



WOOLERTON DODWELL ASSOCIATES



Fort Wilson Properties

Calder Vale Business Park

LANDSCAPE FRAMEWORK

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1 Introduction

- 1.1 This Landscape Framework is submitted in support of an outline planning application for Calder Vale Business Park and should be read in conjunction with drawing numbers 629.100 and 629.200.
- 1.2 The approach of the framework considers the principle landscape issues that have been identified within the site and its setting within the Calder Valley , describes the strategic approach which has been taken to design and demonstrates how the development makes an acceptable 'environmental fit' with the Calder Valley.
- 1.3 The key landscape issues identified by the site and surrounding area include:
 - Need to retain, protect and enhance significant landscape elements within and surrounding the site, including trees, hedgerows and watercourses.
 - Proximity of the dwellings on Railway Terrace and the need to screen views to/from the residential properties.
 - Need to ameliorate, so far as possible, the impact of traffic noise from service areas fronting Simonstone Lane.
 - Seek to retain within the site if possible all earthwork arisings through a balanced cut and fill strategy.
- 1.4 The delivery of a sustainable landscape structure and well detailed and designed hard and soft landscape within and around the site which complements the prestigious image for the development and is appropriate to and enhances the surrounding mature rural scenery, is an important part of the scheme and is considered to be critical to the success of this project.

2 Strategic Objectives

2.1 In responding to the site challenges, the following strategic landscape objectives have been identified as a basis for designing the new landscape of the business park:

- To provide an overall framework for the business park that complements the existing features of the site and the landscape character of the wider environs.
- To establish a distinctive landscape setting for the business park.
- To retain vegetation that is visually or ecologically important and to create opportunities for enhanced biodiversity.
- To improve the micro climate of the site and specifically reduce the impact of south westerly prevailing winds.
- To provide site employees with opportunities for informal recreation during lunch breaks.

3 Landscape Strategy

- 3.1 A new landscape framework has been developed to provide a high quality setting for the business park and help integrate it into the mature landscape setting of the Calder Valley. A number of existing mature trees on the site will be retained and actively managed to enhance their biodiversity and landscape value. This will be combined with new structure planting consisting of semi natural tree and shrub species around the perimeter of the site to help screen views of the business park from outside and protect the site from south westerly prevailing winds.
- 3.2 In developing the landscape proposals for the site, several distinct sub-areas have been developed. These are illustrated on the Landscape Proposals Plan and described in the following sections:
- Existing Vegetation
 - Structural Landscape Planting
 - Ground Modelling
 - Entrance Gateway
 - Avenue Landscape
 - Simonstone Brook Landscape
 - Site Furniture
 - Management and Maintenance

Existing Trees

- 3.3 Where possible, existing mature trees in good condition both within and on the boundaries of the site will be retained and integrated into the development.
- 3.4 Trees to be retained will be protected from damage and disturbance during construction in compliance with *British Standard 5837: Trees in Relation to Construction*. These conditions will be imposed on the main contractor and all subcontractors employed on construction of the development and monitored during the construction programme.

Structural Landscape Planting

- 3.5 The structural planting proposed for the business park will comprise linear semi natural peripheral woodland belt planting to create a natural buffer together with woodland copses within the site to reduce the scale and mass of business units.
- 3.6 This will build on the existing woodland, which adjoins the southern boundary of the site and will enhance the wooded character of the surrounding Calder Valley landscape.

- 3.7 To the east, the woodland belt planting will provide strong landscape treatment to the boundary of the site with Simonstone Lane and assist in filtering views of the business units from residential properties on Railway Terrace. To the north, west and south this planting will enhance existing belts of mature trees and semi natural woodland along Simonstone Brook. The linear woodland belts will be planted in advance of building construction to maximise opportunities for establishment before the building works commence. In time, this type of woodland infrastructure will not only reduce the scale of the business units but will also make a positive contribution to the landscape character, visual quality and nature conservation value of the area.
- 3.8 The landscape proposals include the construction of an acoustic screen located in the woodland belt on the east boundary of the development site. This will include shrub vegetation in order to increase noise attenuation.
- 3.9 Planting belts will vary in scale and disposition, but will be a minimum of 3m in width, with a combination of naturalistic and regular edges. A range of native woodland canopy species, understorey and woodland edge mixes will be used where space permits. The final disposition of structural landscape planting and detailed planting proposals will avoid service corridors and existing/proposed easements.
- 3.10 Semi-natural deciduous species which thrive locally will dominate the proposed woodland edge planting but some conifers such as Scots Pine and Corsican Pine will be included to increase year round screening and species diversity. The woodland species will be selected according to the following criteria: eventual size and height, speed of growth, longevity, screening ability and potential for enhancing habitat diversity. In some locations, an understorey of shade tolerant shrubs will be planted to provide screening to ground level. More ornamental shrubs and intermittent clumps or larger specimen trees in or just beyond the edge of the belt will serve as focal points in key locations (refer to Tables of Typical Plant Species in Appendix 1).
- 3.11 The plant stock used will be a balanced mixture of transplants, whips and shrubs between 450-900mm high, planted at densities of approximately 1.5 m centres (not less than 4400 per hectare) to give early visual impact. Taller standard and feathered trees will also be used to provide height diversity and focal points in key locations such as at junctions. Occasional single species groups in grass will add further interest. All plant stock will be specified in accordance with *British Standard 3936: Specification of Nursery Stock* and in accordance with the *National Plant Specification* prepared by the Horticultural Trades Association.
- 3.12 A combination of short grass and meadow grass areas will enhance the informal character of the woodland edges. Areas of trees in grass will be kept to a

meadow grass regime allowing for the establishment of bulbs and wildflowers (refer to Tables of Typical Plant Species in Appendix 1).

Ground Modelling

- 3.13 In selected locations around the boundary of the site, gentle ground modelling will be used to reinforce the screening effect of the planting. Gradients of between 1 in 3 and 1 in 5 are generally proposed. Where space is available, slopes will be shallow to assist the assimilation of the mounding into the surrounding natural landform and to achieve smooth flowing contours when viewed from a distance.
- 3.14 Topsoil and subsoil (subject to confirmation of its chemical and physical suitability) is to be stripped to accommodate construction and retained for ground modelling on pasture land to the west of the proposed foundry which is the subject of a separate application. The slopes created will be shallow to assist the assimilation of the mounding into the surrounding natural landform and to achieve smooth flowing contours when viewed from a distance. The maximum height of new landform will be 1.5 to 2 metres above existing ground levels. The objective is to achieve a cut and fill exercise, which results in no excavated material being removed from site.

Entrance Gateway

- 3.15 The new entrance layout will provide a significant amount of space to create an important focal point along Simonstone Lane, setting the quality and character of the business park as a whole. This will incorporate signage and more formal ornamental landscaped areas in contrast to the woodland character of much of the site boundary planting. This area also provides the opportunity to introduce a piece of public art into the development.
- 3.16 On entering the business park, the landscape character will be more formal in layout and character to reflect its role as a site for new business units.

Avenue Landscape

- 3.17 A formal landscape treatment is proposed for the main vehicular routes within the business park. It is intended to create an avenue of extra heavy standard trees set in mown grass verges, hedges or shrubs areas. To assist with legibility along the routes ornamental planting will contrast with avenue trees at junctions and at the entrances to the individual business units. Drifts of bulbs will be planted within the grass verges to provide seasonal interest.

Simonstone Brook

- 3.18 The development provides the opportunity to enhance the corridor of Simonstone Brook to create a water resource that is more attractive and of greater wildlife value. The existing brook has potential as a wildlife and low key recreational resource. To deliver this potential, at the detailed design stage, we

would work closely with the Environment Agency, the project engineers and ecologists, to identify measures to maximise visual and ecological benefits.

- 3.19 The existing woodland planting, which lies primarily along the west side of the brook, will be retained and actively managed to enhance both its ecological and landscape value. These measures will be developed with the project ecologist during the detail design stage, but may include selective tree felling and replanting, together with appropriate understorey shrub planting.

Site Furniture

- 3.20 The public realm of the site will be furnished with a co-ordinated range of site furniture to help create an identity for the business park and ensure visual cohesion. Such furniture will include lights, signs, seats, fencing and cycle racks.
- 3.21 The use of high quality materials and detailing will benefit the appearance of the business park as well as the durability and lifetime costs of the scheme.

Management and Maintenance

- 3.22 The landscape proposals are designed to minimise long term maintenance requirements but there will be still be a need to establish an effective on-going landscape and public realm management regime. In line with normal practice, a one-year maintenance contract running concurrently with the 'defects liability period, will be included in the capital works contract. In addition, in conjunction with the project ecologist and other relevant specialists, a 10-year landscape management and maintenance plan will be prepared for the business park, outlining those operations required for the successful establishment of the scheme.

4 Summary

- 4.1 The landscape proposals aim to achieve a sense of place for the business park and give it an appropriate setting which integrates well with the surrounding landscape. Within the parameters of affordability and presenting an economic business case for detailed proposals, the landscape design principles and key elements as described here will guide the detail design of the business with the ultimate aim of achieving the highest possible quality public realm and setting.

Appendix 1

Plant Species Lists

Woodland Edge – Shrub planting, which will include:

Corylus avellana
Crataegus mongyna
Prunus spinosa
Salix caprea
Salix cinera
Sambucus nigra
Viburnum opulus

Woodland Edge – Tree planting, which will include:

Betula pendula
Betula pubescens
Fraxinus excelsior
Pinus nigra Maritima
Pinus sylvestris
Quercus petraea
Sorbus aucuparia

Entrance Gate and Avenue Landscape – Shrub planting, which will include:

Amelanchier canadensis
Cornus alba 'Sibirica'
Hebe 'Marjorie'
Hebe pinguifolia 'Sutherlandii'
Hedera helix
Juniperus sabina 'Tamariscifolia'
Prunus laurocerasus 'Zabeliana'
Pinus mugo 'Mops'
Rhus typhina 'Red Autumn Lace'
Rosa Blanc Double de Coubert
Sarcococca confusa
Viburnum davidii
Carex morrowii 'Evergold'
Miscanthus sinensis 'Yashumika Dwarf'

Entrance Gateway and Avenue Landscape – Tree planting, which will include:

Betula utilis 'Jacquemontii'

Corylus colurna

Fraxinus excelsior 'Westhof's Glorie'

Entrance Gateway and Avenue Landscape – Hedge planting, which will include

Fagus sylvatica

Bulb planting in grassland which will include

Narcissus spp.

Crocus tommasinianus

