

LAND OFF CARR LANE, PRESCOT

Application Number: 201734

LANDSCAPING STATEMENT &

ACTIONS FOR FEEDBACK RECEIVED FROM KNOWSLEY COUNCIL

FRIDAY 21st JUNE 2024

DOCUMENT No. 1234 -01



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1. INTRODUCTION

- 1.1 This Design Statement has been prepared by East Midlands Landscaping Design Consultancy Limited on behalf of United Living Ltd, in support of their Full Planning Application for a residential development comprising of 88no. dwellings.
- 1.2 The statement focuses on the approach taken for the scheme's soft landscaping alongside it's arboricultural, environmental impact and local planning policies.
- 1.3 The proposals incorporate private amenity space and enhanced landscaping. The development is situated on designated land safeguarded for housing as set out in policy SUE1 (Sustainable Urban Extension and Safeguarded Land) of the Local Plan. The site is located at land south of Carr Lane and Prescott Park Way, Prescott.
- 1.4 The purpose of this document is to describe the site, its context, relevant design guidance and the design concepts, principles and Knowsley Councils policies and feedback which have informed the final design.
- 1.5 This document should be read in conjunction with the supporting technical reports.
 - JB1234 - F - Landscape Strategy
 - 1234 EML XX XX DR D L 01-06 - B - Landscaping Plans & Specification
 - Bowland Tree Consultancy – Arboricultural Impact Assessment June 24
 - Bowland Ecology - BOW17.1486 - Ecological Appraisal Report

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2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site, located to the south-west of Prescott, Merseyside is bordered to the north-east by Carr Lane and roundabout. The application site is detailed in the Design and Access Statement, prepared by Baldwin Design Consultants.
- 2.2 In summary, the application site covers an area of approximately 3.4 hectares. The site mainly consists of. Mature broad-leaved woodland and Prescott Brook run along the north-western site boundary. Within the site, a history of mining and water treatment infrastructure formerly existed; all related structures have been removed (sometime prior to the year 2000) and habitats have developed over the disturbed ground. These habitats include semi-natural broad-leaved woodland, mixed scrub, willow scrub, bramble scrub other neutral grassland, tall ruderal vegetation, and a pond.
- 2.3 The site currently has invasive species such as Japanese Knot Weed and Himalayan Balsam within the development boundary and this has been documented within the initial site assessments, to be removed in accordance with Schedule 9 wildlife and countryside act recommendations.
- 2.4 The site is adjacent to the Northwest by King George V Playing Fields, Prescott (Brown's Field), which provides walking, sports and play facilities. The site is also located close to the National Cycle Route (National Cycle Route 56), which runs adjacent to the south of the playing fields and Carr Lane. This provides sustainable links to the surrounding areas of Prescott.
- 2.5 The Site is bordered to the Northwest by Carr Lane Woods which is a 1.49 hectare woodland. Carr Lane Woods is a mosaic of woodland and open grassland that was once part of Huyton & Prescott Golf Course before the construction of the M57. The south of the site is dominated by a large pond for angling. The pond, and adjacent Prescott Brook, form a designated Local Wildlife Site.
- 2.6 The M57 motorway runs to the south-west of the site and has existing mature native trees and vegetation bordering the motorway embankments.
- 2.7 The site is bordered to the East by an existing Residential development and public open space which is residential in character with the majority of dwellings being two storeys in height. A raised bund has been built along the Eastern/Southeastern boundaries of the development to provide acoustic mitigation for the adjacent residential development
- 2.8 A public right of way borders the Eastern boundary and runs from Northeast to Southeast of the development.
- 2.9 The proposals are described in detail in the accompanying Design and Access Statement. In summary, the development proposes the erection of 88no. dwellings with associated access and landscaping.
- 2.10 The access in the development is located within the northeast corner the development and access is to be taken via Prescott Park Way.

3. Local Development Policy & Description of the Proposals

- 3.1 The landscaping proposals have been designed using the recommendations outlined within Knowsley councils Local Plan Core Strategy January 2016 and the Supplementary Trees and Development Document June 2016, the following policies have been considered within the landscape proposals. See planning policies and recommendations in Section 4.
- 3.2 Ecological features will be enhanced and protected by recommendations outlined within Bowland ecology report and the initial landscaping strategy. Measures will include the following.
- Additional planting of scrub and scattered trees in and around the margins of the site, that is in excess of mitigation requirements, will improve the diversity of habitats. New planting should comprise native species of local provenance, to include berry bearing shrubs. Planting of such additional native species will benefit many species of wildlife including bats, birds and amphibians;
 - The creation of habitat for invertebrates by excavating small trenches, filling with suitable materials (e.g. rubble and woody debris) and covering with freely draining soils to form a low mound and sown/planted with nectar rich wildflowers/shrubs;
 - Creation of log/brush piles from felled trees/scrub to attract invertebrates and fungi, which will also provide short and long-term refugia for mammals, amphibians and invertebrates; and
 - The installation of additional bat and bird boxes within the neighbouring habitats (with landowner permission).
- 3.3 Arboricultural mitigation has been incorporated within the proposals, allowing the development to sympathetically blend into the surrounding landscape and achieve a reduced biodiversity net loss where possible. Due to invasive species located on site and the development requirements, habitat loss has been considered and mitigated within the site's constraints of existing features, underground services and topography.
- New tree planting has been proposed to replace existing trees removed due to the development or poor condition and health, in accordance with BS5837:2012 arboricultural recommendations.
 - A 2:1 replacement has been proposed where possible in accordance with Knowsley Council policy CS8 & Trees & Development Supplementary Planning Document June 2016.
 - The tree planting has been proposed to the Northern boundary of Carr lane rd Roundabout with broadleaf & Evergreen long lived species, both native and cultivar, the principle has been to use the existing trees and vegetation to provide open views and an open space whilst minimising diversity loss of the existing tree groups, this will be achieved by arboricultural works to the lower canopies and vegetation within the copse.

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- Tree planting has been proposed throughout the public open space to the West, South & East Boundaries. The number of trees was limited for the West and South POS locations due to existing underground mains combined water & waste pipe location and new tree planting locations have been considered in accordance with United utilities recommendations.
- The principles of an urban forest population have been incorporated throughout the species choice and street scene. The species of tree and its 50 year development has been considered for the appropriate conditions and location following the principles of.

“should include no more than 10% of any one species, 20% of any one genus, or 30% of any family”, to safeguard the proposed tree population within the design where possible.

- 3.6 Native mixed hedgerows have been incorporated within the scheme to provide bird and insect species habitat, offset biodiversity nett loss and provide a soft landscape connection/corridor throughout the site. This will also provide a reduced access boundary around the development separating and protecting the POS from vehicle access, from the adjacent residential streets.
- 3.7 The Swale and Suds have been landscaped to provide a natural environment with shallow scrapes creating areas of varied depth for semi-permanent and temporary waterbodies. The intention is to create seasonal broad undulating drawdown zones /wetland which will encourage a far greater variety of plants, invertebrates, amphibians and mammals to use the site.
- Wetland tree species have been incorporated within the SUDS to provide shading.
- 3.8 Wildflower and species rich grassland with seasonal bulbs have been created within the POS areas to provide opportunities to enhance biodiversity with wildlife focused planting, offering a wide range of natural and semi-natural habitats that will provide seasonal food and shelter for wildlife.

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4. PLANNING POLICY CONTEXT AND ASSESSMENT

4.1 This section sets out the relevant local planning policy considerations that are relevant to the landscaping proposals and the determination of the application.

4.2 **Knowsley councils Local Plan Core Strategy January 2016 and the Supplementary Trees and Development Document June 2016, the following policies have been considered within the landscape proposals.**

- Policy SD1: Sustainable Development is an important consideration in the preparation and determination of all planning applications, including for tree planting and landscaping on developments, as the policy provides the overall context for sustainable development within Knowsley, throughout the planning process, in-line with national guidance.
- Policy CS2: Development Principles sets out the local principles which will underpin any new development within Knowsley. For tree planting and landscape development, this policy should also be read with other relevant policies some of which are set out below.
- Policy CS8: Green Infrastructure provides guidance for developers in cases where a proposal affects an existing green infrastructure asset or an ecological designation such as a Site of Scientific Interest, etc.
- Policy CS19: Design Quality and Accessibility in New Development is of particular importance, with all proposed developments incorporating tree and landscape development being expected to demonstrate a high standard of sustainable design that can contribute towards and sustain the local distinctiveness of the Borough.
- Policy CS21: Greenspaces and Trees sets out the local principles for appropriate types of greenspaces, encouragement of replacement tree planting and assisting the Council to provide and maintain quantitative, qualitative and accessibility standards for public open spaces.
- Policy CS24: New development shall include flood mitigation measures, where necessary, to manage flood risk associated with or caused by the development. These measures shall be derived from the Strategic Flood Risk Assessment (SFRA), relevant FRA(s) or a local strategy for flood risk management, and: a) Be designed to contribute to the biodiversity of the borough unless it can be demonstrated that this would not be technically feasible; b) Incorporate a Sustainable Drainage System; c) Be fully described in the planning application; and d) Be funded by the developer, including long term maintenance.
- Policy CS27: Planning for and Paying for New Infrastructure sets out the importance of existing infrastructure within Knowsley and the role developer contributions will play in supporting new infrastructure associated with new development.

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4.3 Knowsley Trees and Development Supplementary Planning Document June 2016

Development Principles sets out the local principles which will underpin any new development within Knowsley. For tree planting and landscape development,

Street Tree Planting

- In some circumstances it may be appropriate for street trees to be incorporated into a development. This can include new streets created within developments or where a development fronts or joins a highway. In such circumstances the incorporation of street trees must be considered at the design stage of the development to ensure that there is an adequate provision made for rooting areas to abate any future nuisance.

New Tree Planting

- New tree planting should be provided within a proposed and approved landscaping scheme – this should include any replacement trees for those removed due to the development. BS 8545 *Trees: from nursery to independence in the landscape – Recommendations* provides details on handling, transplanting and the planting of new tree stock.
- The establishment of trees within a built environment to allow longevity without becoming a nuisance when they reach maturity should be considered within planting schemes. Adopting new industry practice and materials enable the establishment of trees within a built environment, the following factors should always be considered when planning a tree planting scheme:
 - There should be adequate space allowed for newly planted trees to reach their full mature height and spread without causing nuisance to adjacent structures and occupants;
 - Predicted mature height and canopy spread, canopy density, propensity to shed seeds, fruits and if the tree exudes honeydew, etc.
- Suitability of trees within the built environment. Trees should always compliment the architecture, historic environment and the local landscape in the longer term. Colour of backdrop should also be taken into consideration, (for example a Birch will not be clearly visible against a light background);
- Suitability of species and planting positions adjacent structures such as walls and buildings to avoid the risk of structural damage as the tree grows and matures, engineered solutions such as root directors can be used to minimise this.
- Suitability of species in relation to future changes in climate and predicted increase in temperature; and Sufficient soil volume should be afforded for the tree to reach its optimum size. The soil type, to include drainage should be such that tree roots are able to grow and function adequately.

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Replacement Tree Planting

- Where the Council accepts that tree loss is unavoidable the applicant will be required to comply with Saved UDP Policy DQ4 and Local Plan Core Strategy Policies CS8 and CS21, specifically in relation to tree replacement. Any replacement planting will have to take into account the number; sizes and species of the trees lost and should contribute to the extension of tree and woodland cover across the Borough.

CIEEM Biodiversity Net Gain – Good practice principles for development.

CIEEM Principle 1

- Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-making where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefit for nature conservation, then offset biodiversity by gains elsewhere.”

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5.0 Planning Feedback and Landscape Alterations

Memo

Carr Lane Meeting Notes | Landscaping | 20.05.2024

Attendees:

Jo Sheridan (JS) Knowsley Council James Towers (JT) Knowsley Council Peter George (PG) United Living Becky May (BM)
United Living Jim Gaythorpe (JG) East Midlands Landscaping Paul Shuker (PS) LSH Chris Hartley (PS) LSH

Planners Comments	EML Alterations as per comments received
1. The BNG metric needs to be updated to reflect the situation in site (trees removed that were shown to be retained) and also reflect the tree loss that ESS have advised. We have discussed the trees to be removed with Bowland Having looked at the scheme and what is on site, it is advised that the pine trees along Carr Lane are kept and made a feature of (these were planted as part of an improvement schemes in the 2000's). If there are other good form, well placed trees (any species like oaks) then these should also be sought to be retained. Our Arboricultural Officer has offered to meet your arb officer/landscape officer on site to determine what trees could be retained. Along this area of Carr Lane, there should be less dominance on field maple and birch and more beech proposed.	The design has incorporated existing trees in good condition and health to be retained along the northern boundary to retain existing biodiversity and following CIEEM and principles Any works required have been referred to the processes outlined in the latest arboricultural AIA report. Field Maple and Silver Birch have been significantly reduced throughout the proposal and replaced with alternative genus species and cultivars.
2. The arb report needs to be updated to reflect the proposals.	Latest arboricultural report and recommendations have been incorporated and consulted with Bowland Tree Consultancy.
3. The different species of trees to the north of Carr Lane have been grouped together. They need to be spread out and diversified.	Tree species have been diversified in genus and grouping along the northern boundary. 2 for 1 replacement in this location would be unachievable unless grouping of species would be allowed and replacement trees have been distributed in numbers along the POS area. The reduction in numbers of tree groups and specification of longer lived broadleaf species has been incorporated to open up the views from Carr Lane See Arboricultural works to existing retained trees for method statements to open up views within the retained northern vegetation.
4. A hedgerow is illustrated tight to the footpath – this will be a constant maintenance issue with it growing over the path. Can the hedgerow be set away from the path edge and more to the back of the driveways?	Hedgerows have been centralised within the POS species rich grass areas where possible and the pathway adjusted to allow for this to allow for reduced hedgerow maintenance.

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5. The footpath should not be angular but sweeping and be redirected away from the swale (see plan attached).	The Footpath has been adjusted to remove the kink in the path and provide a more direct route. Final position will be subject to engineers' levels and existing site features
6. Change the knee rail adjacent to the swale to a 900mm metal rail fence.	This fence will not be visible from Carr Lane Rd, with a proposed hedgerow which has been incorporated to mitigate biodiversity loss in this location. A metal fence would provide a minimal aesthetic appeal with an increased cost. A timber post and 3no rail fence would provide the CDM risk mitigation for the swale and Suds whilst this would be a reduction in cost for repairs should it become damaged or vandalised.
7. A fence along Carr Lane is not necessary and should be removed.	This fence was added as per previous comments from the meeting, received from the LPA 20.05.2024. The fencing has been removed from the latest landscape proposal.
8. The swale should have a more naturalised look – can it be 'snaked' – this would allow the same length of swale but would move it further from the houses and also it would not 'jut' out into the footpath.	The swale has not been altered from the condition approved design and the path/cycle way has been adjusted to accommodate the design.
9. The footpath should be 3m wide.	Footpath has been increased to 3m width for the Cycle way and traffic mitigation has been added to the entrances and exits to limit access for pedestrians and cycles only. Location of footpath may vary slightly subject to engineers' levels and recommendations.
10. Need a 'loose chicane' barrier at the entrance with Carr Lane. An example of a similar barrier is across from Carr Lane – photo below	A section of metal fence line has been added to the pathway to link with the existing metal barrier over Prescott brook to match the fencing on the cycle way. The chicane has not been designed into the entrance of the pathway due to limitations of maintenance access, removable bollards to match those of the adjacent entrance to Carr Lane woods, have been proposed to provide maintenance access for the POS area and SUDS
11. Does the site edged red include a bridge across the watercourse?	EML The Southern connection to the existing footpath is subject to engineer's design and details are T.B.C
12. How is the swale to be accessed? How is the swale to be maintained?	As per comment 10, removable bollards and gate in the post and rail fencing will be used for maintenance access.

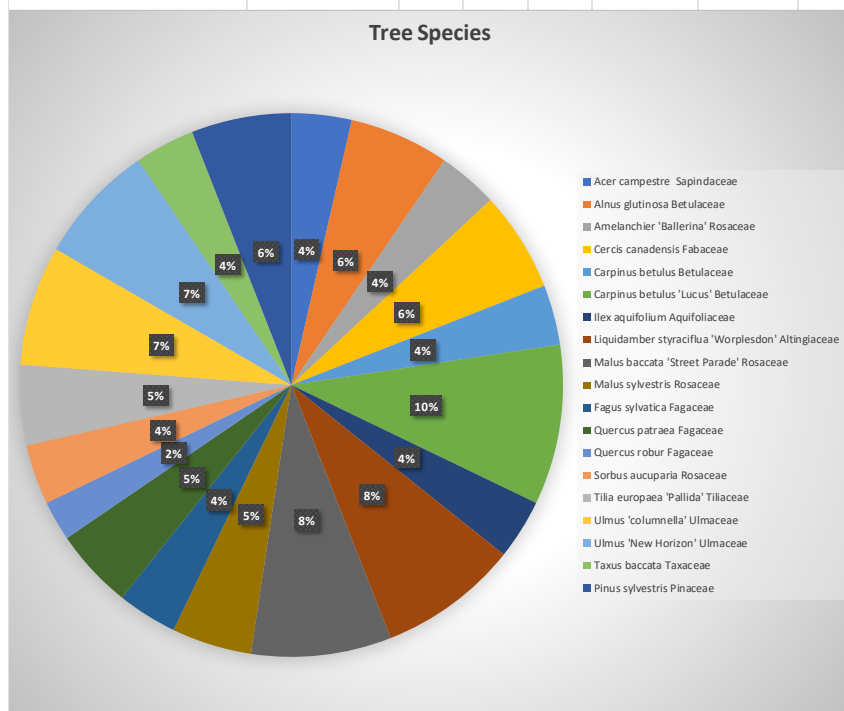
Additional changes have been made to the replacement trees throughout the site to provide future resilience for the proposed tree species. See Table Below

Pathway finishes have been incorporated for PROW and POS CYCLE WAY within the KEY

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Table of Tree Diversity and Genus throughout the site

Species	GENUS	Number
Acer campestre	Sapindaceae	3
Alnus glutinosa	Betulaceae	5
Amelanchier 'Ballerina'	Rosaceae	3
Cercis canadensis	Fabaceae	5
Carpinus betulus	Betulaceae	3
Carpinus betulus 'Lucus'	Betulaceae	8
Ilex aquifolium	Aquifoliaceae	3
Liquidamber styraciflua 'Worplesdon'	Altingiaceae	7
Malus baccata 'Street Parade'	Rosaceae	7
Malus sylvestris	Rosaceae	4
Fagus sylvatica	Fagaceae	3
Quercus patraea	Fagaceae	4
Quercus robur	Fagaceae	2
Sorbus aucuparia	Rosaceae	3
Tilia europaea 'Pallida'	Tiliaceae	4
Ulmus 'columnella'	Ulmaceae	6
Ulmus 'New Horizon'	Ulmaceae	6
Taxus baccata	Taxaceae	3
Pinus sylvestris	Pinaceae	5



GENUS	Number
Sapindaceae	10
Betulaceae	16
Rosaceae	14
Fabaceae	5
Fagaceae	6
Aquifoliaceae	3
Altingiaceae	7
Taxaceae	3
Tiliaceae	4
Pinaceae	5
Ulmaceae	12

