

# LANDSCAPE DESIGN STATEMENT

For

NTT Communications Corporation

at

Land at Londoneast-uk Business & Technical Park

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## **LANDSCAPE DESIGN STATEMENT**

### Introduction

This landscape design statement has been prepared on behalf of NTT Communications Corporation in support of a planning application for a proposed development at Land at Londoneast-uk Business & Technical Park, Yewtree Avenue, Dagenham, RM10 7XS.

The description of the proposed development is as follows:

*“Erection of two data centre buildings (B8 Use Class) with ancillary plant, offices, gatehouse, electrical sub-stations, fuel storage, car parking, site fencing, landscaping and other associated works.”*

This landscape design statement is to be read in conjunction with Barry Chinn Associates drawing nos 1798-17-0C Landscape Masterplan and 1798-17-02B Landscape Cross Sections. These drawings along with this landscape design statement and the Barry Chinn Associates Landscape Maintenance and Management Plan (BCA ref 1798/17/RP02B), outline the general landscape proposals for the scheme and how they will be maintained in the short and long term.

### Surrounding Context

In the wider landscape, the site is surrounded on three sides by a combination of public and semi-public open spaces. To the north this includes playing fields, the grounds of the May and Baker Social Club and Eastbrook End Country Park. The Chase Local Nature Reserve (LNR) lies to the east, with Beam Valley Country Park to the south of the site beyond the railway line to the rear of the site.

The last three interlinked areas of public open spaces sit within the broader “Dagenham Corridor “ a belt of green infrastructure extending to Central Park in the north and Beam Parklands to the south.

To the west the site is bounded by parcels of land to be developed as part of the wider Londoneast development on the former Sanofi Aventis site. Further west lies the A112 Rainham Road South and a predominantly urban streetscene.

### Landscape Strategy

The previous use of the site as a chemical plant, historically by May and Baker and latterly Sanofi Aventis, has resulted in the site becoming disconnected from its surrounding context. The proposed development presents an opportunity to draw elements of the surrounding landscape character into the site.

The overall strategy is to provide a restorative landscape that reconnects the site with its surroundings. The site occupies a transition zone between urban and natural, formal and informal. A landscape masterplan has been prepared (BCA drawing

1798-17-01C) to combine these elements and provide green infrastructure for the proposed development.

The application site to which the landscape scheme relates currently benefits from a combination of an outline and partially discharged reserved matters and conditions, including those relating to landscape. This includes previous landscape proposals by Barry Chinn Associates (BCA ref 1580/15-02G Landscape Masterplan). To ensure continuity, the design approach and principle landscape components remain the same as the previously consented scheme.

### Landscape Proposals

A robust palette of species has been selected to provide a landscape structure which assimilates the development with its environment. A significant proportion of the planting will be native, including tree, thicket, hedgerow and wildflower seeding to extend and integrate the surrounding landscape character and species distribution into the site. Where a higher level of amenity is required, ornamental species are included in prominent locations throughout the development.

The selection of both ornamental and native species replicates those found in close proximity to the site increasing green infrastructure and connectivity, creating a sense of place for site users and visitors.

The components of the landscape masterplan are described below.

### Yewtree Avenue Approach

An application for the Approval of Reserved Matters a Discharge of Conditions, including landscaping (16/00809/REM) was approved in October 2016. This included proposals for a landscaped access road to the frontages of Units A, B and C. This component of the approved landscape scheme is retained, providing a tree lined approach to the proposed development and delivering green infrastructure, benefitting the wider development of the Londoneast-uk site.

### Northern Boundary

This represents the interface between the proposed development and the adjacent Foxlands Lane public right of way. This tree lined path provides an off-site backdrop of mature tree cover, providing screening and an established landscape context for the proposed development.

Where the proposed access crosses the public right of way, proposed hedge and thicket planting is proposed reinforcing the existing vegetation within Foxlands Lane and screening the proposed sub-station. Where appropriate, amenity tree planting with 2m clear stems and low growing amenity shrub planting is proposed to highlight entrance points and maintain inter-visibility.

Further landscape is proposed to the boundaries of the proposed parking to the north of Foxlands Lane. Where space is sufficient, this will comprise native thicket supplemented with native tree planting at various stock sizes. For connectivity and habitat, native hedgerows are also proposed to the edge of parking areas. These will be regularly managed at a height of 1.2m metres to provide a neat, well maintained appearance.

Existing on-site vegetation north of the site boundary within Foxlands Lane will be reinforced by a belt of proposed native thicket planting. This will be supplemented by additional tree planting in a variety of stock sizes, replicating natural variation in height and canopy cover. This will be bordered by a native hedgerow 2m behind the proposed security fence. This allows clear visibility and allows access for planned landscape maintenance.

Existing landscape (on site and off site) and proposed planting will over time combine to provide a green corridor separating the public right of way from the proposed development.

Native grassland is proposed between the service yard and the proposed boundary fence, increasing the variety of landscape and habitat types for enhanced biodiversity.

#### Eastern Boundary

This is the narrowest boundary, accommodating the changes in level required to bring the site to proposed levels by way of a retaining walls of varying heights. Existing adjacent belts of young woodland provide a degree of screening for the proposed development.

#### Southern Boundary

A strip of land to the rear of proposed development extends along the adjacent railway and District Line forming the southern site boundary. This contains a Permeable Reactive Barrier (PRB) comprising a Bentonite wall designed to prevent off site migration of contaminated groundwater. Sanofi Aventis will require access to the PRB strip for on-going monitoring purposes. When the Environment Agency consider this process complete the PRB can be decommissioned, remaining in-situ. This area will then be landscaped to form a linear amenity space of native grassland, thicket, hedge and tree planting. This planting will increase biodiversity, connectivity and assist with screening the proposed development.

#### Western Boundary

This boundary includes the entrance to the proposed development and as such includes a higher proportion of amenity planting. This provides a neat attractive focal point at gateway locations.

Evergreen groundcover species are proposed as durable edges to parking bays, paths and access routes. Where internal screening or additional height and mass would be beneficial this is provided by taller ornamental shrub planting or pockets of native thicket planting.