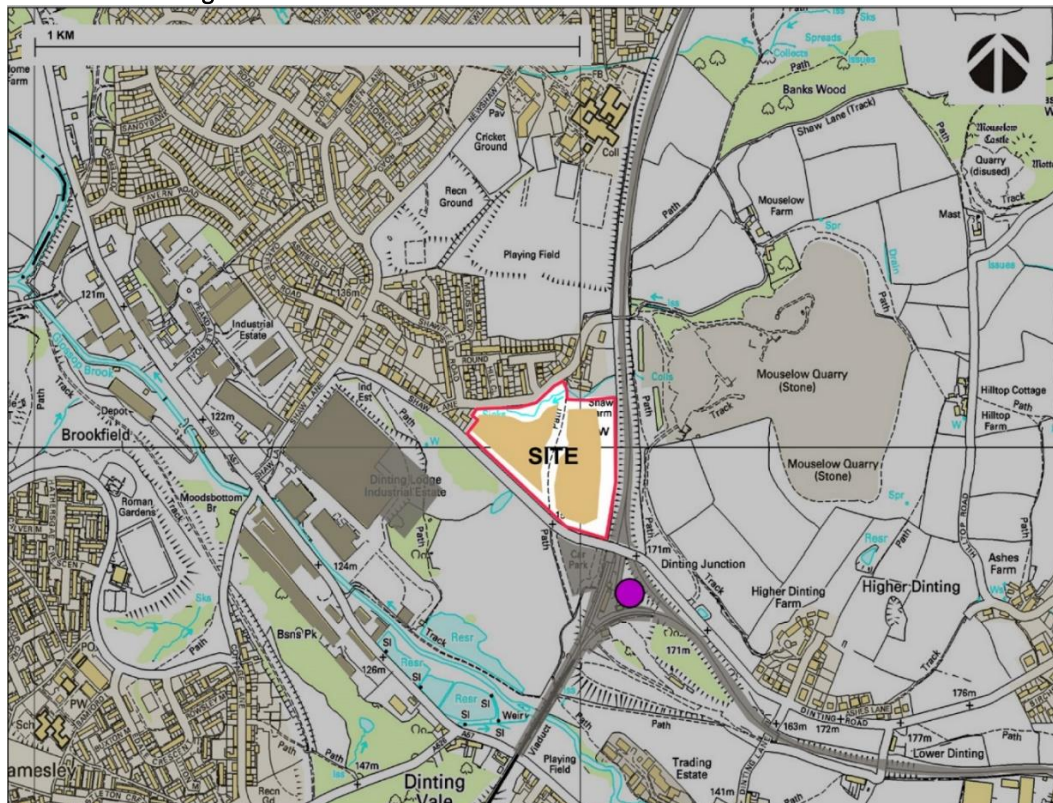
1.1.3 Although there has been a marginal increase in numbers, this has been achieved through the provision of smaller units, including more terraced units (reflecting the vernacular on Shaw Lane), without any greater impact on long- and short-ranged views when viewed from the adjacent landscape.

### 1.2 Neighbourhood

1.2.1 The development is located on land to the north of Dinting road, to the east of Glossop. The site was formally used as a paddock.

1.2.2 There is a housing estate to the north and an industrial estate to the west (Plane 1). The site is bounded by a railway line to the east, with a quarry (Mouselow) beyond. There is a railway station immediately to the south (purple dot) and fields to the south-west and south-east.

Plan 1: Surrounding land uses



### 1.3 Character of Existing Development

1.3.1 Development on Dinting road, Glossop is suburban in character comprising mainly semi-detached or terraced properties set back from the road. The housing immediately adjacent to the site is of a mixed character, from sandstone terrace off a cobbled lane to relatively modern detached houses in red and brown brick, with open frontages and front gardens off an asphalt footpath.

**Table 1: Character of existing development.**



<p>Figure 1:</p> <p>Meadowfield Close landscape setting. Meadowfield Close is a small 'T' junction, immediately north of the site. The houses are primarily detached, fronted in brown brick, with open, unfenced frontages. The roads and footpath are asphalt.</p>	
<p>Figure 2:</p> <p>Meadowfield Close, housing detail: brown brick with black fibre cement roof tiles.</p>	

Figure 3:

Meadowfield Close, detached houses, linked by a garage.



Figure 4:

Shaw Lane, which runs immediately to the north of the site is primarily a sandstone terrace, with on-street parking and minimal front gardens.



Figure 5:

Shaw Lane: the houses are separated from the street by a low, sandstone wall.



Figure 6:

Shawfield Road, runs to the northwest of the site, is characterised by detached, red-brick houses, linked by garages. The small front garden are set behind a asphalt footpath.



Figure 7:

Shawfield Road, with semi-detached houses and larger, more mature landscaped gardens.



Figure 8:

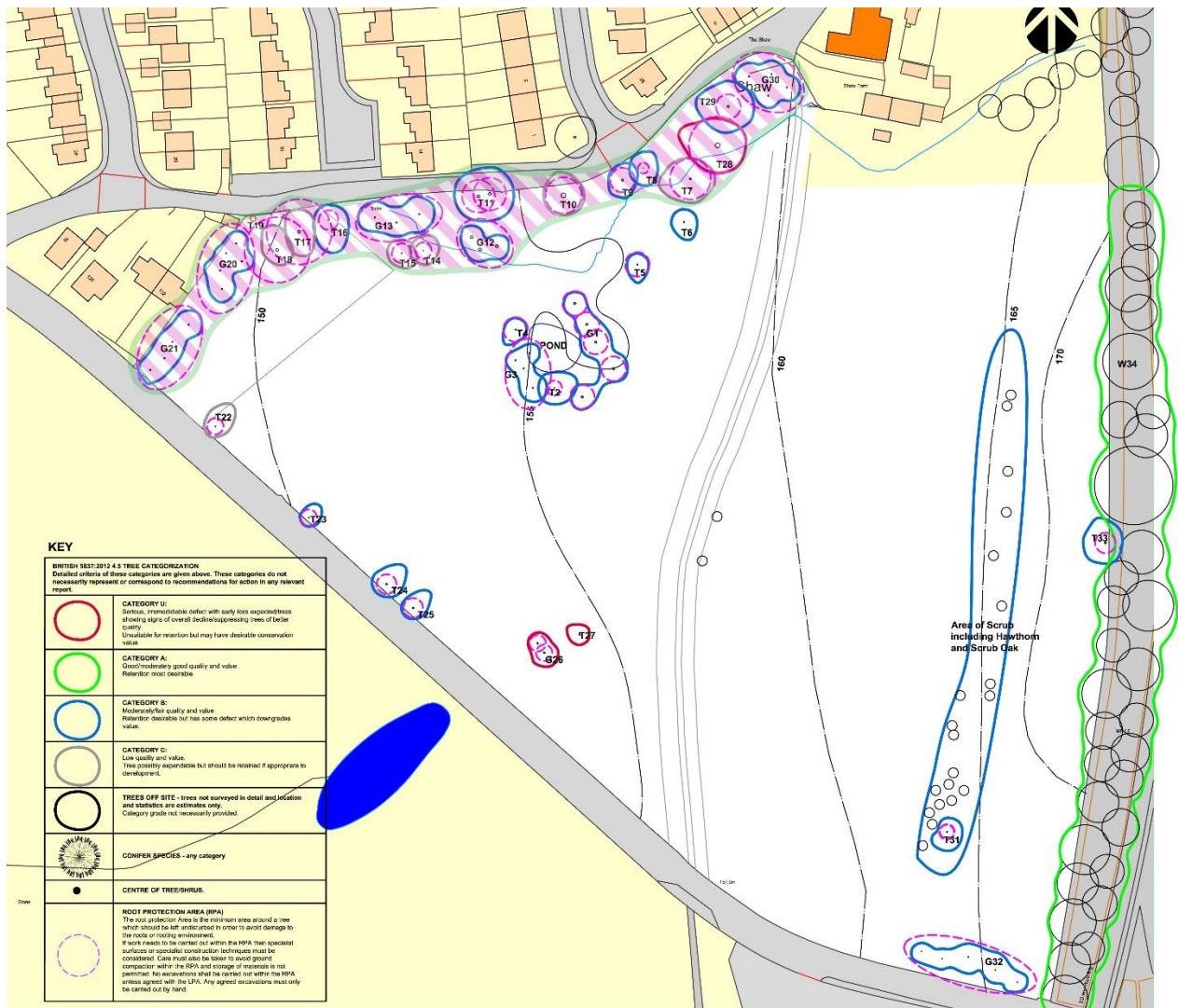
Shaw Lane, showing the original cobbled surface, running between gardens to the west of the site



## 1.4 Landscape, Habitat and Green Infrastructure

- 1.4.1 The development is located on approximately 4.8 ha, which was previously used as a paddock.
- 1.4.2 The site currently comprises improved grassland, dense/scattered scrub, broadleaved semi-natural woodland, scattered broadleaved trees, tall ruderal and intact/species poor hedges. There are a number of trees within the site and adjacent to the site boundary.
- 1.4.3 There are 23 significant individual trees including two English oak, one mountain ash, one hawthorn, eight common ash, two goat willow, four sycamore, three silver birch and one alder. A quality assessment of the trees compliant with BS5837:2012 categorises one common ash and one willow as U, being in such a condition were they should be removed regardless of development. Two of the English oak, one mountain ash, one hawthorn, one alder, four common ash, three silver birch, one willow and the four sycamore present on site were assessed as category B, trees of moderate quality. Three of the common ash and one willow present on site were categorised as category C, trees of low quality.
- 1.4.4 There are 9 groups of trees on site, the most notable of which, along the western boundary of the site, consists of.....
- 1.4.5 The development will potentially result in the loss of a small number of trees to the north west corner of the site (Plan 2 and Plan 3).
- 1.4.6 The majority of the existing valuable trees (hatched area, plan 2) will be retained and enhanced to provide a mature landscape setting and to provide a screen/buffer to existing housing to the north of Shaw Lane.

**Plan 2: Detail from Arbtech's Tree survey of land off Dinting Road (2012), showing valuable trees to be retained (hatched area)**



**1.5 Views of or out of the site**

1.5.1 Properties on Meadowfield close and Shaw lane, adjacent to the northern and western boundary of the site will obtain filtered views of the development through screening trees.

1.5.2 The highest, and most visually-prominent ground to the east of the site is to be avoided and remain as open fields with a line of trees adjacent to the railway line. Screen planting will be provided along the frontage with Dinting Road.

**2.0 Landscape Strategy: Approach**

2.1 The landscape design approach has advanced from the approved appeal landscape in retaining and enhancing key screening, the development of a more harmonious relationship of housing to the central greenspace and a wider, more substantial green footpath route through the site. Although there has been a marginal increase in numbers, this has been achieved through the provision of smaller units, including more terraced units (reflecting the vernacular on Shaw Lane), without any greater impact on long- and short-ranged views when viewed from the adjacent landscape. Further, the strategy developed in the illustrated landscape layout seeks to:

- Create a positive landscape character and identity for the development.
- Protect and enhance existing valued trees and hedgerows.
- Filter views in and out of the site.
- Reduce and attenuate surface water run off by the provision of storage and landscape features.
- Create and enhance landscape features of ecological value.
- Provide a shared space street with a level surface.
- Facilitate movement through the site by the provision of a green, footpath corridor linking the estate to the north of the site, to Dinting road and the railway station.

## 2.2 Create a Positive Landscape Character and Identity for the Development

2.2.1 The site is dominated by improved grassland, and the new development presents an opportunity to create a positive landscape character and identity, whilst retaining the areas of greatest landscape and conservation value currently present on site. There is no distinctive character within the mix of housing adjacent to the site, so a brick and pitched-roof residential development that is both contemporary in design and traditional in its use of materials will be applied.

## 2.3 Protect and Enhance Existing Valued Trees

2.3.1 Existing groups of trees and individual trees on site act as form givers for the development as well as filter views of and out of the site.

Design principle:

- Development within the root protection areas of trees on and off the site to be avoided where at all possible.

## 2.4 Filter Views of the Site from Surrounding Properties

2.4.1 New strategic tree planting along the western, northern and southern boundaries of the site and the public space will be used to screen views of the development from existing properties on Meadowfield close and Shaw lane. The houses are located within the site to avoid the highest ground and avoid visual impacts on distant views.

Design principle:

- Creation of screening landscape planting
- Minimisation of impact from distant view by avoiding highest and most visually-prominent land.

## 2.5 Reduce Surface Water Run-Off

2.5.1 The development will introduce measures to minimise run off from new paved areas.

Design principle:

- Introduction of porous pavement and creation of storage and wildlife SuDS features.

## 2.6 Create Landscape Features of Ecological Value

2.6.1 Bats and common toad were recorded on site, whilst evidence of badger activity as recorded on the eastern site boundary. Existing habitats of particular ecological value will be retained and enhanced to accommodate the development.

Design principles:

- Create biodiverse, connected greenspaces for the benefit of wildlife and visual amenity.

## 2.7 Provide a Shared Space Street with a Level Surface

2.7.1 Both pedestrian and vehicular access will be from Dinting Road, with transition from a busy highway to a shared, residential environment.

Design principles:

- Convenient, safe access off Dinting Road.
- Legible hierarchy of materials to delineate changes in traffic flows.

## 3.0 Technical constraints

- 3.1 Removal of trees and shrubs should be undertaken outside the breeding bird season, i.e. in the period September to February inclusive.
- 3.2 If this is not possible, it is recommended that a check for nesting birds (by a suitably experienced ecologist) be conducted immediately prior to site clearance, only when the ecologist is satisfied should would commence. This will minimise the risk of an offence being committed under the Wildlife and Countryside Act 1981, as amended. If an active nest is discovered, then site clearance in that vicinity should cease until such a time that the young have fledged or the nest is no longer active.
- 3.3 The protection of retained trees is vital to their survival during the development process and their long term contribution to the site. The root protection areas identified in **Plan 2** should remain protected throughout the development to avoid potential damage, such as:
- Root severance due to excavation;
  - Alterations in ground level;
  - Soil coverage with impermeable material;
  - Vehicle and heavy plant collision;
  - Soil compaction; and
  - Leaks and spillages from stored materials.
- 3.4 Sustainable Drainage Systems will be employed where possible to minimise and curtail surface water drainage from the site.

# 4.0 Landscape design proposals: masterplan

## Plan 3: Landscape Masterplan (Picea Design)



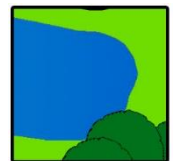
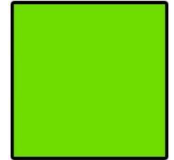
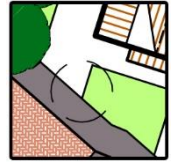
Plan 4: Detail from Masterplan, illustrating landscape detailing.



- 4.1 The site layout has been refined, following discussion with the Local Authority, to: a create high-quality residential development fronting a central green space; create a wider, greener pedestrian access corridor through the centre of the site; provide a green frontage to Dinting Road; and to facilitate access in the location and dimension of the access junction and estate roads.

## 5.0 Landscape design proposals: soft landscape

- 5.1 **Retained trees:** wherever possible, trees have been retained and rows of trees and hedgerows enhanced and supplemented.
- 5.2 **Amenity grassland:** extensive areas of amenity grassland have been provided, including in a green, access corridor running north-south through the site and in the street frontage on to Dinting Road.
- 5.3 **Residential gardens:** all residential plots have been provided with generous garden space, with private access drives to the front gardens.
- 5.4 **Public open space/wildlife and visual amenity:** A permanent pond will be created and wildlife areas enhanced with native planting to benefit biodiversity and for visual amenity.



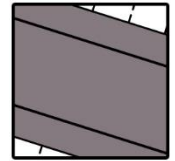
## 6.0 Landscape design: planting strategy

- 6.1 Wherever possible, native species will be applied (e.g., mountain ash *Sorbus aucuparia* estate trees, extra-heavy standards). Hedgerows will be planted with a range of native species, based around hawthorn *Crataegus monogyna*.
- 6.2 All gardens will be provided with lawns and amenity planting, the latter being both visually attractive and providing benefit to native wildlife (eg, berried shrubs, such as *Pyracantha* spp)
- 6.3 The wildlife areas will be management through an approved management regime, for the benefit of visual amenity and wildlife.

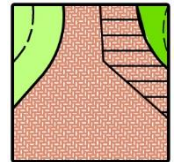
## 7.0 Landscape design proposals: hard landscape

7.1 The landscape treatment seeks to create safe, shared street spaces, with a mix of hard and soft pedestrian routes. All materials will be chosen to provide legibility and safety. Material choice will be based on durability, associated maintenance and visual appearance.

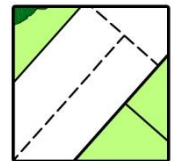
7.2 Asphalt will be used for the main access road, and built to the required highway standards.



7.3 Tegular or porous asphalt materials will be used for road surfacing in the level-trafficked areas. Estate footpaths will be largely grassed service strips within the site or asphalt around the main access where there is heavy pedestrian and vehicular traffic.



7.4 Porous surfacing will be used on drives and parking areas as part of the SuDS strategy to minimise surface water runoff



7.4 Street nameplates will be wall mounted or erected on posts in hardened areas such as the back edge of footways. Grass verges and grassed visibility splays will not be used for the location of street nameplates.

## 8.0 Landscape design proposals: hard materials strategy

- 8.1 A palette of surfacing will be used to create a legible hierarchy of surfaces from the access road to the shared-space street, through to private garden parking and pathways. An asphalt footpath will be built out with a road edging to provide protection from vehicles entering the site.
- 8.2 Concrete block paving, such as Tegula – pennant grey or similar – will provide transition from the asphalt surface, but will be differentiated by tone and texture.
- 8.3 Property frontages will be accessible and provide for appropriate level changes and surface water drainage to ensure thresholds between the traffic surfaces and finished floor levels are accessible to all. Driveways will be surfaced in a permeable concrete block paving, such as Piora Brindle, or similar.
- 8.4 A feature wall be created at the entrance to emphasise the sense of arrival and to highlight the beginning of the residential spaces.