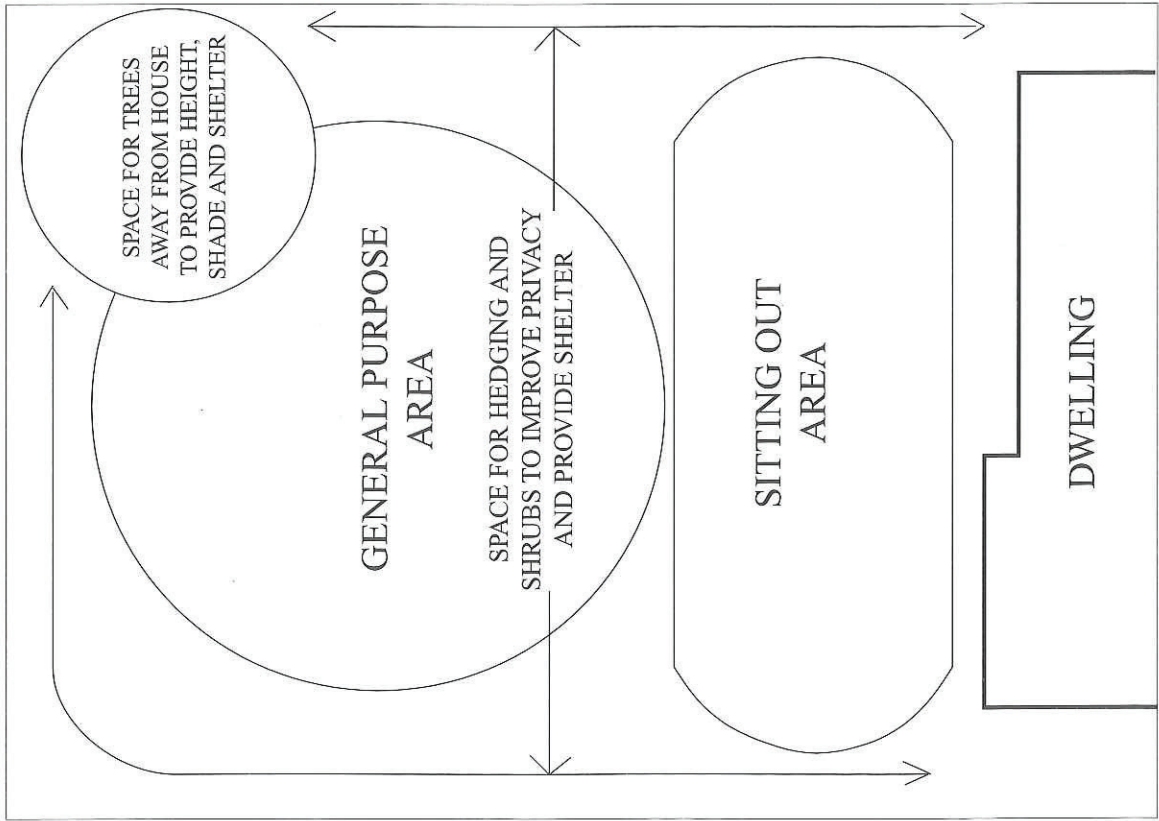
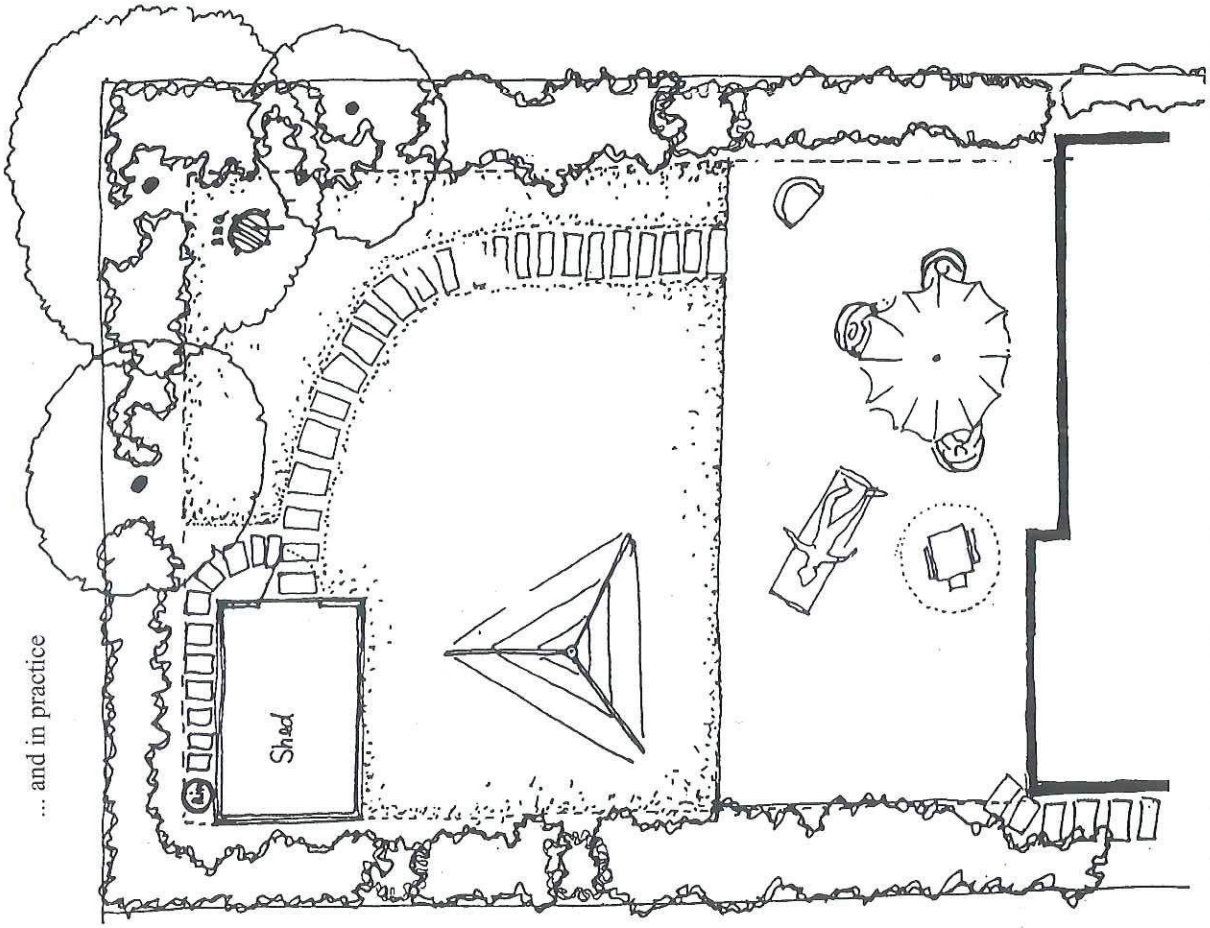


3.4.8. GARDENS SHOULD BE LARGE ENOUGH TO BE PRACTICAL AND USEFUL

... Decide what's needed in theory ...



... and in practice



Highways and parking:

3.5.1 The scale and density of any development is inevitably influenced by highway and parking considerations. Roads especially are visually prominent. They form the main approach to the development, and the positions from which we view it.

3.5.2 The design of roads can dictate townscape, both positively and to its detriment, and the space required always means that they are significant components in determining the density of any development.

3.5.3 Government guidance (Design Bulletin 32 - 2nd Edition HMSO) offers opportunities to reduce the scale and impact of roads by applying standards which are intended to be both responsive and appropriate to different types and levels of development. This guide encourages the development of those opportunities in ways which are felt to be appropriate for the locality.

Development Loading

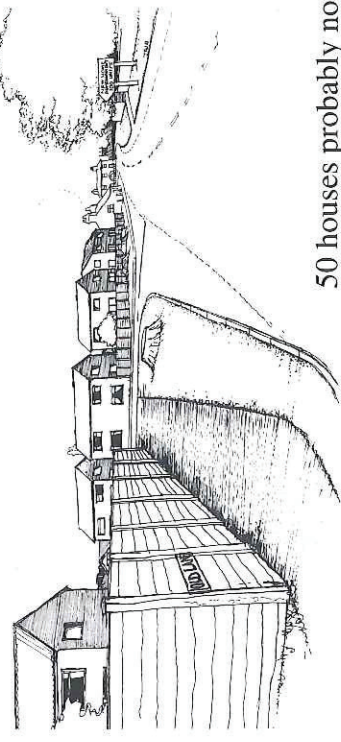
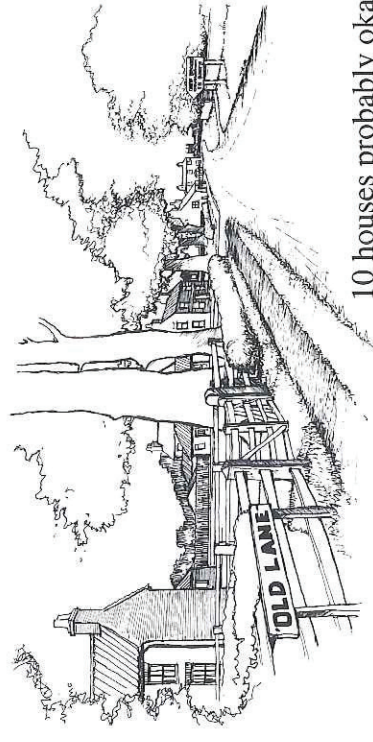
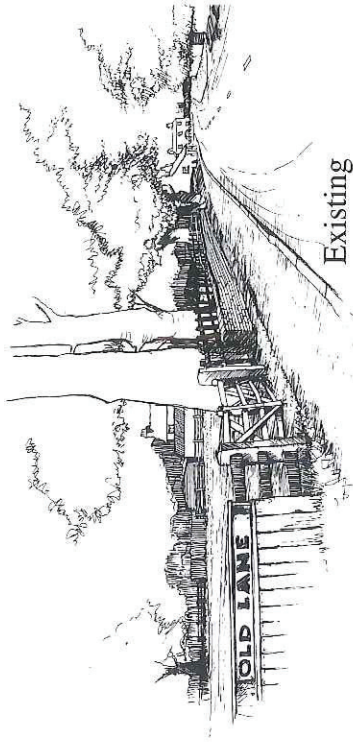
3.5.4 If future residential areas are to benefit from the approach used in the guide, it may be necessary to restrict the number of houses within any development to a level which permits the use of roads of an order appropriate to the setting. For example:

If a site is approached from a small lane or street then the scale of the new road, and hence the scale of the development should reflect this. Furthermore, at a much larger scale, sites for development should be broken down into smaller residential neighbourhoods to minimise the use of Local Distributor Roads.

Pattern

3.5.5 Road layout is a major component of any settlement pattern. Often it is the way that roads relate to and shape space that creates, or

3.5.4 DEVELOPMENT LOADING



reinforces, townscape identity. Developers should therefore consider ways of creating road patterns that complement the traditional forms of settlement found in the locality.

3.5.6 Recent highway design has been based upon a hierarchical approach, which encourages a tree-like structure for road layouts - development patterns which fan out in loose and random ways, ending in culs-de-sac. Whilst this form of development may be appropriate on a small scale, it becomes monotonous and confusing when used on larger developments. The introduction of road patterns, which help to give shape, variety and local identity to large developments is important. For example:

The edges of a large development could be made softer and more secluded, using culs-de-sac whereas the inner areas could focus on traditional, formal and accessible patterns of layout, providing a more distinctive identity.

Spatial Hierarchy

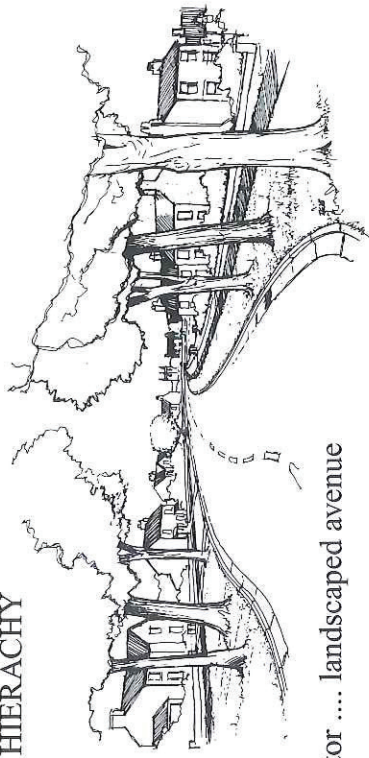
3.5.7 The scale and density of each part of a new development should reflect the type of road which serves it. For example:

Higher order residential roads should have dwellings set well back from the carriageway, and possibly at a lower density. Greater spaciousness can relate the scale of the road to a more impressive scale of surrounding and provide more space for landscaping. Lower order roads provide the opportunity to create a more closely integrated arrangement of buildings and spaces.

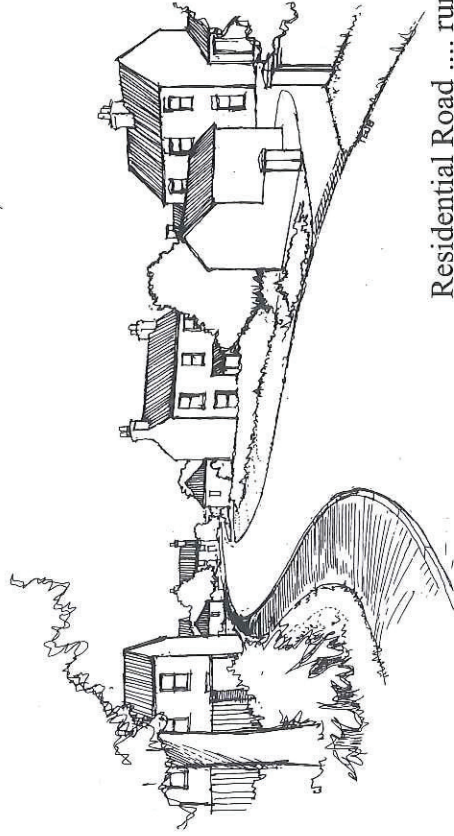
Parking

3.5.8 The demand for car parking is one of the more significant factors which contribute to over-development of sites. The space required to

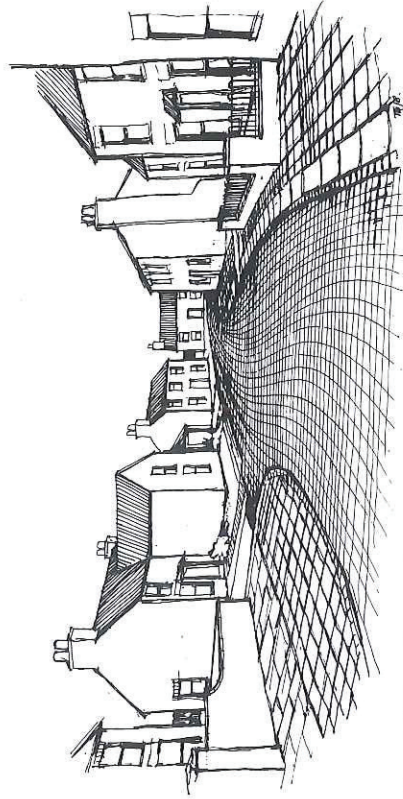
SPATIAL HIERARCHY



Distributor ... landscaped avenue



Residential Road rural



Residential Road urban

manoeuvre and park a car cannot be reduced. As car ownership per household rises, any increase in housing density requires a disproportionate increase in the hard space that will be required for parking.

Public Open Space

3.6.1 Local plans will be the means whereby suitable sites for public open space will be identified and co-ordinated with other land use policies.

3.6.2 Housing estates may feature three different, but equally important, categories of open space:

- (i) *Structural Open Space;*
- (ii) *Formal Open Space;*
- (iii) *Informal/Amenity Open Space.*

Structural Open Space

3.6.3 These open spaces will normally be identified in the Local Plan when land is allocated for housing. They are intended to provide a framework for development and will not normally be part of the open space allocated to a specific housing site. Such spaces often consist of retained landscape features, such as copses on the skyline, ancient woodlands/hedgerows and water features. They may also be formed by new planting to provide a buffer to existing development or proposed major roads.

Formal Open Space

3.6.4 Site Development Briefs will normally identify requirements for formal public open space. These may involve considerable areas of land, enabling residents to enjoy walking and sporting activities.

3.6.5 The National Playing Fields Association advises a provision of 2.43 ha (6 acres) of open space per thousand population. Local Planning Authority requirements for the provision of open space will vary from authority to authority, depending on identified needs.

3.6.6 A proportion of the open space provision may be required for use by children and should be furnished with approved play equipment. Where such play areas are required they shall:

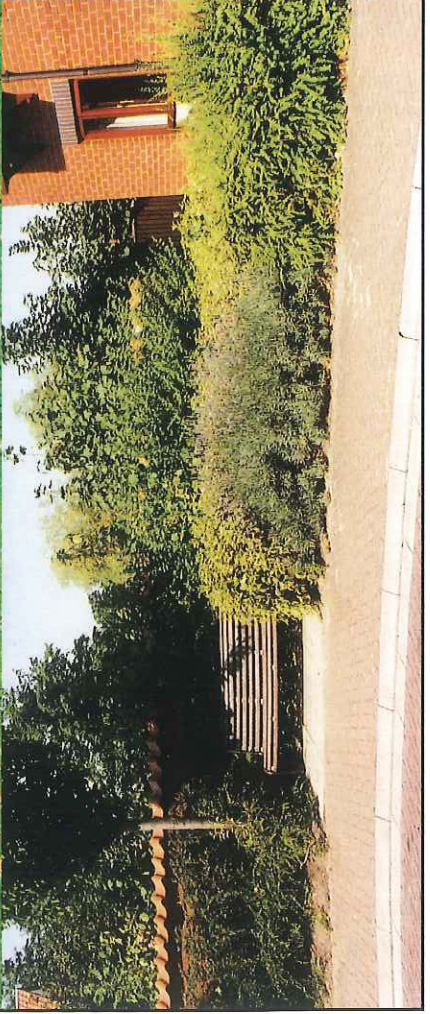
- *comply with any minimum space and safety standards of the relevant Local Planning Authority;*
- *have good footpath links with the rest of the development;*
- *be within easy walking distance for small children;*
- *not be secluded, but be in well overlooked positions;*
- *be located away from elderly persons accommodation;*
- *have easy access for maintenance purposes;*
- *have easy access for emergency vehicles.*

Informal/Amenity Open Space

3.6.7 Open space is also an essential element of townscape as well as a recreational asset. If provided as part of an integrated design it can greatly enhance the character of any housing development by the use of features such as 'village greens', formal squares, sculpture, varied hard surfaces and water. Amenity planting and opportunities for play by young children also help to enhance the character and pleasures of a very localised housing environment and contribute to a sense of place.



3.6.2 ... STRUCTURAL, FORMAL AND INFORMAL OPEN SPACE.



3.6.8 It is not thought appropriate in this document to set a Lincolnshire-wide prescriptive standard. **Developers are therefore advised to liaise with the appropriate Local Planning Authority at an early stage**, to ascertain requirements for the provision of open space, play space and all associated issues.

Maintenance

3.6.9 **It is important to establish who will be responsible for maintenance of such areas and play equipment.** Some Local Authorities will agree to adopt structural and formal open spaces, because of their future use by the community. In some cases Local Authorities will also adopt informal/amenity open space. **Developers are advised to liaise with the appropriate Local Planning Authority at an early stage.**

SECURITY

3.7.1 The Town and Country Planning (Development Plans) Regulations require local planning authorities to have regard to social considerations in preparing structure plans and unitary development plans. Crime prevention must be regarded as one of these social considerations.

3.7.2 Security is of great concern to residents and Local Authorities alike, and the importance of this in relation to landscaping proposals is emphasised by the government in DoE Circular 5/94 - "Planning out Crime". Developers will be expected to make every effort to pay adequate regard to the approach advocated by the Circular, by ensuring that new planting schemes:

- *avoid creating hidden areas or high-risk areas of shade where crime is easier to commit;*
- *allow for the inclusion of thorny/prickly species such as pyracantha, berberis, hawthorn and holly in gardens as a deterrent to intruders;*
- *achieve appropriate co-ordination between landscape design and street lighting layout, car parking zones and footpath/cycleway alignment.*

3.7.3 Where footpaths are separate from the highway they should be kept short, direct and well lit. Long, dark alleyways should not be created, particularly to the rear of dwellings. Changes in the use of materials can also have an influence in deterring the opportunist thief by defining semi-private areas where residents can exercise some form of control.



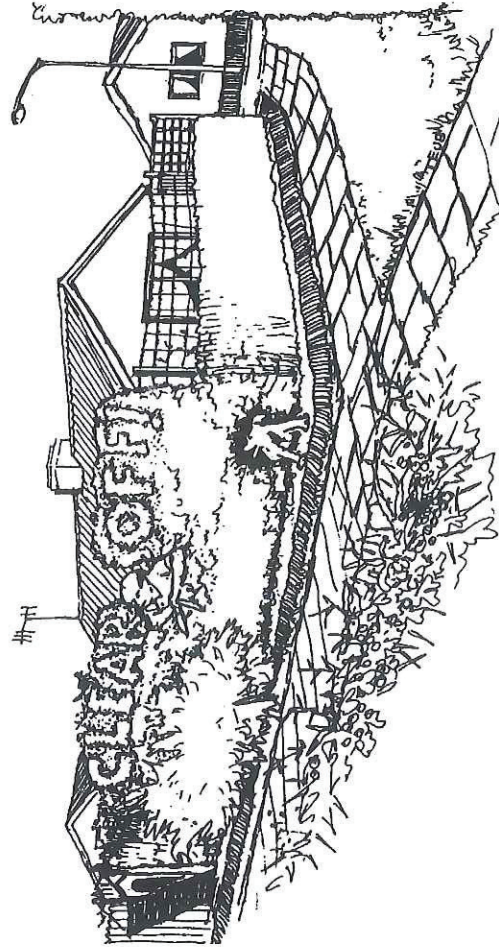
3.7.4 The principal objective should be to design an area which helps people to recognise where they live as being collectively their own neighbourhood. They should be able readily to identify those who belong to their community and have little difficulty in recognising the presence of strangers. This will enable residents to challenge criminal or anti-social behaviour.

3.7.5 Natural surveillance can be improved where some properties are occupied throughout the day. This is best achieved by using a mixture of house types which will cater for a variety of households.

3.7.6 Real or symbolic barriers such as changes of surface, or texture help to provide a degree of security. This is particularly important at entrances to grouped parking areas, to encourage self-policing.

Secured by Design

3.7.7 Careful design and layout of new development can help to make crime more difficult to commit and increase the risk of detection for potential offenders, but any such security measures must form part of a balanced design approach which addresses the visual quality of the estate as well as its security. Local Planning Authorities consult their local Police Architectural Liaison Officer on new estate proposals. Developers should be aware of the benefits obtained from the 'Secured by Design' initiative, details of which can be obtained from the Police Architectural Liaison Officer.



.... real or symbolic barriers can help provide a degree of security

LANDSCAPING

3.8.1 Careful attention to landscaping at the outset, plays a fundamental part in achieving an attractive housing environment. Too often it is an element left out of the design process until other constraints make implementation of a worthwhile scheme impossible. The use of plants is only one element - albeit a vital one - of landscape design and should never be considered in isolation. A good quality landscape scheme can 'lift' designs by creating a varied, stimulating and satisfying living environment.

3.8.2 It is one of the aims of the Lincolnshire Design Guide to ensure that landscape considerations are discussed and agreed at the earliest possible juncture in the design process. The guiding principles may then be established at the outset; adequate provision for implementation and maintenance can be allocated; and constraints such as service routes arranged to allow the landscape scheme the fullest possible scope.

3.8.3 Developers are reminded that the responsibility for creating an acceptable scheme lies in the first place with them. An attitude of 'you tell us what to do and we will do it' is unacceptable, as time and resources cannot be made available. **The employment of professional expertise is likely to pay for itself not least in the saving of much valuable time. Where a professional landscape designer is not used attention is drawn to Appendix D.**

Landscape Design Stage

3.8.4 Mistakes made at the design stage frequently create long-term problems and have both environmental and financial implications. The effects are likely to increase as time passes, becoming more costly and difficult to rectify.

3.8.5 Landscaping schemes must include details of, or changes to, landform; existing features with details of how these are to be used or reasons for removal; and, where appropriate, a comprehensive soil survey. These details are essential to any landscape scheme, dictating both the form of the design and the choice of plants.

3.8.6 **The landscape design should include a brief, setting down the principles and aims of the scheme. This should encompass the entire site, rather than attempt a piecemeal approach and must involve an assessment of adjacent development and landform.** Where the estate boundary adjoins older development or open countryside, landscaping should seek to integrate the new works within the locale by the choice of appropriate plant material and by the creation of new landscape features, taking advantage of existing contours or features. The brief should also contain landscape management proposals and state their implications to enable the planning authority fully to recognise the management commitment.

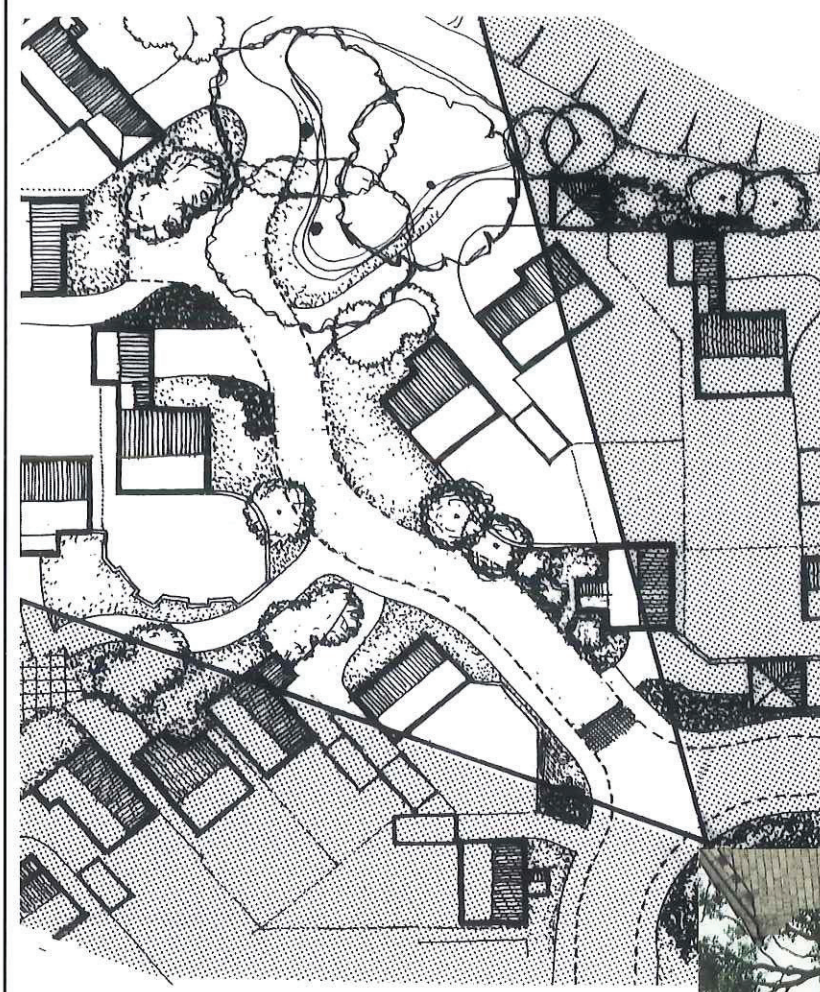
3.8.7 Where proposed development, in view of its scale or prominent location, will dominate a landscape or give prominence to the built-up fringe of a settlement, provision for minimising visual intrusion in the landscape as a result of the development will be required. This may involve:

- *Pre-development planting - where significant development on the edge of a settlement is proposed, the landscape design brief*



3.8.1 CAREFUL ATTENTION TO LANDSCAPING

... submitted plans



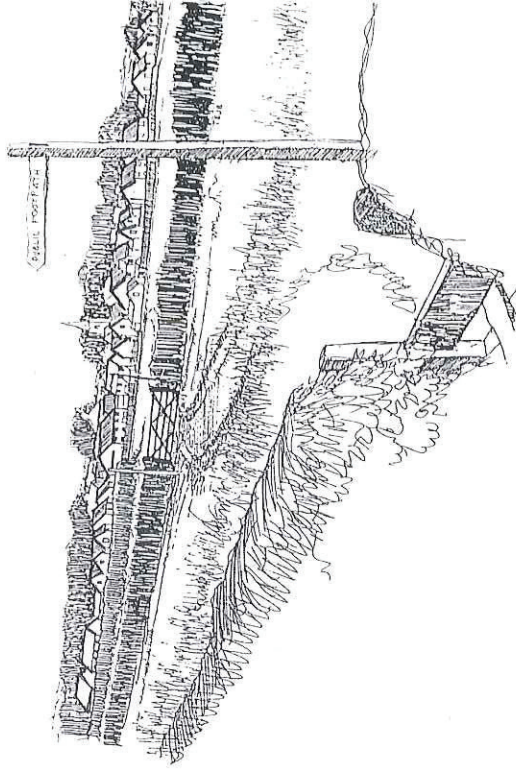
completed development

should aim to achieve tree/shrub planting prior to the commencement of development, in order to attain the earliest possible softening of the settlement edge.

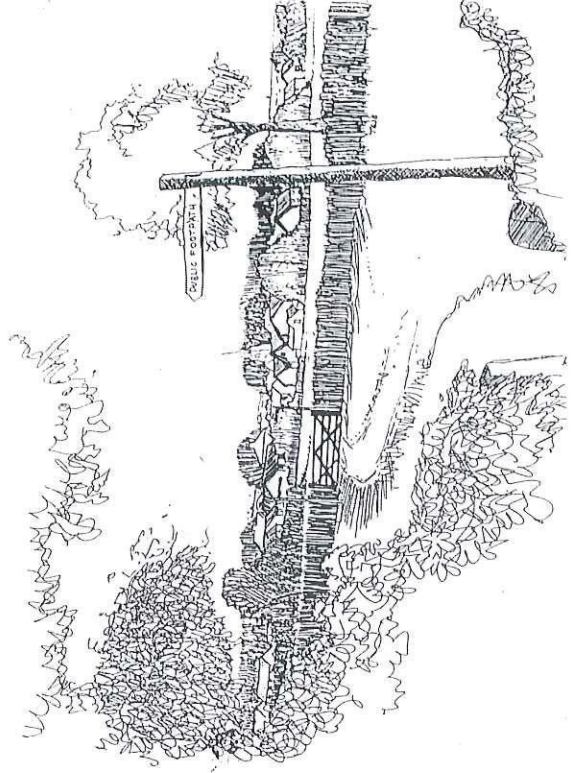
Off-site planting - where new development would be sufficiently prominent to have a major effect on the landscape, or sufficiently extensive to entail several phases of development, the landscape design brief should recognise the need for developers to undertake off-site strategic planting or early planting on the later development phases - particularly where such planting could be achieved on other land within their ownership. In circumstances where off-site planting is considered to be important the local authorities will seek to enter into Section 106 planning obligations aimed at ensuring that such planting is achieved. All such plantings should aim to link the new development with its built surrounds and adjoining countryside, in order to achieve the earliest amelioration of intrusion into distant views of the settlement.

Alterations in topography - this may be a useful means of increasing the effectiveness of planting or in creating variety of landform.

3.8.8 Within a residential development adequate space for planting must be allocated at the earliest stages in the design process. All plants require room to develop and sufficient soil to thrive, but it is clear that the importance of this has not been fully appreciated in the past. A shrub with a mature spread of two metres must have that space allocated at the design stage, even though when planted it is only fifty centimetres in spread, and will not fill the space for some years. Similarly, hedges need space on both sides of the mainstem to develop and a forest tree will require seventy-five square metres, or more, at the time of planting, no matter how small the new



... Off-site planting may be necessary where new development will have a major effect on the landscape.



plant may be. Where planting is carried out using large numbers of smaller specimens of trees and shrubs, proposals for their maintenance and management should be submitted.

3.8.9 *The results of failing to achieve this include:*

- *Increased maintenance costs as inappropriate plants in restrictive sites require constant pruning.*
- *Damage to dwellings, services and other structures.*
- *Premature removal of landscape features, particularly trees before they reach maturity.*

3.8.10 Soil type, aspect, prevailing wind and available space each play their part in determining the choice of species. **Planting schemes submitted without reference to this information may not be acceptable.**

3.8.11 Angles formed by walls and hard surfacing, extended sections of fencing or wall, and areas of grass surround by hard surfacing can look unappealing and can create maintenance problems. However, where planting is used effectively these 'dead' areas can be transformed into worthwhile assets.

3.8.12 Formal landscape features, such as arches, seats, fences, fountains and ornamental structures can improve the appearance of an estate by creating contrasts of form and colour.

3.8.13 Block planting containing single species or a planned mixture tend to be more effective than a haphazard mixture. However, planting need not always be confined to strictly defined 'beds'. Single plants or

small groups may be used to clothe or soften the appearance of walls, road and path edges and street furniture, particularly where space for more extensive planting is limited. Generally, however, small shrub beds tend to be ineffective and difficult to establish and maintain. It is preferable that such areas should contain at least ten plants. **See Appendix D for plant spacing details.**

3.8.14 Grass almost always features prominently as the standard form of ground cover for most housing schemes, but there are many occasions when other forms of ground cover can and should be considered. Suitable plants, shrubs and well-designed 'hard' landscaping, or combinations of these elements, can provide practical and attractive alternatives, and are likely to require less maintenance than grass. **A selection of suitable species is set out at Appendix D.**

3.8.15 Service routes must respect the landscaping scheme and existing features, if the landscaping of the new estate is not to be compromised. This should be resolved at the design stage.

Existing Features

3.9.1 Important existing features on a new development site should be retained, to give a site maturity, identity and help to link it with the past and its surroundings. Such features may include trees, hedges, ponds and meadows, walls and buildings, and archaeological features and sites. In either case their effect or existence can be lost through neglect or improper management. **Attention is drawn to BS 5837; 1991 'Trees in Relation to Construction', which will form the basis for discussions regarding tree retention and protection on site.**

3.9.2 A number of points should be borne in mind in relation to the retention of existing features.

- *Tree roots should be left intact across service trenches. This may involve more costly hand digging. Provision must be made for this at an early stage. Thrust boring may be a more satisfactory alternative.*
- *No activity should be permitted beneath the crown of any mature tree. This includes storage of materials and fuels, site-huts and vehicle parking as well as soil disturbance or alterations in level. The advice of the local authority Arboricultural Officer should be sought.*
- *Any existing feature will become the property of one party unless this is impractical, when the planning authority may seek to retain it as adoptable open space.*

3.9.1

