

## RE: Land rear of 1 Ferry Road East

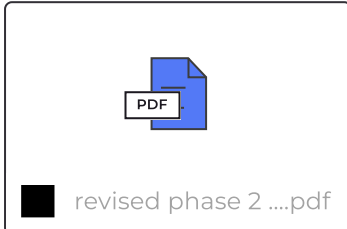
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**Mark Snowden** <mark@keigarhomes.co.uk>

26/03/2024 - 11:30

To: neal@nwpbuildingdesign.co.uk

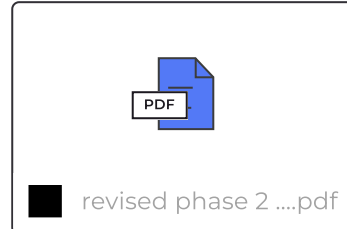
3 attachments (5.5 MB)



revised phase 2 ...pdf

revised phase 2 FERRY R  
OAD EAST-LANDSCAPIN  
G.pdf

1.8 MB



revised phase 2 ...pdf

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Hi Neal

Further to our discussions I can confirm that I ( Keigar Homes Ltd. ) are happy with your proposals for the access arrangements & the ' spring walk path ' and that they can be accommodated within our development.

I have taken the opportunity to update our plans to reflect this. See attached.

I am happy for you to advise the planning officer of the above.

Regards.

**Mark Snowden**  
Technical Design Manager  
01652 631939

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**From:** Neal NWP <neal@nwpbuildingdesign.co.uk>

**Sent:** Tuesday, March 26, 2024 10:03 AM

**To:** Mark Snowden <mark@keigarhomes.co.uk>

**Subject:** Land rear of 1 Ferry Road East

Hello,

As previously discussed, attached us the updated drawing for the application at Land rear of 1 Ferry Road East.

After discussions between Ian Stuart and the planning officer Danial Puttick this is the layout that has been agreed in principle that should lead to an approval.

On behalf of Keigar Homes, can you confirm the alterations to the spring walk can be accommodated as part of your current approval.

thanks,

Neal Platt

NWP Building Design  
Tel: 07732823755



CREATION OF NEW OF PUBLIC RIGHT OF WAY, 'SPRING WALK' & PUBLIC OPEN SPACE.



Annelton House

E	SPRING WALK PATHS REVISED.	MdS	25.03.24
D	PLOT 25 UPDATED.	MdS	24.02.23
C	U P D A T E D .	MdS	23.01.23
B	PLOT 27 UPDATED.	MdS	20.10.22
A	PLOT 16 DESIGNATION UPDATED.	MdS	15.11.21
Rev:	Details:	Drawn by:	Date Approved:

**KEIGAR HOMES LTD**  
 KEIGAR LODGE  
 CANBERRA VIEW  
 BARTON-UPON-HUMBER  
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Residential development  
 land off FERRY ROAD EAST  
 BARROW UPON HUMBER

**SITE LAYOUT**

Project Title: Residential development land off FERRY ROAD EAST BARROW UPON HUMBER  
 Drawing Title: SITE LAYOUT  
 Drawn by: MdS Date: 06.03.21 Scale: 1/500 @ A3

Revision: FE / 145 / 203 E

CREATION OF PUBLIC RIGHT OF WAY, 'SPRING WALK' & PUBLIC OPEN SPACE.

FERRY ROAD EAST

lifton House



# LANDSCAPING

**GENERAL**  
 All plots to be cleared & topsoiled (min 150mm) to correct depths. Any plots with excessive growth of perennial weeds are to be sprayed with glyphosate or similar & left for two weeks prior to cultivation. Annual weeds can be destroyed during cultivation. All plots where compaction has occurred are to be 'ripped' using a 3 tine cultivator to compact tractor prior to rotivating. This will relieve compaction at depth & therefore allow better drainage & growth of grass & plants. The plots are then to be rotivated, minor graded & raked down to prepare for turfing or seeding. All rubbish is to be cleared off & loaded into skips. All soft ground is to be well trodden until firm & then re-raked with the addition of fisons Ps5 pre-turfing fertiliser or similar approved compound containing not less than Nitrogen 10% Phosphoric acid 15% potash 10%. plots are to be rolled at this stage as this can cause undulation & compaction.

- = New tree planting
- TREE SPECIFICATION**  
**Small Species Mix**  
 Fu Upright Field Maple *Acer Campestre 'Fastigiata'*  
 Cw Water's Cotoneaster *Cotoneaster x watereri 'Cornubia'*  
 Ca Crabapple *'Rudolph' Malus 'Rudolph'*  
 Cp Cherry Plum *Prunus cerasifera 'Nigra'*  
 H European Holly *Ilex aquifolium 'Alaska'*  
 Pe Callery Pear *Pyrus calleryana 'Chanticleer'*
- Medium Species Mix**  
 B Silver Birch *Betula pendula subsp. pendula*  
 Hu Upright Hornbeam *Carpinus betulus 'Fastigiata'*  
 R Rowan *Sorbus aucuparia*  
 La Lebanese wild apple *Malus trilobata*

- = Shrub bed planting
- SHRUB SPECIFICATION**  
**shrub A** - planted at 5 plants / m2 in 2 / 3l pots  
**NORTH ASPECTS ONLY**  
 bergenia sp euonymus sp  
 saracococca confusa berberis sp  
 bergenia sp berbis sp  
 gillenia trifoliata astilbes rheinland
- OTHER ASPECTS**  
 potentilla sp euonymus sp  
 lavendula sp chamomile nobile  
 bergenia sp polypodium vulgare  
 hebe sp cistus sp
- shrub B** - planted at 3 plants / m2 in 3l pots  
 evening primrose  
 honeysuckle  
 white jasmine  
 night scented catchfly  
 sopawort

evening primrose & lavender not to be provided on northern aspects

All shrub areas to have minimum 450mm depth of good quality cultivated topsoil, free from bricks, large stones & other rubbish. 50mm of ornamental bark placed around shrubs

**WILD FLOWER PLANTING**  
 To be of a species rich wild flower meadow mix which is to be cut less frequently. this would allow grasses & flowering species to flower & set seed, providing a foraging resource for wildlife.  
 mix to consist of :-  
 common knapweed, common sorrel, lady's bedstraw, meadow buttercup, oxeye daisy, red campion, salad burnet, selfjeal, wild carrot, yarrow, common bent, crested dogs tail, red fescue & smaller cats tail.

**NATIVE BULB PLANTING**  
 Native bluebell - *Hyacinthoides non-scriptus*  
 Wild daffodil - *Narcissus pseudonarcissus*  
 Snowdrop - *Galanthus nivalis*  
 Wood anemone - *Anemone nemorosa*  
 Wild garlic - *Allium ursinum*

A	SPRING WALK PATHS REVISED.	MdS	25.03.24
Rev:	Details:	Drawn by:	Date Approved:

**KEIGAR HOMES LTD**

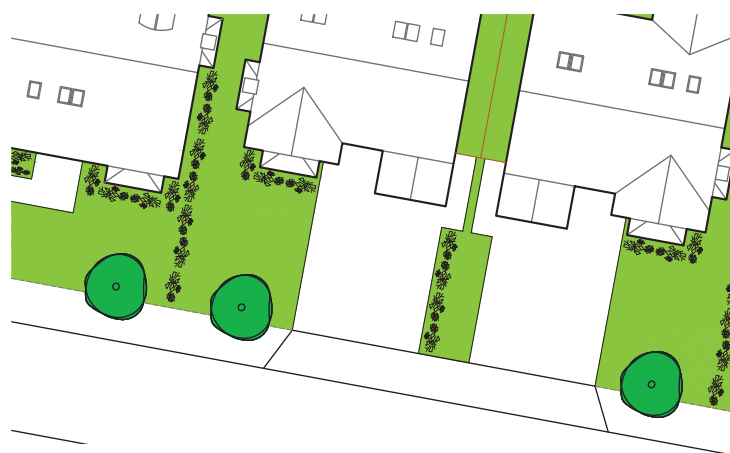
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Residential development  
 land off FERRY ROAD EAST  
 BARROW UPON HUMBER

LANDSCAPING			
Drawn by:	MdS	Date:	20.03.21
Scale:	1/500 @ A3	Revision:	A
Drawing No:		FE / 145 / 205	

TO BE READ INCONJUNCTION WITH THE SUPPORTING ARBORICULTURAL PLANTING SCHEME.

# Proposed creation of Public Right Of Way, a ' Spring Walk ' & Public Open Space.



## Wildflower Meadow Establishment & Management.

Suggested seed mix for establishing the meadow is Emorsgate EM5 'Meadow Mix for Loamy Soils'. The majority of the open space will be managed as a wild flower meadow with a footpath running through it. This will benefit foraging bats & nesting birds by providing additional shelter & food sources for prey items such as invertebrates & small mammals. Wildflower meadows require regular mowing during the first year to help maintain a balance between faster growing grasses & slower developing flowers. Once established the area would need to be subject to an annual cut in late summer / early autumn & arisings will be removed.

## Native Bulb Planting.

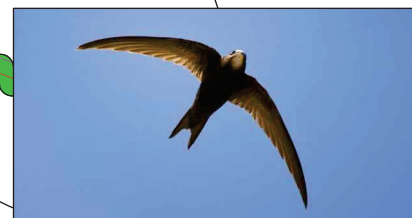
Areas of native / naturalised bulb planting of spring flowering species will be established sporadically throughout the wildflower meadow. This will provide an early source of nectar for insects emerging after winter hibernation as well as a visually attractive feature along the Spring Walk. Suitable species will be selected to provide continuous colour & nectar from February through to late Spring, by which time the meadow grasses will take over. The selected bulb species will be suitable for naturalising in grass & over time will naturally expand to form larger clumps. Bulb planting is very low maintenance & no management is required. Establishment will be by planting of bulbs in the dormant phase in late Autumn.



- B Silver Birch *Betula pendula subsp. pendula*
- Hu Upright Hornbeam *Carpinus betulus 'Fastigiata'*
- Fu Upright Field Maple *Acer Campestre 'Fastigiata'*
- H European Holly *Ilex aquifolium 'Alaska'*




throughout wildflower meadow provide small sporadic areas of native bulb planting.




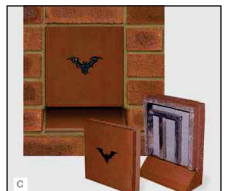
## ECOLOGY FEATURES PROVIDED WITHIN THE DEVELOPMENT.




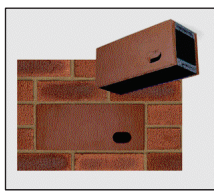
 Bird box. Small hole type. Fixed to fencing. 12 no.




 Bird box. Sparrow terrace type. Installed in gable at high level. 4 no.



 Ibstock bat box. installed in gable at high level. 5 no.



 Ibstock swift box installed in gable at high level. 5 no.



 Hedgehog highway.

A FOOT PATH REVISED. Mds 25.03.24  
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 'SPRING WALK'  
 CREATION OF PROW  
 & FORMATION OF POS  
 Mds 07.04.21 1/250 @ A2  
 FE / 145 / 215 A