Proposed Housing - Bank End Road, Barnsley

The site lies between a wooded hillside and a wooded church yard with an adjacent public stepped path giving access to the existing development at the top of the hillside.

Planning advice seeks to reinstate some of the tree cover which has been lost in the extensive earthworks required for access to the proposed properties. To this end, extra heavy standard trees of native and semi-native species are proposed, where possible, along the access road fronting the new dwellings, but no closer than 5m to a dwelling. Where tree planting is desirable but is closer than 5m, smaller ornamental trees are proposed. Linear bankings across the site allow for changes in level and are proposed to be planted with groups of closely planted feathered sized native birch trees. These will help to screen the retaining walls visible from the house frontages, but being narrow and light canopied, when grown, will not shade the rear gardens as would heavier canopied native trees. Along with the street trees, the birch groups will help to visually break up the built masses and offer wildlife habitat within the site.

The levels on the site require extensive retaining structures. Proprietary planting bags are proposed to be built–in at intervals to allow planting of native and ornamental trailing species to visually break up the extent of the structure. It is anticipated that in time, wind-borne wild seed will establish a natural flora as has occurred already on the existing site.

Also following planning advice, the western and northern boundaries of the site atop the retaining structures are proposed to be planted with native woodland trees and shrubs, the majority of the tree species to be located in the top north west corner. The native tree species will be similar to those present in the adjacent woodland, although ash will be used with caution away from the retaining structures because of potential limb drop.

The proposed woodland areas are at present heavily contaminated with fly tipped rubbish which will need to be carefully cleared before planting takes place. Additionally, the existing ivy, bramble and raspberry groundcover will require to be thinned to allow preparation of planting stations. The new planting will be managed for a minimum of 5 years until it can compete with surrounding vegetation which will re-establish itself where the management does not affect it.

In order to deter future fly tipping, a close boarded fence is proposed around the perimeter other than the frontage ,with a locked gate access from the top north west corner to allow management of the woodland planting.

Landcare
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