



Proposed hard surfaces

	Tarmac with tar spray and buff gravel chip finish. 300mm cobble/ paver margin to all areas.
	Tarmac surface

Proposed boundary treatments

	1.2m high timber post and rail fence
	1.8m high timber close boarded fence
	1.2m high stone wall with sloping pantile coping
	1.8m high stone wall with sloping pantile coping

Proposed landscaping

	Proposed Tree Planting
	Proposed Specimen/ Accent Shrub Planting
	Proposed Native Hedge Planting
	Proposed Shrub Planting
	Proposed Wildflower Grassland
	Proposed Amenity Grass

Generally

The proposal relates to the development of redundant farm buildings at Village Farm Blankney, with a view to residential conversion. The site consists of a Village Farmhouse attached to which is a barn complex, which is considered to be a structure fixed directly to the principal listed building. There are a number of historic farm buildings in the farmyard, along with modern mid to late 20th century large agricultural buildings.

This landscape strategy should be read in conjunction with the Landscape Character and Setting Statement accompanying this application prepared by Robert Doughty Consultancy dated July 2022

Context

The northern boundary of the application site is defined by a timber post and rail fence with open fields beyond, whilst the eastern extent of the application site is demarked by fencing and an existing single storey building. The southern boundary is defined by the existing buildings and a stone garden wall, small trees and ornamental shrubs associated with the adjacent property fronting Drury Street. Large agricultural barns form the western boundary with occasional framed glimpses of Blankney Cricket Ground and the associated Pavilion, which occupy the land to the west up to the B1188 Sleaford Road

The application site falls within the **Central Plateau Landscape Character Area 11** and, specifically, the **Central Clays and Gravels Sub-Area** as detailed in the **North Kesteven Landscape Character Assessment September 2007**.

Key characteristics of this area are:

- Landscape sub-area runs the entire length of the District. The narrowest part is in the north, widening southwards beyond Sleaford to meet the Upland Plateau Fringe. The western edge is defined by the Limestone Heath and Lea Valley, whilst the Fens lie to the east along its full extent.
- A gently undulating lowland, edged by areas of woodland in the north.
- Fields are generally smaller and more varied in shape than on the adjacent limestone plateau with some grazing land as well as arable.
- Surface water drains into small streams running from west to east and drainage ditches run by the sides of the fields.
- Well kept hedgerows along roadsides and sometimes between fields.
- Dark brown coloured soil.
- Small copses of broad leaved woodland throughout the sub-area and larger areas of woodland on the eastern edge.
- Three distinctive lines of settlements - the limestone villages following the spring lines coming off the limestone plateau; the line of villages on the clay strip; and the villages edging the fens to the south.
- Road network orientated with the main roads running from north to south (Lincoln to Sleaford) with smaller roads running west to east.
- Pressures for change in the sub-area relate to inappropriate development on the edge of villages and the loss of hedgerows and tree cover.
- Opportunities for landscape enhancement mainly rest with increased hedgerow and tree planting and maintaining the character of the villages.

It is acknowledged within this study that Blankney has a distinctly different and strong identity as an estate village with dwellings built in dressed and coursed limestone in a pseudo-Elizabethan or Tudor style with mullioned windows and elaborate chimneys.

Objectives

The assessment undertaken in 2007 highlights that maintaining the distinctive character of such villages is very important in this character area and new development should use materials, and design principles that respect and reflect the existing traditional limestone building stock so that they are sympathetic to place and established vernacular.

Being closely associated with the surrounding agricultural land use, the existing agricultural buildings currently located on the application site form part of the village character and vernacular and represent a key narrative of the village locality. The local Landscape Character Assessment highlights that Blankney has a distinctly different and strong identity as an estate village and it is the intention of the Landscape Strategy to acknowledge and respect this and include proposals that will maintain and reflect, through the use of appropriate materials and design principles, the local character and in particular that of an agricultural setting.

The Landscape Strategy will bring forth a number of enhancing features and should be read in conjunction with the recommendations contained within the Preliminary Ecological Appraisal for the site carried out by CGC Ecology. The incorporation of trees, shrubs, and an orchard will soften and create elements of interest that show an appreciation towards the natural environment whilst appropriately surfaced courtyards will define the spaces between the buildings and maintain an agricultural feel to the development. A new native hedgerow, planted as a double staggered row and protected by a timber post and rail fence, is proposed along the northern boundary of the site helping to ensure that the development has limited impact on the landscape character and setting whilst areas of wildflower grassland, a community orchard and planted flower borders within landscaped areas will enhance the biodiversity of the application site and acknowledge the aims and objectives of the Lincolnshire Biodiversity Action Plan. All boundary hedgerows should be appropriately managed by trimming every 2 to 3 years and in sections so that not all parts of the hedgerow are cut at the same.

Planting Details

Based upon the above it is intended that the planting associated with the application site will consist of the following. Such lists are not exhaustive and may be added to at the detailed design stage but provide a broad palette at a strategic level. Mitigation features in relation to hedgehogs, birds and bats will be incorporated into the development proposals including the provision of a lean-to with integrated nesting ledges on Plot 3 for bird nesting and in particular Swallows at the western end of the development.

Boundary and Accent Tree Planting

Acer campestre	12-14cm girth Hvy Std
Prunus avium	12-14cm girth Hvy Std
Prunus padus	12-14cm girth Hvy Std
Quercus robur	10-12cm girth Sel Std
Sorbus aucuparia	12-14cm girth Hvy Std
Tilia cordata	12-14cm girth Hvy Std

Native Hedge Planting

Acer campestre	60-80 cm
Crataegus monogyna	60-80 cm
Cornus sanguinea	60-80 cm
Corylus avellana	40-60 cm
Ilex aquifolium	40-60 cm
Prunus spinosa	60-80 cm
Rosa Canina	40-60 cm
Viburnum opulus	60-80 cm

Community Orchard Tree Planting (Lincolnshire varieties)

Lindsey Gage (Plum)	120-180cm height
Ingall's red (Cherry)	120-180cm height
Peasgood's Nonsuch (Apple)	120-180cm height
Dr Clifford (Cherry)	120-180cm height

Internal Shrub Planting

Amelanchier lamarckii	40-60 3L Pot
Berberis thunbergia	30-40 3L Pot
Berberis thunbergia Harlequin	30-40 3L Pot
Cistus x corbariensis	30-40 3L Pot
Cornus alba Sibirica	40-60 3L Pot
Cornus stolonifera Flaviramea	40-60 3L Pot
Cotoneaster Cornubia	40-60 3L Pot
Cotoneaster microphyllus	30-45 3L Pot
Elaeagnus pungens maculate	30-45 3L Pot
Euonymus fortune Silver Queen	20-30 3L Pot
Hebe rakiensis	20-30 3L Pot
Hedera helix Hibernica	40-60 2L Pot
Hypericum Hidcote	30-40 3L Pot
Lavandula Hidcote	20-30 3L Pot
Lonicera pileate	40-60 3L Pot
Philadelphus Belle Etoile	30-40 3L Pot
Prunus laurocerasus Otto Luyken	30-45 3L pot
Prunus lusitanica	40-60 3L Pot
Rosa rugosa alba	30-45 3L Pot
Spiraea nipponica Snowmound	30-45 3L Pot
Symphoricarpos chenaultii Hancock	40-60 3L Pot
Viburnum davidii	30-45 3L Pot

Specimen /Accent Shrubs

Amelanchier lamarckii	80-100cm 10-12L Pot
Buddleja davidii Black Knight	80-100cm 10-12L Pot
Cotinus coggygria Flame	30-40cm 3L Pot
Mahonia x Charity	40-60cm 5-7.5L Pot
Rhus typhina Lacinata	80-100cm 5-7.5L Pot

Note: Allowance to be made for flower borders within general amenity planting areas. Species to include Evening Primrose (Oenothera biennis), Sweet Rocket (Hesperis matronalis), Honeysuckle species (Lonicera spp), Lavender (Lavandula spp), White Jasmine (Jasminum officinale), Night-scented Catchfly (Silene noctiflora), Night Scented Stock (Matthiola longipetala) and Soapwort (Saponaria officinalis).

Wildflower Grassland Standard General Purpose Meadow Mixture (EM1) - Emorsgate Seeds or similar approved

Wild Flowers

0.3%	Achillea millefolium	Yarrow
1.5%	Centaurea nigra	Common Knapweed
1.5%	Leucanthemum vulgare	Oxeye Daisy
1.5%	Malva moschata	Musk Mallow
3.0%	Plantago lanceolata	Ribwort Plantain
1.0%	Poterium sanguisorba	Salad Burnet
0.2%	Ranunculus acris	Meadow Buttercup
1.0%	Rhinanthus minor	Yellow Rattle

Grasses

9%	Agrostis capillaris	Common Bent
31.5%	Cynosurus cistatus	Crested Dogstail
27%	Festuca rubra	Red Fescue
4.5%	Phleum bertolonii	Smaller Cats-tail
18%	Poa pratensis	Smooth-Stalked Meadow Grass

90.0%

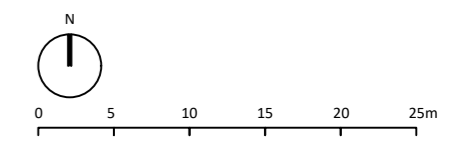
Notes

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Rev	Description	Date
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Client
Blankney Estates Ltd

Project
Village Farm Development
Drury Street, Blankney

Drawing
Proposed Landscape Strategy Plan

Scale @ A2 1:500	Date 22/02/23
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Drawn By WW	Checked By -
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Job Number 1290-6	Status PL	Purpose of Issue Planning
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Drawing No. 1290-6_PL_LS01	Rev -
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