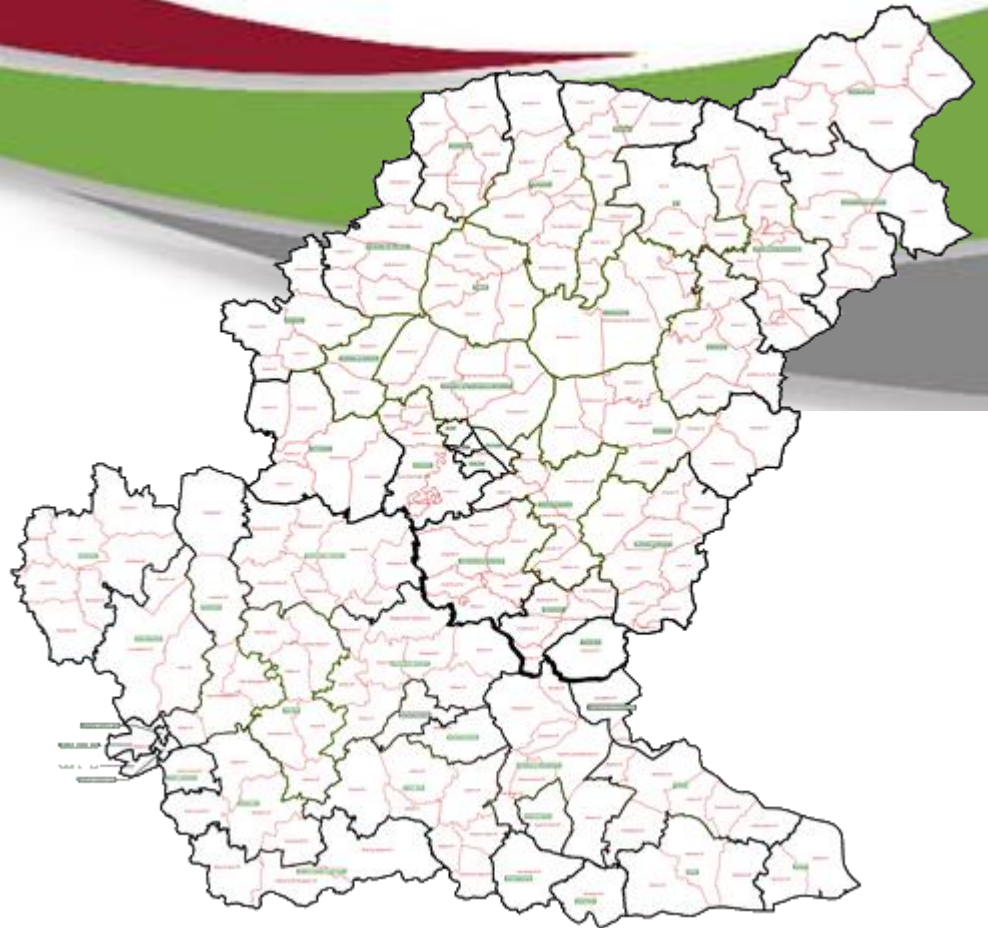


Application No:

DC/21/05063

Address:

Land South Of
Forest Road
Onehouse













Rev	Date	By	Description
<p>Davis Barns, High Street, Ashwell, Hertfordshire SG7 5HT</p> <p>T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk</p>			
Project		Land off Forest Road, ONEHOUSE	
Title		Site Location Plan	
Client		Harris Strategic Land	
Scale	1:1250 @ A3	Drawn	SM
Date	April 2021	Checked	JC
Drawing No.	CSA/5398/106	Rev	-

Constraints Map

-  Built Up Area Boundaries
-  Grade II
-  Footpath
- TPOs**  Area of Trees





Landscape Strategy

Planting strategy

Public open space
The public open space within the western part of the site will be planted with wildflower meadow in large patches either low with the path leading through the middle. This should be throughout the site. In addition, the edges of the spaces will be bordered with new native trees and the existing hedgerow will be topped with additional planting to help fill gaps.

Native hedgerow and trees
The southern boundary of the site will be planted with hedgerow and hedgerow trees. In addition new trees will be planted within the public open spaces in the west and east. Smaller varieties will be planted at street level within the development blocks. Native hedgerow alongside the new access road will help to soften views of the development from Forest Road.

Native hedgerow species:

Species	Common Name
Cornus bakkaia	Red Dog Rose
Prunus spinosa	Blackthorn
Acer compense 'Striel wale'	Field maple
Malva sylvestris	Malva
Conium maculatum	Conium

Shrub trees

Species	Common Name
Acer compense 'Striel wale'	Field maple
Malva sylvestris	Malva
Conium maculatum	Conium

Native hedgerow

Species	Common Name
Cornus bakkaia	Red Dog Rose
Prunus spinosa	Blackthorn
Acer compense 'Striel wale'	Field maple
Malva sylvestris	Malva
Conium maculatum	Conium

Native hedgerow species:

Species	Common Name
Cornus bakkaia	Red Dog Rose
Prunus spinosa	Blackthorn
Acer compense 'Striel wale'	Field maple
Malva sylvestris	Malva
Conium maculatum	Conium

Connectivity

A recreational footpath will wind its way through the western public open space, alongside the southern site boundary hedgerow, to join the existing public footpath along the eastern site boundary. To reduce urban influence on the character of the public open spaces, the path will be formed of a self-draining hoggin gravel in a natural colour. Footpaths for pedestrians will be provided alongside the main vehicular access into the site, with boarder strips used in the smaller car-drive-access within the development.

Public open space

The main areas of public open space will be located within the western part of the site. This is to retain a clear view from Forest Road to the countryside south of Oxbow through the existing gap in existing vegetation. The location of open space here will also respect the setting of the adjacent Grade II listed building. Trees and hedgerow will frame views southwards, together with hedgerow planting and a SuDS basin which will also permanently wet areas to boost both biodiversity and habitat creation, as well as aesthetic appeal.

A children's play area will be located in the northern part of the public open space. This will be designed with a focus on natural play rather than engineered play equipment. It will incorporate grass mounds, boulders and logs to complement the edge of hedgerow location of the site and natural setting.

In the east of the site, the existing farm access to the south will be widened alongside the existing public footpath on its current alignment. The new houses will be set back from this footpath behind an area of public open space which will incorporate another SuDS basin which will also have some permanently wet areas. This will reduce the visual effects of the development on views of the footpath.

Hard landscape

The recreational footway will be formed of self-draining hoggin gravel in a natural colour to complement the road setting of the development. The vehicular access point into the site will be formed of asphalt below existing on-site concrete block paving of the street from junction further into the site. The secondary streets, which will be formed of concrete will also be concrete block paving of a different colour to that of the road table to aid legibility and identification. All driveways will be concrete sets. Permeable paving options could be discussed at detailed stage.

SoDS strategy

The SuDS within the site incorporate two basins (one in the west and one in the east) which will receive rain-water. These will be connected to a trickle which will allow water to flow periodically from the western part of the site to the east alongside the road and main recreational footpath along the southern boundary. This strategy will increase the biodiversity and habitat enhancements within the site as well as enhancing the aesthetic appeal and legibility within the public open spaces and alongside the main recreational footpath. The potential exists for these features to have tick-tock to promote a longer term water presence.

Boundary treatments

It is envisaged that new garden boundaries will be defined by 2m close board timber fencing. The new houses will flow onto and overlook the public open spaces and public realm will be detailed with 1.2m high brick walls to provide interest and variation in the street scene. The existing hedgerow on the northern site boundary will be retained as part of the development providing a sense of place and additional residential properties and Forest Road. The hedgerow on the western site boundary will be enhanced with additional brick and tree planting adjacent to the road. The hedgerow on the eastern site boundary will be enhanced with additional hedgerow planting on enhanced ecological edge.

The southern site boundary will be defined by a new hedgerow with hedgerow trees, with a gap in the western and to create views outwards to the countryside. This will help mitigate views of the new housing from vantage points to the south.

Planting Schedules

Native landscaping indicative planting schedule
The proposed planting for front gardens only will include a high proportion of native species and flowering meadow species of known benefit to wildlife, to ensure biodiversity across the new development. The variety of species will also help to achieve a high quality landscape design and assist in integrating the new development into the neighbouring landscape and townscape. The proposed planting will provide a vibrant character to the development which will complement the meadow planting within the western public open space and provide an attractive place to live.

Suggested planting schedule

Ornamental hedge planting

Species	Common Name
Cornus bakkaia	Red Dog Rose
Cornus alba	Black Dog Rose
Viburnum lantana	Wayfaring Tree

Ornamental shrub planting

Species	Common Name
Buxus sempervirens	Common Box
Euonymus japonicus	Japanese Euonymus
Prunus spinosa	Blackthorn
Malva sylvestris	Malva
Conium maculatum	Conium

Herbaceous

Species	Common Name
Asperula tuberosa	Woodruff
Asperula cynosuroides	Woodruff
Asperula cynosuroides	Woodruff
Asperula cynosuroides	Woodruff
Asperula cynosuroides	Woodruff

Planting Schedule

Category	Plant Name	Planting Date	Notes
C	Plant Name	2024	Applied to residential development
A	Plant Name	2024	Applied to residential development
B	Plant Name	2024	Applied to residential development
D	Plant Name	2024	Applied to residential development

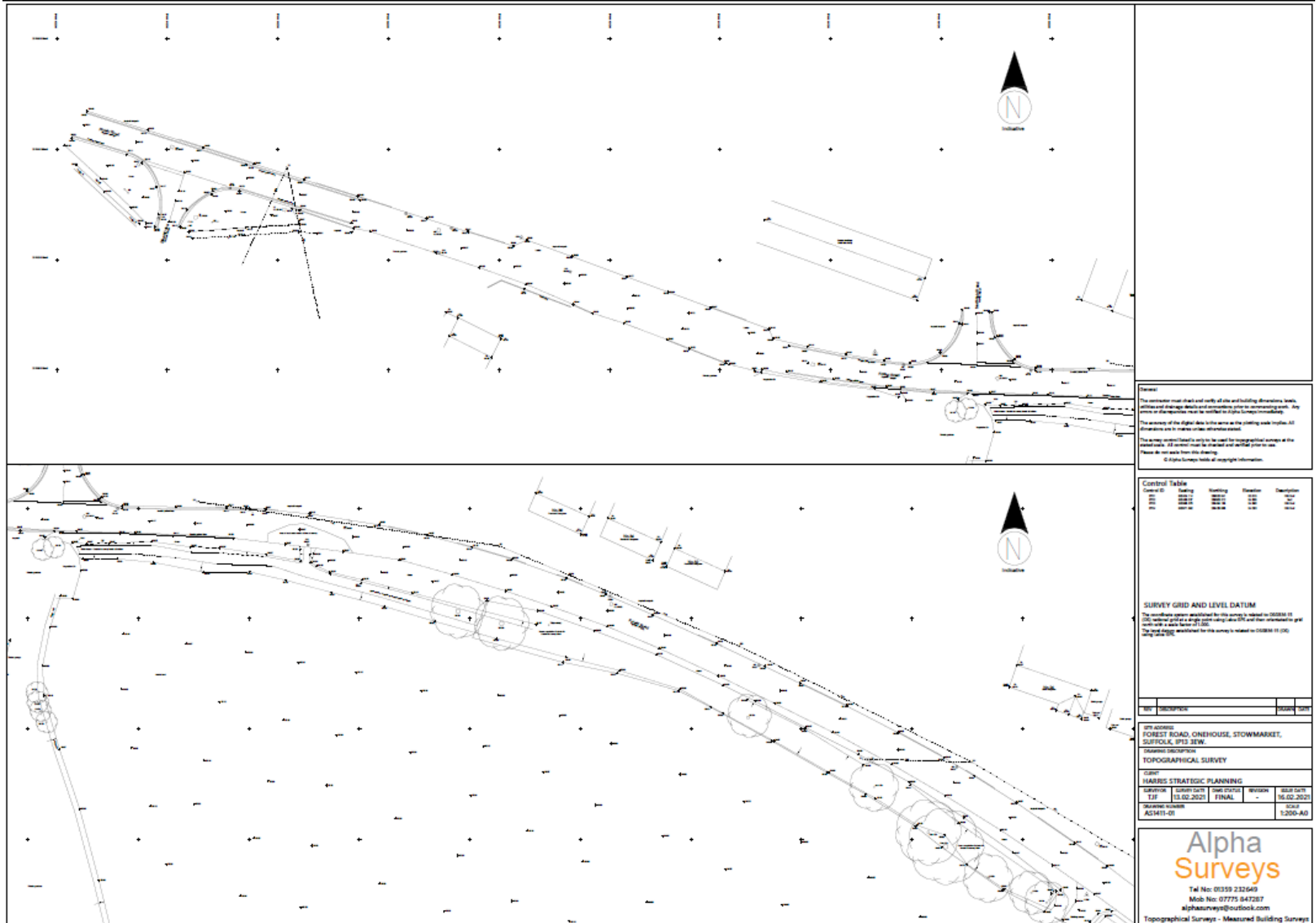
FOR PLANNING

CSA environmental

Dates from: Highways, Network, the Highway Act 2008
 1. Local Road
 2. A Road
 3. B Road
 4. Unclassified Road
 5. Footpath
 6. Cycleway
 7. Other

Project: [Name]
 Location: [Name]
 Date: [Name]
 Author: [Name]
 Version: [Name]

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Notes:
 The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and coordinates prior to commencing work. Any errors or discrepancies must be notified in Alpha Surveys immediately.
 The accuracy of all digital data will be as per the existing scale implies. All dimensions are in metric unless otherwise stated.
 The survey is not to be used for topographical purposes at the expense of any other survey. All errors must be checked and verified prior to use.
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Control Table

Control ID	Surveying	Setting	Station	Description
001	2000	2000	2000	2000
002	2000	2000	2000	2000
003	2000	2000	2000	2000

SURVEY GRID AND LEVEL DATUM
 The coordinates values established for this survey is based on OSGB36 11
 100 metres grid and as per the
 National Grid datum for the survey is based on OSGB36 11 200
 The ground level is established for the survey is based on OSGB36 11 200

NO	DESCRIPTION	ISSUE DATE
1	ISSUE DATE	ISSUE DATE

IPI ADDRESS:
 FOREST ROAD, ONEHOUSE, STOWMARKET,
 SUFFOLK, IP13 3EW.
 DRAWING DESCRIPTION:
 TOPOGRAPHICAL SURVEY
 CLIENT:
 HARRIS STRATEGIC PLANNING
 SURVEYOR:
 DATE: 15/02/2021
 DRAWING NO: 15/02/2021
 SCALE: 1:2000-AD
 ACTIVITY: 01

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 Topographical Surveys - Measured Building Surveys

