GREAT WILSEY PARK
PHASE 1 LANDSCAPE STRATEGY

CONDITIONS 1, 2, 7 AND 15

March 2019

REDROW

EXTERIOR ARCHITECTURE BIDWELLS

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GREAT WILSEY PARK

PHASE 1 LANDSCAPE STRATEGY

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EXTERIOR
ARCHITECTURE

CONTENTS

INTRODUCTION

1.1 INTRODUCTION

Exterior Architecture Ltd (ExA) is appointed by Redrow Homes Ltd as part of a wider multi-disciplinary team to develop and agree landscape approaches to the progression of new areas of residential based development on Land at Wilsey Farm, Haverhill.

The progression of the Landscape Strategy in this submission builds upon the work previously undertaken on the site and documented in the consented Outline Planning Application No: DC/15/2151/OUT dated 15 August 2018.

PURPOSE OF THIS DOCUMENT

This document represents a step in the progression of the landscape and public realm thinking for the scheme. It proposes the approach to a number of key overarching strategies to allow the further progression of the landscape and public realm elements.

We are seeking officer feedback and consideration of the key strategic approaches for the scheme and look forward to working with officers to agree the way forward.

MASTERPLAN AT OUTLINE PLANNING

We have used the consented Alternative Illustrative Masterplan, Approved Alternative Parameter Plans, narrative from the supporting 'Design and Access Statement, Haverhill' (DAS) and certain chapters from the Environmental Statement (ES) as a starting point for development of the landscape elements of the scheme. The following information is a progression from that included in the above and builds upon the original vision and concepts included in the outline masterplan.

Figure 1. Extract from the Alternative Illustrative Masterplan 5055-L-111n

1.2 PHASE 1: ILLUSTRATIVE MASTERPLAN AND ALTERNATIVE PARAMETER PLAN

The site is divided into 3 phases within the outline application. These represent the expected construction sequence across the site. This document focuses on the strategic landscape within Phase 1 which covers the north western extent of the site and is located on the plans below.

Phase 1 features are illustrated in the parameter plan below and include the following:

- Primary spine road with two access points onto existing roads;
- 8 no. Residential parcels (A1, A2, A3, A5, A6, A7, A8 and A16);
- 1 no. Extra Care residential parcel (A4);
- A local Centre (D1);
- A school (B1);
- Allotments (E1);
- Open space; and
- Structural landscaping

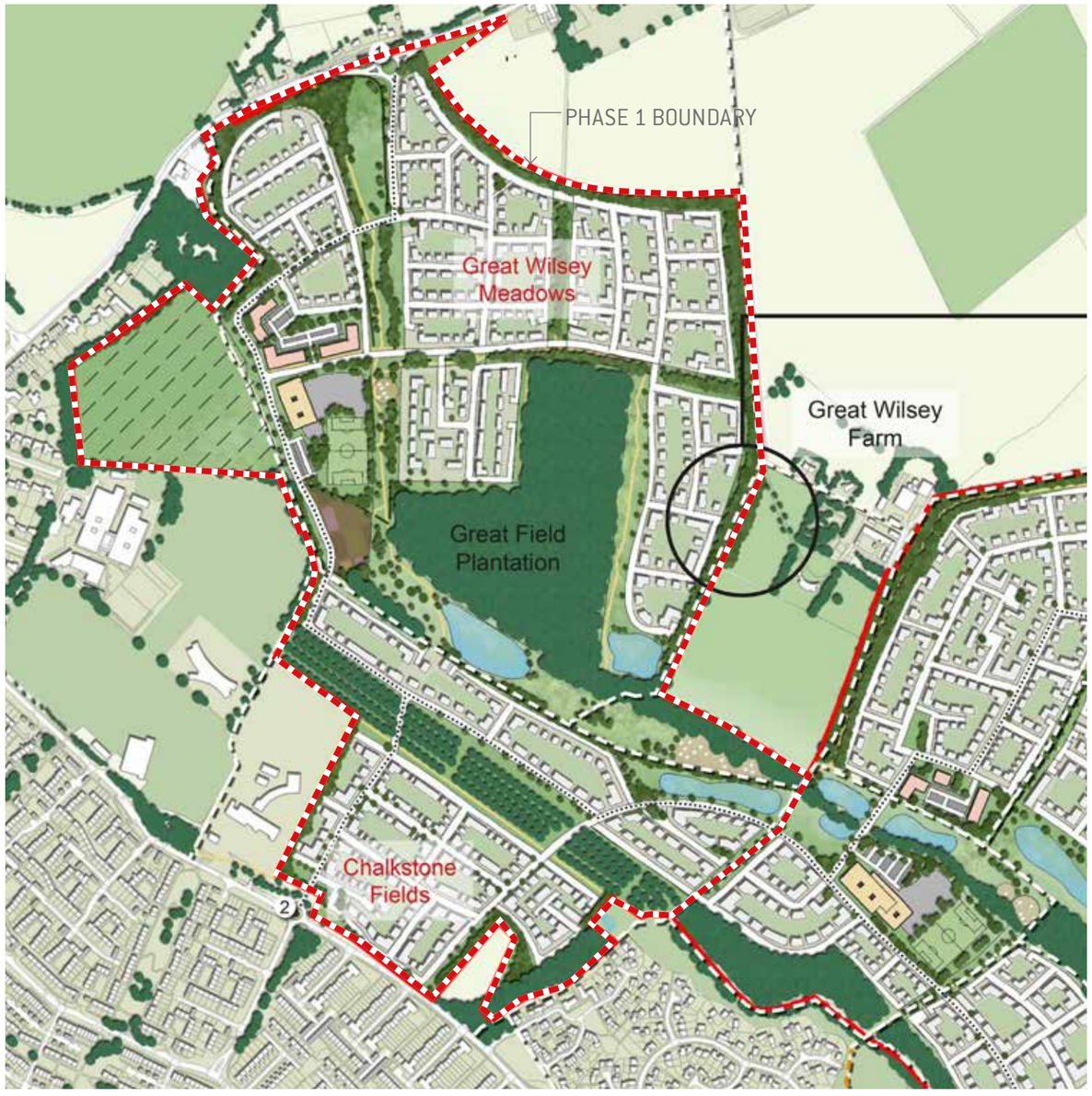


Figure 2. Extract from the Alternative Illustrative Masterplan 5055-L-111 N showing Phase 1

Figure 3. Extract from Approved Alternative Land Use Parameter Plan 5055-ES-01 O showing Phase 1

ANALYSIS

2.1 PHASE 1 EXISTING LANDSCAPE FEATURES

Phase 1 of Great Wilsey Park adjoins the north west edge of Haverhill. It is bordered by Haverhill Road (A143) to the north and by Chalkstone Way to the west.

There is a variety of community facilities existing along the western boundary including the Samuel Ward Academy and the Westfield Primary Academy. Large arable fields, separated by hedges and woodland planting, define the adjacent condition on the eastern edge of the phase 1 site.

The site mainly consists of arable fields separated with hedges, ditches and areas of woodland. The Great Plantation is the most significant area of woodland within the scheme with the Southern Plantation Woodland forming a wooded belt across the southern half of phase 1.

The site sits between two ridge lines with a natural fall into a central ravine which is a tributary to the River Stour. These ridge lines provide a sense of visual containment for the site and a natural boundary for development.

Phase 1 covers an area of 73.4 hectares and comprises:

- Arable fields with grassland margins;
- Grassland;
- Great field plantation woodland;
- Southern Plantation woodland;
- Network of drainage ditches;
- Hedges;
- Groups of trees: and
- Individual trees

Figure 4. Aerial Image with contours overlaid

2.2 OPPORTUNITIES AND CONSTRAINTS

CONSTRAINTS

The plan opposite illustrates the constraints the site offers. These have been based on information in the environmental statement identified in the outline application. They include:

- A range of existing tree, hedges and woodland planting;
- The presence of a veteran tree in a key access route will require careful consideration for its protection;
- A number of existing drainage ditches and routes;
- Presence of ecological considerations including the anticipated presence of Door Mice populations, Bat species, seasonal birds, badgers; and
- A number of existing Public Rights of Way.

KEY

- Phase 1 Boundary
- Development Parcels
- Woodland Edge
- Existing Hedgerows
- Structural Planting
- Steep Bank
- Existing Drainage
- Existing footpaths
- Predominant Wind Direction
- Road noise
- Indicative Veteran Tree Location
- Indicative Existing Copse Location

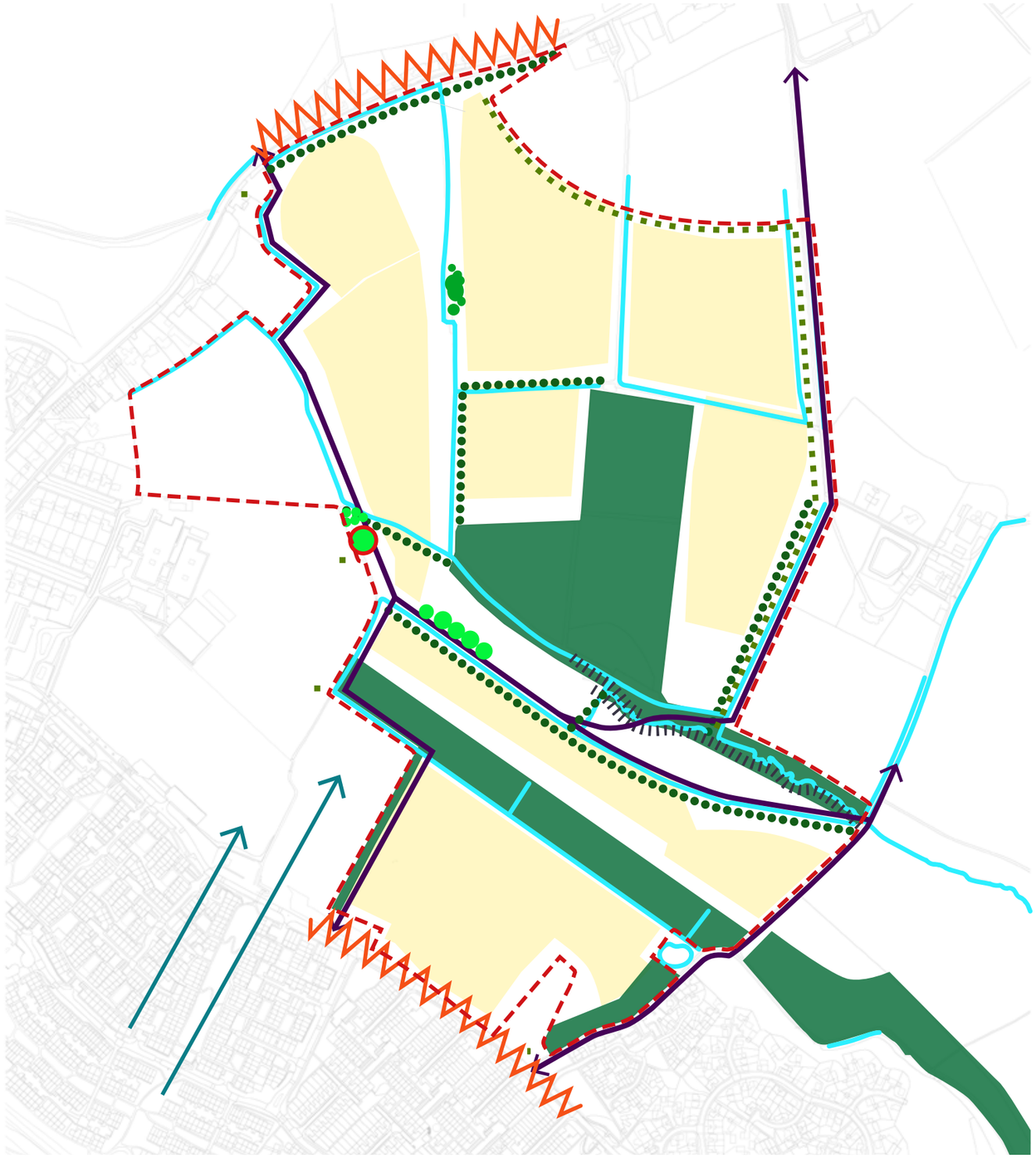


Figure 5. Constraints Plan

OPPORTUNITIES

The plan opposite illustrates the opportunities which the site offers. These have been based on information in the environmental statement identified in the outline application. Key opportunities include:

- Creating a robust and interconnected green infrastructure for the site based on utilising existing green assets;
- Developing a sustainable and environmentally focused approach to drainage and utilisation of existing blue infrastructure;
- Enhancing, protecting and nurturing local ecologies through retention and inclusion of key ecological mitigation and habitat creation.

KEY

- Phase 1 Boundary
- Primary Recreational Open Space
- Secondary Recreational Open Space
- Woodland Enhancement
- Stormwater Ponds / Wetland Enhancement
- Pond Ecology/Drainage Enhancement
- Strategic Green Corridors
- Green Links
- Structural Planting
- Pedestrian & Cycle Route
- Key Viewing Points
- Gateway feature

Figure 6. Opportunities plan

VISION STATEMENT

‘Create opportunities to strengthen biocultural relationships for the benefit of both people and nature’

3.1 LANDSCAPE VISION

The concept of Bioculture is about the interactions between people and nature. It addresses the influence cultural activities have on the natural environment and how the natural environment can in turn influence the nature and character of community.

Bioculture seeks to find a balance between the ecological function of a landscape (Biodiversity elements) and the cultural function of a landscape (cultural elements).

The site has a history of where humans have ‘out-competed’ nature. In a biocultural landscape both nature and humans exist harmoniously; growing together and supporting each other.

A Biocultural landscape design creates the opportunities for a stronger bond between people and nature. This integrated approach is based on protecting, enhancing and creating ecological features, promoting biodiversity and making spaces where people can enjoy and engage with nature. The result is an improvement in the health and well-being of people and their environment.

BIODIVERSITY + CULTURE = BIOCULTURE

the variety of plant and animal life in a particular habitat,

the ideas, customs, and social behaviour of people

the symbiotic relationships between people and their environment

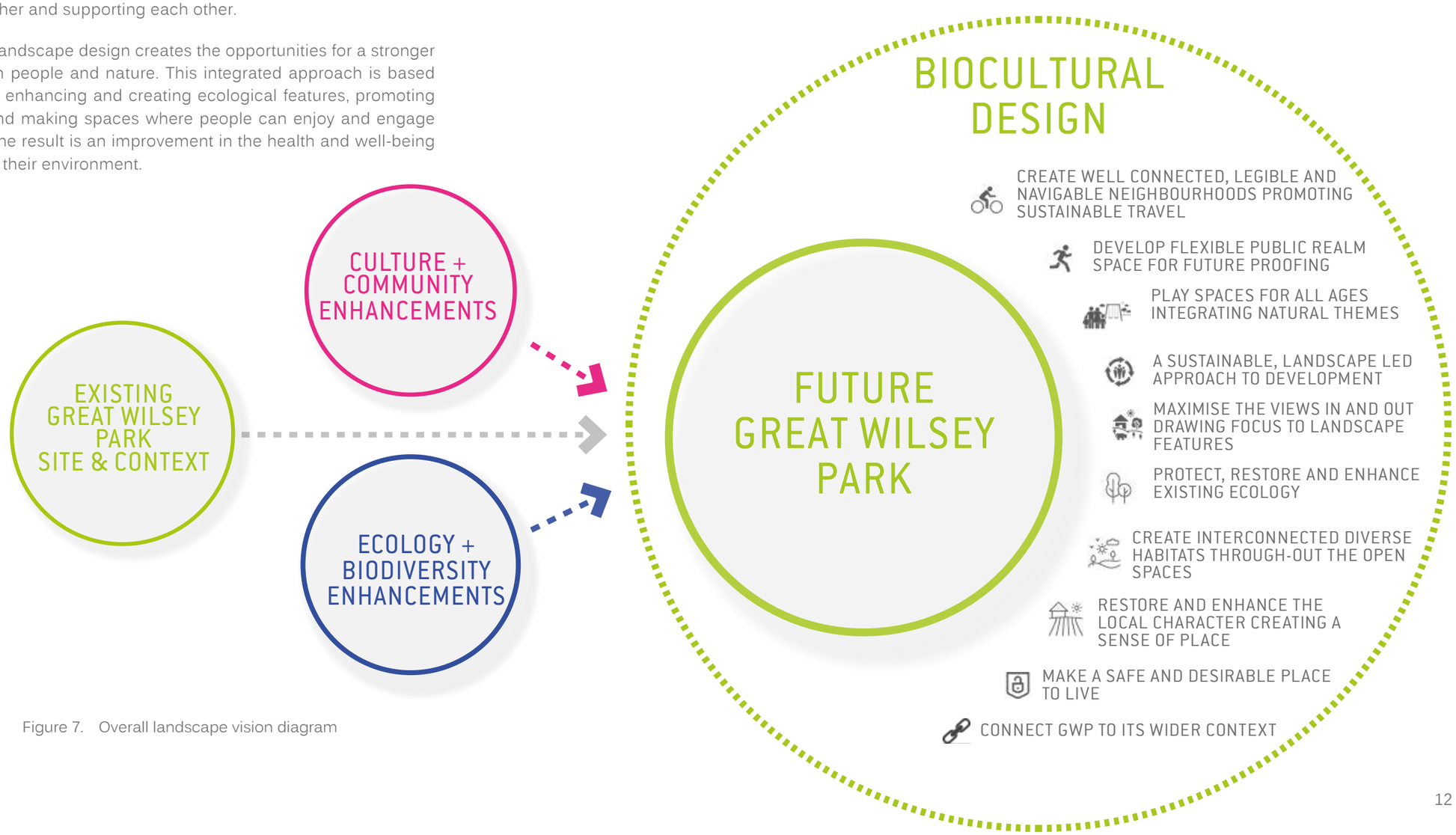


Figure 7. Overall landscape vision diagram

3.2 APPLICATION OF CONCEPT TO THE SITE

Haverhill has a long history in agriculture and as a strategic trading/market town. It's name comes from the Old English for "oats" as these were grown for feeding traveling horses. More recently Haverhill became known for fabric and rope production. These historic associations will be drawn upon for inspiration in creating a Biocultural landscape design which interlaces people and nature

The vision for Great Wilsey Park promotes a number of significant biocultural themes which will underpin the approach to the landscape elements of this scheme. The key themes are:

CULTURE + COMMUNITY BENEFITS

The development provides a 'Community Platform' nurturing the local community by delivering a range of opportunities within the public open spaces. Designs will draw upon the heritage of the site to create a clear and coherent character for the development. Public spaces are set in a robust green character supporting community gathering, play and recreation.

ECOLOGY + BIODIVERSITY BENEFITS

Protect, nurture and enhance. The vision for ecological mitigation and development of the landscape will build on these three important themes. Ecological initiatives and increases in biodiversity will seek to provide better connected Green Infrastructure allowing local ecologies to inhabit the site. The use of natural system to contain, convey and improve water quality while contributing to the ecological character and future proofing the site.

BIOCULTURAL LANDSCAPE

The creation of a robust green context for the site, coupled with the delivery of a range of active and passive public open space activities will create a landscape rich in ecology, diverse in function and which is capable of delivering a character and community that make Great Wilsey Park a truly Biocultural landscape.

Figure 8. Values Matrix

STRATEGIC LANDSCAPE

4.1 PROPOSED STRATEGIC LANDSCAPE

The Strategic Landscape Diagram opposite is a summary of the key landscape strategies that shape the approach to the development of landscape and public realm areas of the site.

KEY

- Phase 1 Boundary
- Site boundary
- Plots boundaries
- Electricity substation/foul water pumping station
- Gas governors

CIRCULATION

- Primary road
- Secondary road
- Private road
- Cycle and pedestrian path
- Existing public right of way (PROW)
- Pedestrian path
- Primary node
- Secondary node
- Main vehicular access
- Pedestrian and cycle access

GREEN INFRASTRUCTURE

- Public open space - Parkland
- Public open space - Local Green
- Retained woodland
- Retained hedgerow
- Proposed hedgerow
- Allotments
- Country Park
- Mounds

BLUE INFRASTRUCTURE

- Stormwater ponds / basins
- Existing ditches / swales
- Proposed swales

PLAY

- Junior play space (0-12 yr)
- Youth play space (0-18 yr)

ECOLOGICAL FEATURES

- Bat hop overs
- Badger sett
- Bat boxes
- Hibernaculum
- Bee hives
- Bee mounds
- Log piles

Figure 9. Strategic layout for Phase 1

4.2 PHASE 1 SUB-PHASES

The overall masterplan area has been divided into 3 main phases, with each phase further sub-divided and labelled according to the order of delivery.

The phasing strategy uses the preliminary work featured in the DAS with further detail added following the design development for Phase 1, Redrow's acquisition area.

Phase 1

This phase covers the North western extent of the site and includes the structural planting along the northern boundary.

Phase 1 has three sub-phases with their features listed below

Phase 1A:

- Residential Plots A1, A2 (Part) and A8 (Part)
- Primary road connecting A143 Haverhill Road and Chalkstone Way and associated junctions
- Central and northern green spine public open space
- Southern Plantation woodland and Great Field Plantation enhancements

Phase 1B

- Residential Plots A2 (part), A3, A5, A6 and A16
- Extra Care Plot A4
- Allotments E1
- Structural Planting to northern site boundary adjoining parcel A10, A11, A12 and A13

Phase 1C

- Residential Plots A7 and A8 (part)
- Central green spine public open space

Others (Implementation to meet local demand)

- Local Centre - Plot D1
- School - Plot B1

Key

Phase 1

- Ph1 A
- Sub Phase 1A - A1
- Sub Phase 1A - A2
- Sub Phase 1A - A8
- Ph1 B
- Sub Phase 1B - A3
- Sub Phase 1B - A5
- Sub Phase 1B - A6
- Ph1 C
- Sub Phase 1C - A8

Phase 2

- Ph2 A
- Ph2 B
- Ph2 C
- Ph2 D

Phase 3

- Ph3 A
- Ph3 B

Other Facilities

- Local Centres- Plot D1 and C1
- Schools - Plot B1 and B2

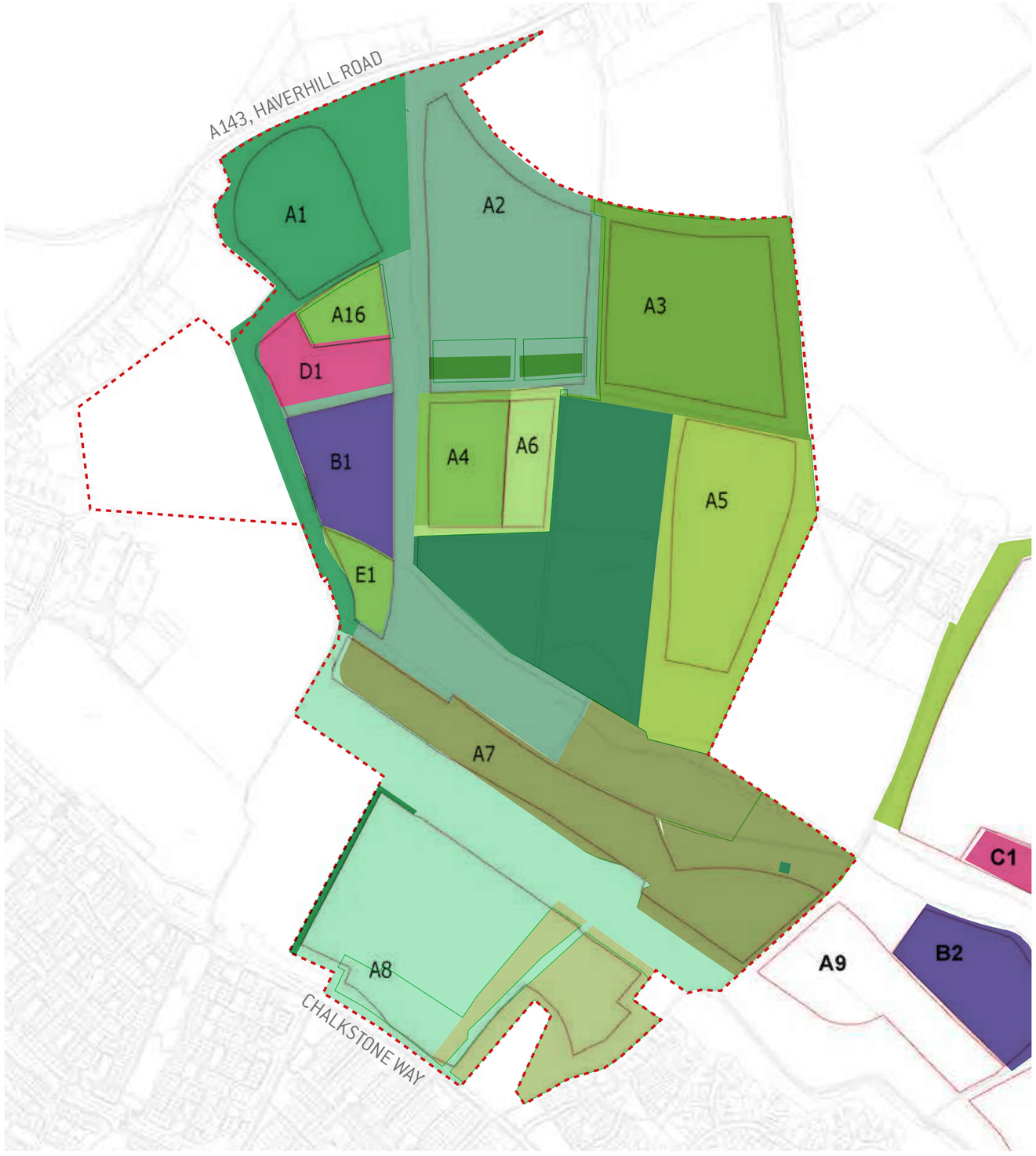


Figure 10. Indicative implementation stages for phase 1

CHARACTER AREAS

5.1 GENERAL

Establishing a clear and identifiable overall character for the development is an important part of creating a unique identity for the Great Wilsey Park. The original vision for the development explores the character in very broad areas which leads to a series of separate elements rather than a cohesive legible identity.

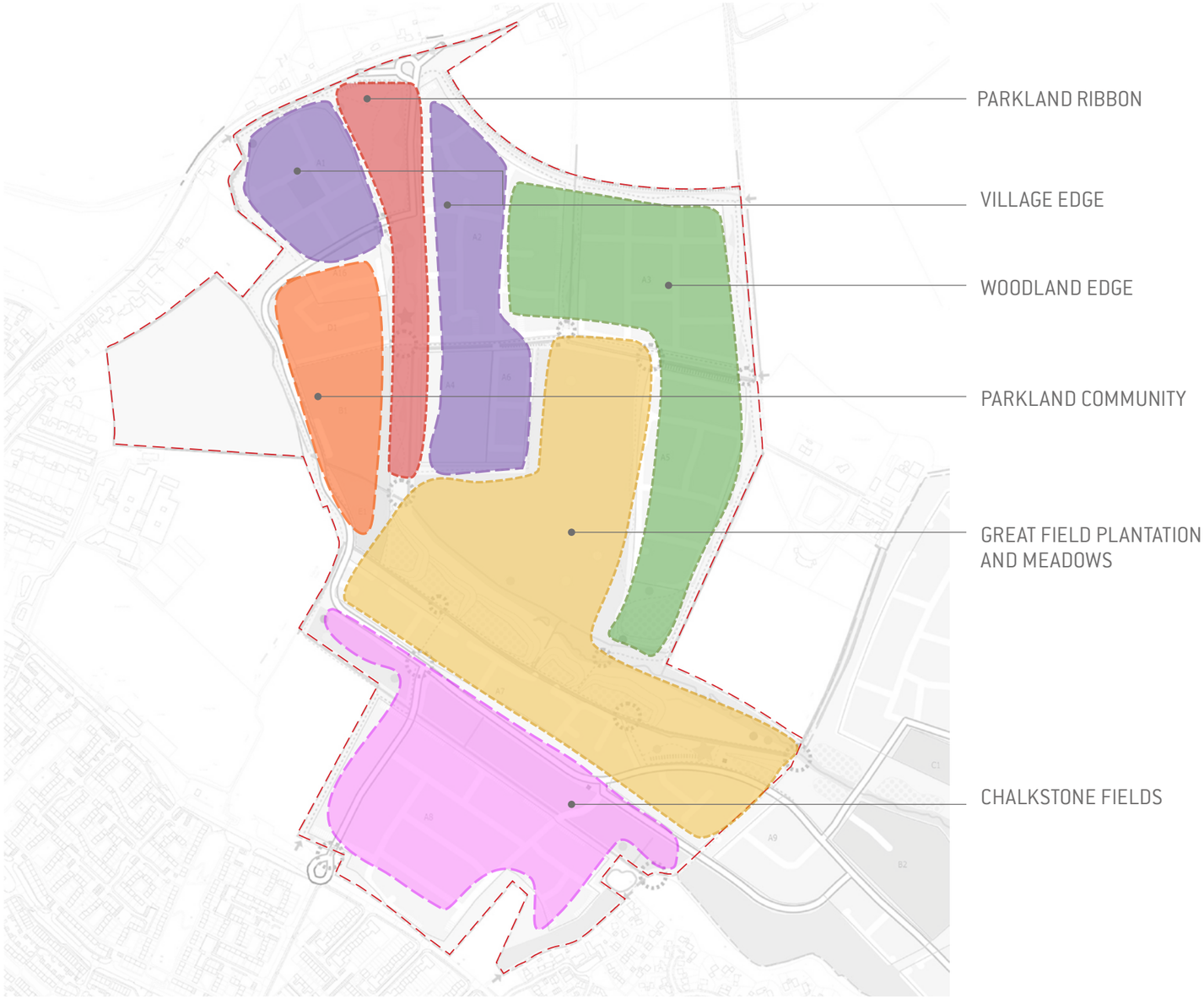
By identifying clear character areas which relate to the site, we can strengthen the overall sense of place. This is done by:

- Recognising existing features and historic associations;
- Understanding the visual interaction between spaces;
- Developing a series of coherent public realm materials;
- Creating gateway and threshold features; and
- Defining strong public realm furniture and play strategies.

The tree and planting strategy will be designed to contribute to each character area, as well as working as a whole to strengthen the character of the site and the wider area. By understanding the existing framework of planting we can develop a strategy to enhance the biodiversity and help to define a clear cohesive character for the Great Wilsey Park.

The site naturally separates into Six key character areas:

- Parkland Ribbon
- Village Edge
- Parkland Community
- Woodland Edge
- Great Field Plantation and Meadows
- Chalkstone Fields



5.2 PARKLAND RIBBON

The northern part of the central green spine, which runs through the centre of phase 1, creates the setting for the Haverhill Road Gateway. It's the first part of the landscape visible from Haverhill Road and sets the scene for the rest of the development. The park runs parallel to the Primary access road and features opportunities for adventure play, avenue planting and Sustainable Drainage System (SuDS) features.

Closer to the local centre and the community allotments the linear park is more formal in character and features orchard planting, edible gardens and a play area.

LANDSCAPE TYPOLOGIES

- Gateway landscape
- Footpath and cycleway connections
- Junior playspace
- SuDS features including attenuation ponds and swales
- Tapestry of grassland habitats
- Protection of existing trees
- Orchard planting

Parkland Ribbon character area location

5.3 VILLAGE EDGE

The residential parcels surrounding the local centre and school will have a open character which responds to the northern context of the site. These residential areas overlook the parkland ribbon landscape and feature village greens at their hearts.

LANDSCAPE TYPOLOGIES

- Village character responding to the to the northern site context
- Open interface with the parkland landscape
- Village greens
- Focal trees to emphasise gateways to the wider landscape

Village Edge character area location

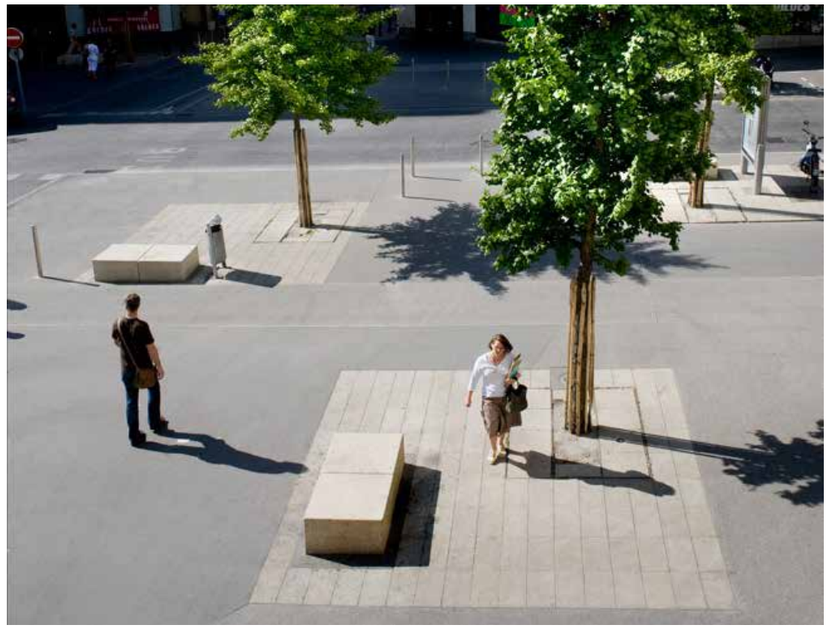
5.4 PARKLAND COMMUNITY

This character area features the local centre and allotments, providing a community focal point for phase 1. The setting of the local centre is predominantly within parkland as the central green spine lies to the east edge and open fields lie to the west.

LANDSCAPE TYPOLOGIES

- Community focal space
- Local square
- Tree planting
- Amenity planting

Parkland Community character area location



5.5 WOODLAND EDGE

These residential parcels and associated public spaces reflect their proximity to the Great Field Plantation woodland. Tree, hedgerow, shrub planting and SuDS features will create a series of green links incorporating copses, grassland openings, shelter belts and under-story planting. These green links strengthen the sense of enclosure and enhance the woodland edge character.

Strategic planting along the northern and eastern edge of the site in this area aims to screen and filter views from the surrounding context.

LANDSCAPE TYPOLOGIES

- Open glades
- Screen planting to views from the north and east
- Native hedge and tree planting
- Nature walks and cycle routes
- Field margin and woodland edge habitat
- SuDS swales and attenuation basins

Woodland Edge character area location

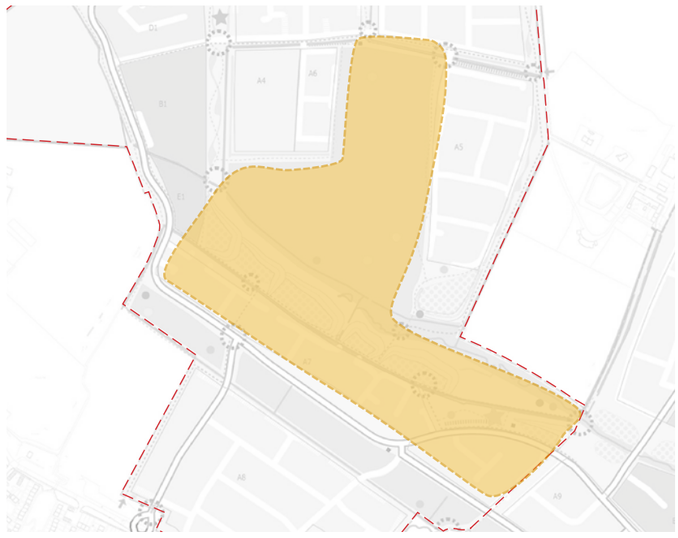
5.6 GREAT FIELD PLANTATION AND MEADOW

This character area includes the Great Field Plantation and Meadows to the south. The plantation woodland is an area of existing woodland which will be sensitively managed to improve its biodiverse value. No footpaths will be created within the woodland, with access allowed to be created through found routes. The woodland offers a fantastic opportunity to provide a wide spectrum of health benefits and teaching experiences.

The meadows to the south of the woodland are modelled to act as storm water attenuation basins, designed to be accessible to the public with wet areas varying in flooding occurrences. The Meadows also host the main play space for phase 1.

LANDSCAPE TYPOLOGIES

- Nature walks and cycle routes
- SuDS attenuation basins
- Teaching spaces for forest schools
- Contemplation spaces for forest bathing
- Youth play space
- Grassland, wetland and pond habitats



Great Field Plantation character area location

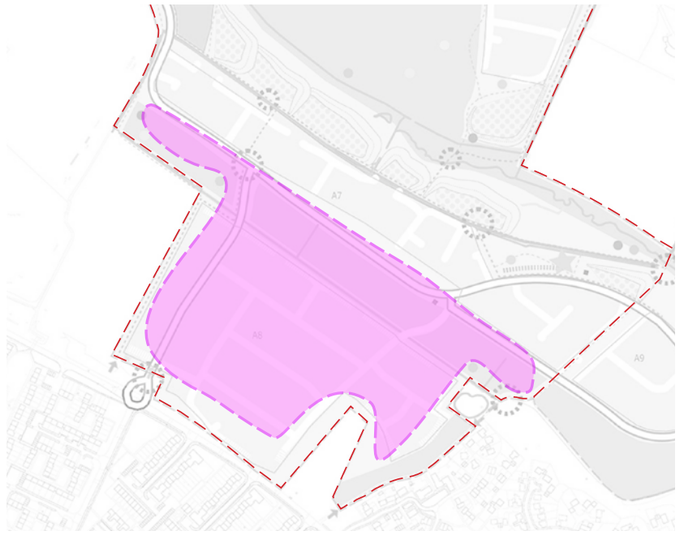
5.7 CHALKSTONE FIELD

The Chalkstone Field character area covers a large field at the southern extent of Phase 1 where it boarders the northern residential extent of Haverhill. The character area features green liner corridors which are characteristic of the neighbouring residential area and create strong relationship between the site and its context.

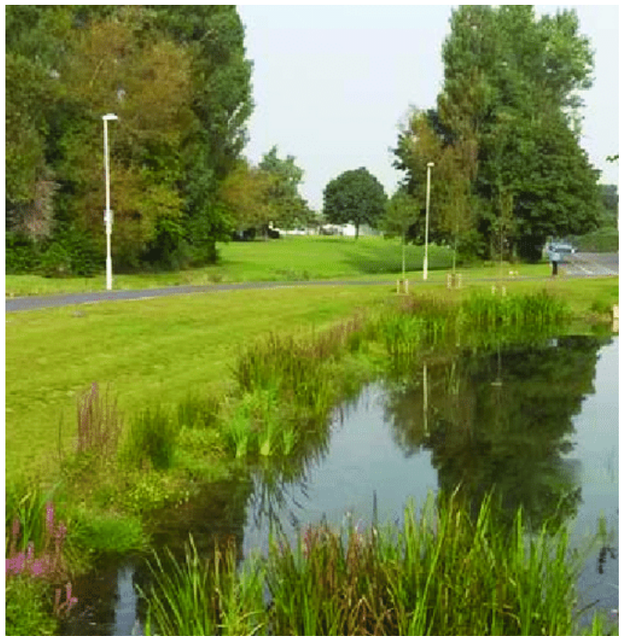
The topography of this character area drops towards the north where it meets the Southern Plantation woodland. This is a mixed species woodland which is younger than the Great Field Plantation further north. It is a key area for wildlife and a food and habitat sources for all local fauna. The plantation is to be actively managed to encourage biodiversity and habitat by selective pruning and planting. Habitat will be cultured by installation of habitation features (boxes/hibernacula etc) to encourage local species.

LANDSCAPE TYPOLOGIES

- Green links into local context
- Nature walks and cycle routes
- Field margin and woodland edge habitat
- SuDS swales



Chalkstone Field character area location



PHASE 1 STRATEGIES

This section illustrates the strategies which will be used to develop the Landscape design. Each one is based on the analysis section of this report and takes the key principles set out in the outline application. The strategies look to refine and develop each approach, establishing clear guiding principles for the landscape design.

6.1 ACCESS AND MOVEMENT

VEHICULAR ACCESS

The layout of the roads and their dimensions are based on the Alternative Road Hierarchy Parameters Plans (5055-ES-04 F) illustrated opposite with typical sections illustrated on the following pages.

Following design reviews with Suffolk Highways the following changes will be carried through in the forth coming Reserved Matters Applications:

1. Re-categorising part of the northern loop road to secondary status
2. Deviation to route to avoid damage to the root zone of a veteran tree
3. Re-categorising part of the southern loop road to secondary status
4. Reduction in width of the primary road to 6.2m for speed mitigation.

PARAMETER PLAN KEY

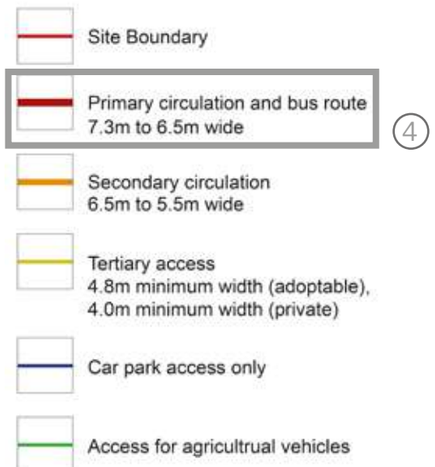


Figure 11. Extract from Alternative Road Hierarchy Parameter Plan 5055-ES-04 F

ROAD CHARACTER STRATEGY

The Primary Road is the main means of movement through the site and it is important that the road corridors play a significant role in defining the character of the development.

We understand that roads are to have a 2m verge on either side. Street trees must have a 6m offset for the road to be adopted. This can be reduced to 3m if a suitable root barrier is used and there is sufficient rooting volume for the tree in its surrounding context.

We have divided the primary road network into 4 key character areas. These are based on the adjacent conditions and are:

- Parkland Edge;
- Woodland Edge;
- Urban Centre; and
- Urban Threshold.

KEY

- Proposed Road Centrelines
- Parkland Edge
- Woodland Edge
- Urban Centre
- Urban Threshold
- Gateway Feature
- Focal Points
- Roundabouts

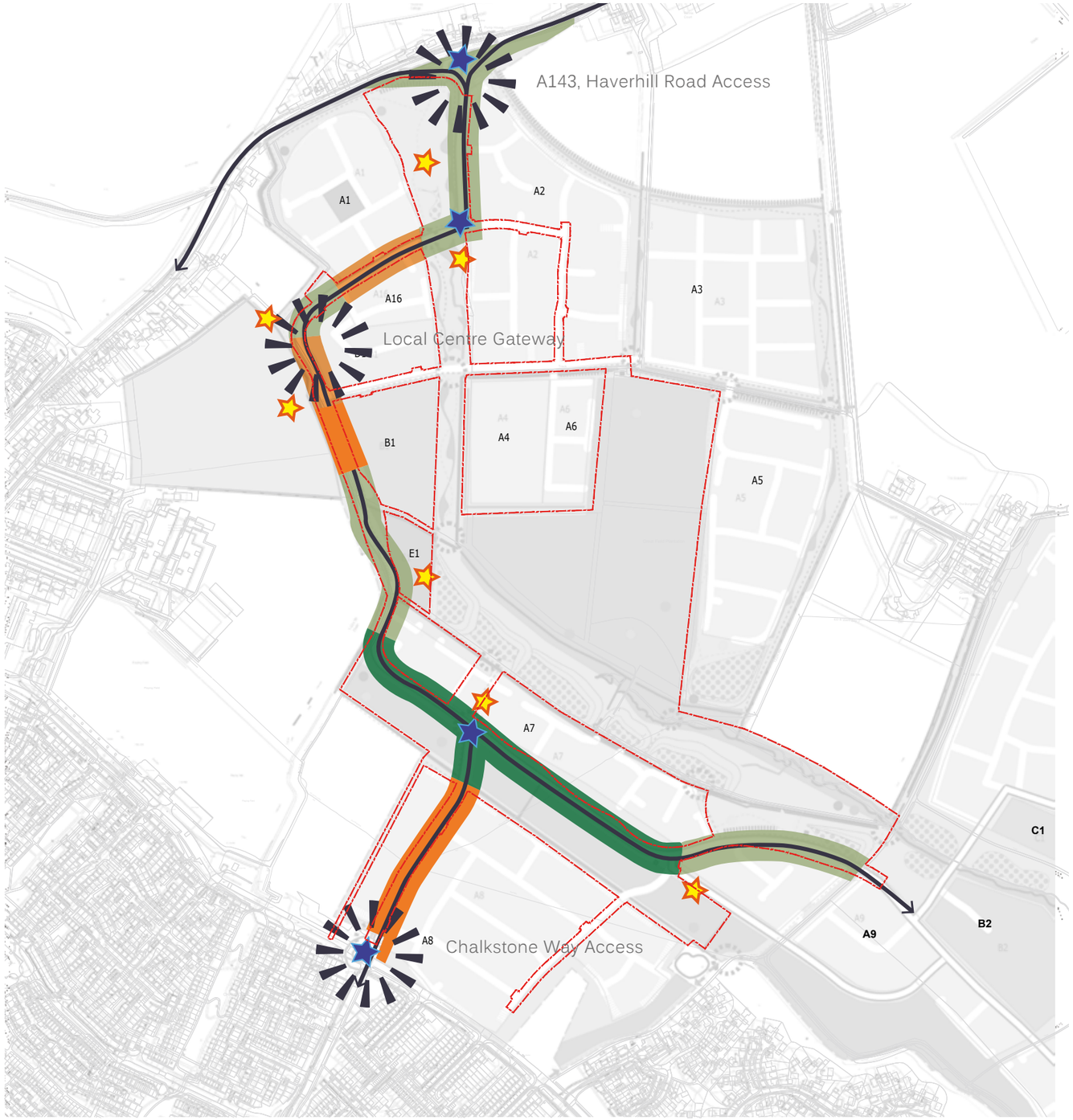


Figure 12. Road character strategy diagram

PEDESTRIAN MOVEMENT

The strategy for the footpath network is based on the Alternative Public Rights of Way parameter plan (5055-ES-05 F) illustrated opposite. It builds on this initial framework and aims to provide a more interconnected strategy with a focus on new connected routes to existing Public Rights of Way (PROW)

Following design review and evolution of the landscape proposals the following changes will be carried through in the forth coming Reserved Matters Applications

1. Adjustment to route of northern proposed PROW
2. Adjustment to proposed footpath route connecting to existing PROW
3. Removal of proposed PROW due to lack of space
4. Combined cycle footpath width widened to 3.3m
5. Early delivery of upgraded PROWs to connect new parcels of housing near Haverlhill Road to Chalkstone Way.

PARAMETER PLAN KEY

- Site Boundary
- Existing Public Rights of Way
- Proposed Public Rights of Way within the Site
- Potential connections beyond the Site boundary

All footpaths are 2.5 meters wide as per email from PROW officer (4)

Figure 13. Extract from Alternative Public Rights of Way Parameter Plan 5055-ES-05 F

HIERARCHY OF CYCLE ROUTES AND PUBLIC RIGHT OF WAYS

CYCLE PROVISION

Cycling is promoted as a main way to travel thought the site. Where possible cycle routes will be directed thought green spaces to maximise the cycling in car free places. In places cycles will share the same routes as pedestrians and cycling is encourage on secondary and tertiary streets.

PEDESTRIAN CIRCULATION

Pedestrians have a number of choices in navigating the site, from pavement on road verges, to routes though green spaces and existing Public Rights of Way. Pedestrian routes in green spaces are integrated with swales and planting to make pleasant and interesting ways to travel across the site.

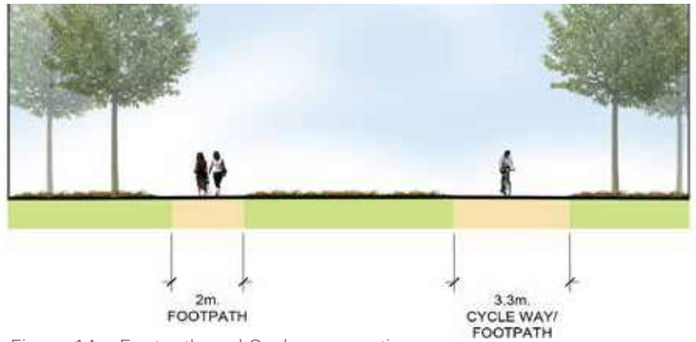


Figure 14. Footpath and Cycle way sections

Figure 15. Diagram indicating lit roads & Cycleways

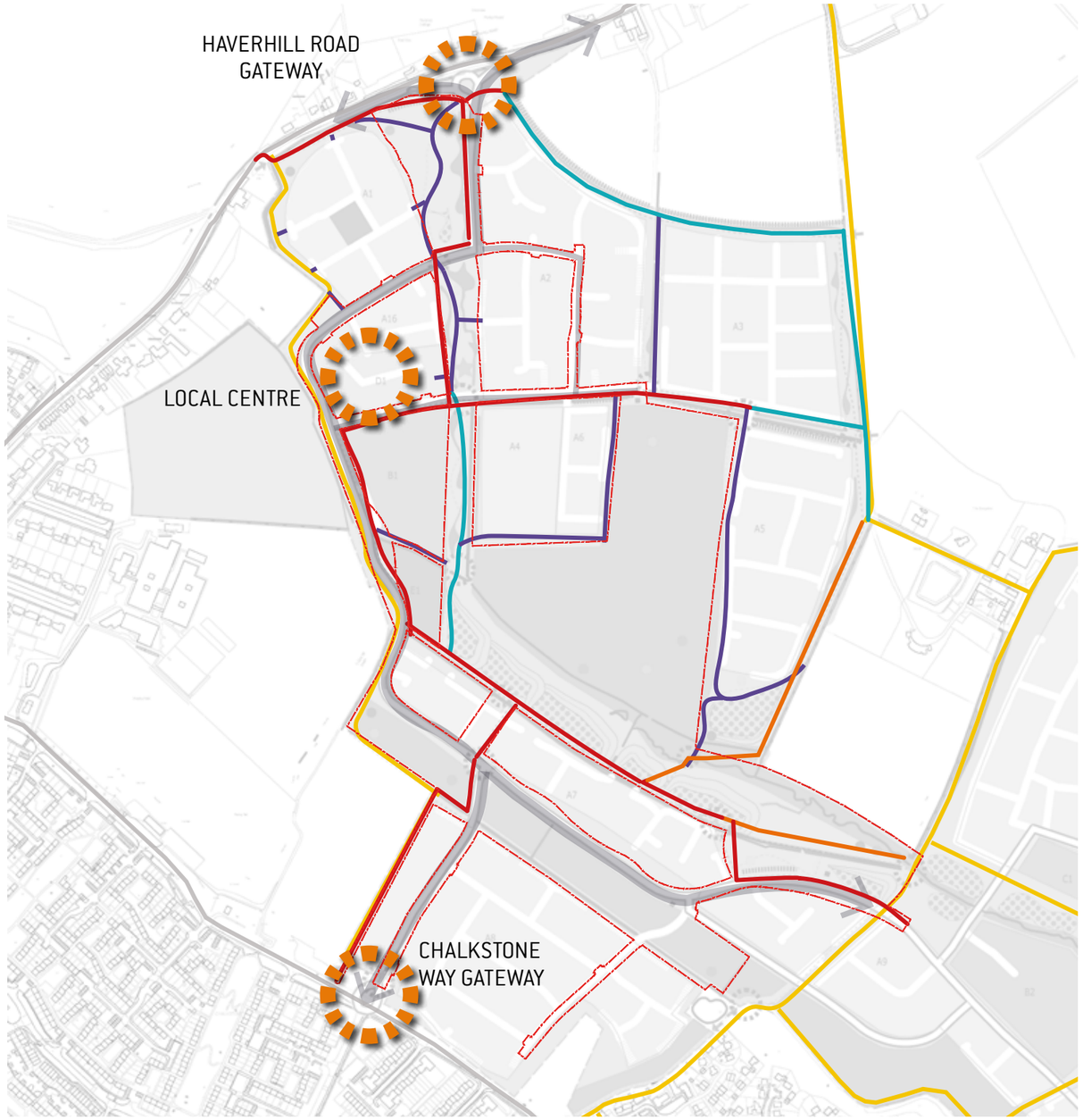


Figure 16. PROW Strategy Diagram

6.2 GREEN INFRASTRUCTURE

OUTLINE APPLICATION GREEN INFRASTRUCTURE

Figure 17 opposite is an extract from the Masterplan Document approved at outline. It shows the green infrastructure strategy and locates key elements such as structural planting and play areas.

This arrangement is not based on the Alternative Parameter Plans and shows the spine road taking a different route through the Public Open Space. The fundamental principles still apply to the alternative spine road route.

Following design review and evolution of the landscape proposals the following changes will be carried through in the forth coming Reserved Matters Applications

1. Introduction of a attenuation basin in the northern extent of the green spine.
2. Adjustment to the location of the northern playspace, relocating it further north to allow for a large play area.
3. Enlarging the surface area to reduce the depth of the attenuation basins.
4. Adjustment to the southern playspace, relocating it further south to make it more visible and accessible.

KEY

- Existing woodland retained and managed
- Proposed new 'Green Spine' - Country Park
- Proposed new woodland belts for screening to the north and east
- Land gifted to Samuel Ward Academy
- Proposed new adventure play areas for all ages
- Proposed new allotments and community orchard
- Indicative Sustainable Drainage basins to include some permanent waterbodies.

Figure 17. Green Infrastructure plan extract from the Adopted Masterplan Document

GREEN INFRASTRUCTURE STRATEGY

The site benefits from a wide variety of existing Green Infrastructure features. Previous use as arable land has limited valuable habitats to field boundaries and areas of woodland planting. The landscape proposals aim to enhance and extend the existing Green Infrastructure framework increasing the variety and quantity of habitats whilst maintaining some key landscape character traits.

This approach will include the creation of a variety of grassland types, woodland copses, hedgerows, scrub, wetland and pond areas.

Ecological features enhanced and created on site include:

- Native Broad Leaf Woodland
- Native Dense Scrub
- Grassland
- Native Mixed Hedgerow
- Native Wetland
- Existing veteran trees
- Field Margins

KEY

- Primary G.I. Link - Green Spine
- Secondary G.I. Links - Greenways
- Enhanced / New Structural Planting
- Existing Hedgerows
- New Public Open Space - Parkland
- Existing Woodland
- Field Margin
- Stormwater Ponds / Wetlands
- Play areas
- Green Gateway
- Existing individual Trees

Figure 18. Green Infrastructure (G.I.) Diagram

6.3 PLAYSPACE STRATEGY

Figure 19 opposite is an extract from the Masterplan Document approved at outline. It shows the playspace strategy and locates two key play areas.

The two playspaces are designed to accomodate all ages and will be positioned strategically along the green spine. This will encourage healthy living and an interaction with nature which is inkeeping with the rural character/history of the site.

The new arrangement takes into consideration the Alternative Parameter Plans and shows two new locations for the playspaces located within the green spine. Following design review and evolution of the landscape proposals the following changes will be carried through in the forth coming Reserved Matters Application.

Playspaces enhanced/reason for re-location;

- Northern playspace - greater connection to the adjacent local centre and wider walking/cycling network, development of the primary and secondary roads.
- Southern playspace - greater connection to surrounding developments and wider cycle network and proximity to blue infrastructure.

KEY

- Great Wilsey Park
- 1 Existing woodland retained and managed
- 2 Existing hedgerows with hedgerow trees form the basis of greenlinks
- 3 Existing watercourse retained and enhanced
- 4 Proposed new 'Green Spine' - Country Park
- Proposed new adventure play areas for all ages
- 5 Proposed new woodland belts for screening to the north and east
- 6 Proposed new woodland for screening to Calford Green
- Proposed new allotments and community orchard
- Indicative Sustainable Drainage basins to include some permanent waterbodies.
- 7 Land gifted to Samuel Ward Academy

Figure 19. Playspace locations extracted from the Adopted Masterplan Document

PLAYSPACE STRATEGY

GENERAL

Playing is not just for children: it addresses a fundamental human need by rejuvenating the mind, body and spirit and rebalancing people's lives away from the demands of home and the workplace. The Great Wilsey Park landscape proposals will offer many different opportunities for play including socialisation, creativity, intellectual stimulation, personal growth, physical activity or simply relaxation.

The Play Strategy illustrated opposite locates the following categories of play areas and is based on St Edmundsbury Borough Council's SPD for Open Space, Sport and Recreation Facilities December 2012

The extent of each playspace will be calculated on the SPD standards using the 2.4 people per household average. Provision will be broken down into Junior and Youth age appropriate spaces and will be based on the Fields in Trust Standards.

KEY

Combined Youth and Junior Play Space
- 0-18 years
- 1 No.
- NEAP and LEAP

1000m straight line walking distance

Junior Play Space
- 0-12 Years
- 1 No.
- LEAP

400m straight line walking distance

Provision for Children and Young People (F)	0.25 ha/1000 2.5 sqm per person	Junior Provision – 400m (just under 10 minutes straight line walk time). Youth Provision – 1000 m (15 minutes straight line walk time)

Figure 20. Extract from SEDC Open Space Standard

Figure 21. Playspace locations and straight line walking distances

LOCAL EQUIPPED AREAS FOR PLAY (LEAP) 0-12 YR

There are two Local Equipped Areas of Play (LEAP), one located in the green spine between parcel B1 and A2 , and a LEAP combined with a Neighbourhood Equipped Area of Play (NEAP) to the north of parcel A7.

These areas are designed to meet the Fields in Trust standards for a LEAP. These intermediate play areas have a range of play facilities for children who are beginning to go out and play independently.

The play is centred around a range of prescriptive play elements coupled with natural play that utilises sloping ground where possible. These areas will include formal and informal play features. It is essential that we create areas of safe and attractive spaces for play.

DESIGN FEATURES

- 400m² min activity zone
- 20m buffer zone
- Themed approach
- A minimum number of six play experiences will be introduced to the spaces
- Design to offer a full range of movement including balancing; climbing; swinging; rocking; overhead activity; rotating; sliding; crawling; imaginative play; jumping and social play.
- The play space will provide natural materials
- The play space is for children who are beginning to go out independently
- Relevant safety signs will be displayed within the space
- Little or no grass in the activity area for all-year-round use.
- Includes seating and litter bins
- Play area to be fenced

JUNIOR PLAY FEATURES PRECEDENT IMAGES

COMBINED NEAP AND LEAP 0-18 YR

Play spaces need to stimulate children by keeping them active and engaged. This combined NEAP and LEAP is located in the centre of phase 1, on the northern edge of parcel A7.

Natural play will play an important part within this play space with the use of stepping logs or stones; boulders; willow domes and dens or timber post mazes. This type of play spaces allows children to experience challenges and creates meeting opportunities.

DESIGN FEATURES

- 1000m² min activity zone
- 30m buffer zone for equipped play areas.
- It will provide a mix of play elements, coupled with natural play features, aimed at the different age groups. With the older age groups, it will include features such as aerial run ways and more challenging and adventurous equipment
- Opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities
- A minimum number of six play experiences will be introduced to the spaces, comprising an area for play equipment and a hard-surfaced area of at least 465m²
- Mainly for older children but with play opportunities for younger children too
- Will Include seatin be included
- Play area to be fenced

YOUNG PLAY FEATURES PRECEDENT IMAGES

6.4 SOFT LANDSCAPE STRATEGY

GENERAL

The development of a soft landscape design will be conducted in a manner that seeks to add a strong vegetative character to the site and will be integrated into the adjacent rural character.

Retained areas of woodland, trees, and hedgerows will be supplemented with new tree belts, specimen tree planting, shrub and wildflower meadow planting in order to create a strong structure; to create a diversity of rural park-like spaces; to define functions, and to enhance the character of the site. Species have been chosen to form an appropriate palette and will be used to define spaces, soften the appearance of the development; help give variation in character; enhance ecological diversity; and provide colour throughout the seasons.

The following principles have been applied to the soft landscape design:

- The selection of plants has taken into consideration the local context and reflects species that are found locally;
- Plant specie choices have considered form and the eventual scale in relation to the function and use of the spaces and buildings within the site. Future maintenance requirements of the roads, footpaths, shared routes and vegetation have also been taken into account;
- The selection of tree and shrub planting will enhance the design of the landscape by using planting which responds to the articulation of spaces by framing views, celebrating entrances, defining pedestrian routes, and vehicle connections;
- The selection of plant species is appropriate to their location in terms of soil type, microclimate, their setting and future maintenance/ management requirements;
- Plant species chosen have considerd the form and will increase the biodiversity potential of the site through the use of locally indigenous species. The plants will also offer a diverse age range of species for enjoyment by the current and future generations.

SOFT LANDSCAPE CHARACTER

The plan opposite illustrates the soft landscape character for phase 1. This creates a framework in which the planting will be designed to reflect.

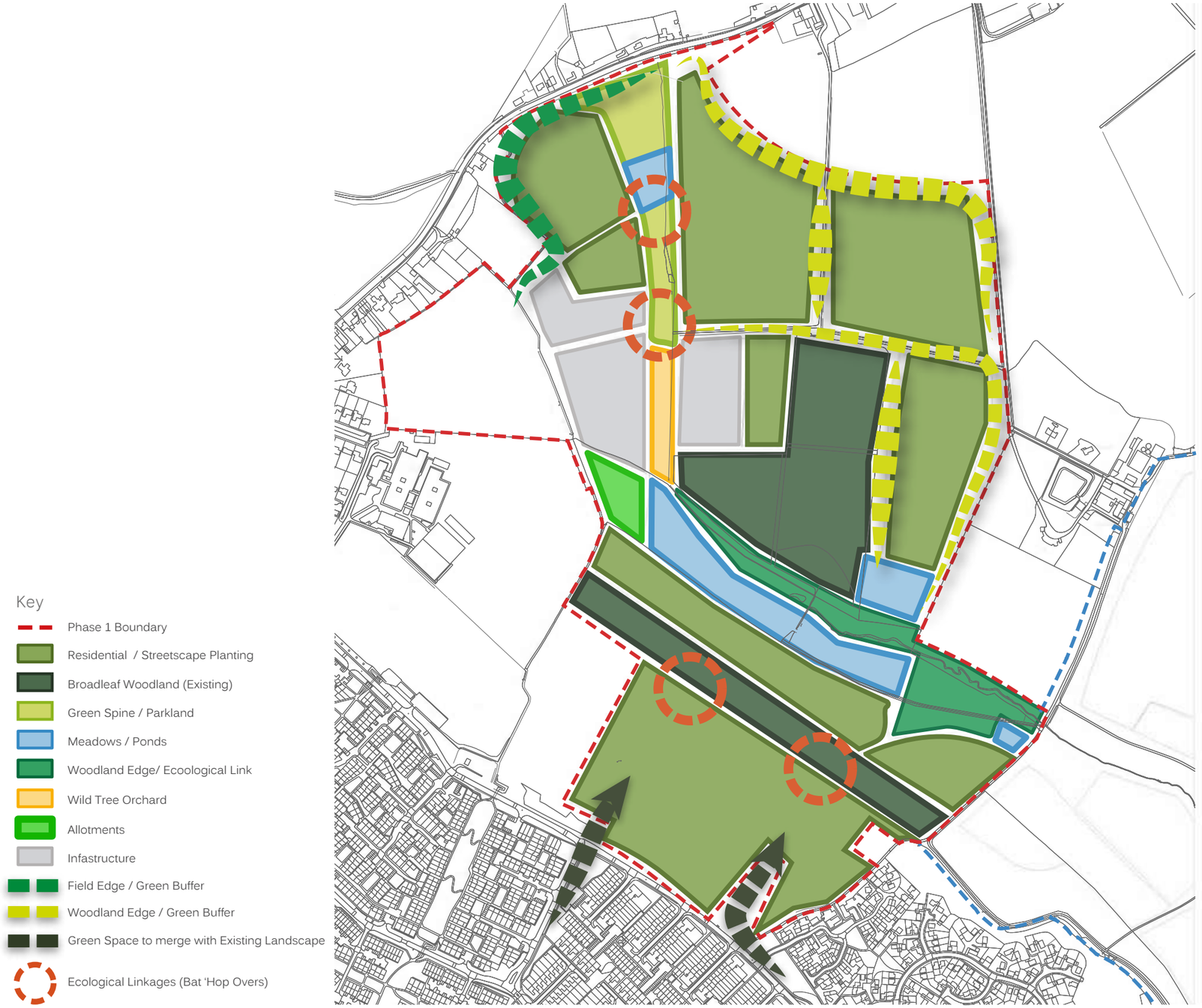


Figure 22. Soft Landscape Strategy Diagram

TREE AND HEDGE PLANTING

New native woodland and hedge planting will be used to help define boundaries, to create spaces and to give all year round colour and strength of form. They will be managed to ensure that they are visually interesting, valuable for wildlife and physically robust. Plant species selection will be guided by the Landscape and Ecological Management Plan for the site and reviewed by an Ecologist.

The approach to planting is to provide a robust and diverse range of plant species for enhanced biodiversity, visual amenity and green infrastructure links. Existing planting is retained where possible and enhanced by native planting.

Using native species will be a key guiding principle to the selection of the plant species the soft landscape design. By using native plants with in the landscape we are able to enhance the existing flora and help promote an increase in biodiversity across the site.

NATIVE PLANTING CHARACTER PRECEDENT IMAGES

INDICATIVE PLANT SELECTION

Quercus robur

Acer campestre

Malus sylvestris

Crataegus monogyna

FEATURED PLANTING

Where there is a need to create a focal point or striking vista, the selection of tree species will be extended beyond the native species to included naturalised and some ornamental trees in order to provide great autumn colour and all year round interest.

This is intended to increase the visual diversity and will only occur in suitable locations relating to areas such as residential streets and the local centre.

FEATURE PLANTING CHARACTER PRECEDENT IMAGES

INDICATIVE PLANT SELECTION

Fagus sylvatica

Prunus avium

Acer campestre 'Elsrijk'

Quercus ilex

ECOLOGICAL ENHANCEMENTS

The choice of plants will be chosen to provide suitable habitats for the surrounding wildlife, whether to encourage local invertebrates/insects or growing fruiting species for food for surrounding habitats. Species selection will be guided by an Ecologist to ensure proposals will create and support the intended fauna.

The relationship between nature and people is important, so a choice of edible plants is essential. Fruiting plants will be integrated in to the planting schemes and will include species such as Malus, Prunus and Juniperus communis, which is not only great for badgers but will also provide opportunities for public foraging.

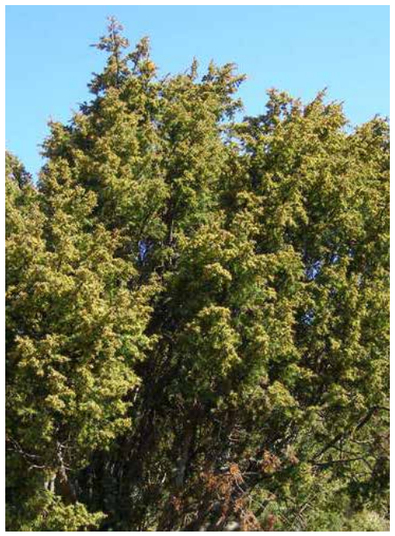
ECOLOGICAL PLANTING CHARACTER PRECEDENT IMAGES

INDICATIVE PLANT SELECTION

Corylus avelana

Crataegus monogyna

Prunus padus



Juniperus communis

AMENITY PLANTING

Amenity planting introduces shrub and ground cover species selected to soften the fringes of the residential area, define spaces and to help to create a high quality setting for the play space.

MEADOWS AND LAWNS

A large area of the green spine will be sown with a flowering lawn mix, this is a robust hard wearing seed mix with the added value of native flowering species.

SUDS / WET POND FEATURES

For the location close to water bodies, tree species such as *Salix* and *Alnus glutinosa* will be used as they prefer more damp and boggy conditions and are also great at attracting insects and providing cover and shelter for the surrounding wildlife.

Planting will create opportunities for marginal and emergent planting. This will not only help in maintaining water quality, but will also create habitats for the surrounding wildlife and aquatic species.

The wet pond features provides an opportunity for marginal planting and pockets emergent plants. Plant selection will focus on native UK species, The wetlands and detention basins are likely to have seasonal fluctuation in water levels which makes plant selection crucial.

SUDS PLANTING CHARACTER PRECEDENT IMAGES

INDICATIVE PLANT SELECTION

Iris pseudacorus

Ranunculus lingua

Lythrum salicaria

Prunella vulgaris

POND EDGE PLANTING ZONES

Figure 23. Cross section through SUDS planting

6.5 BLUE INFRASTRUCTURE

EXISTING SITE DRAINAGE

The site features a shallow valley with the northern and southern extents of the site being elevated and sloping towards its centre.

Surface water currently drains through a network of ditches which run across the site. These convey surface water towards a steeply banked stream at the centre of the site. The stream flows towards the east and acts as a tributary to the River Stour .

KEY

Direction of Water Movement

Direction of Existing Drainage

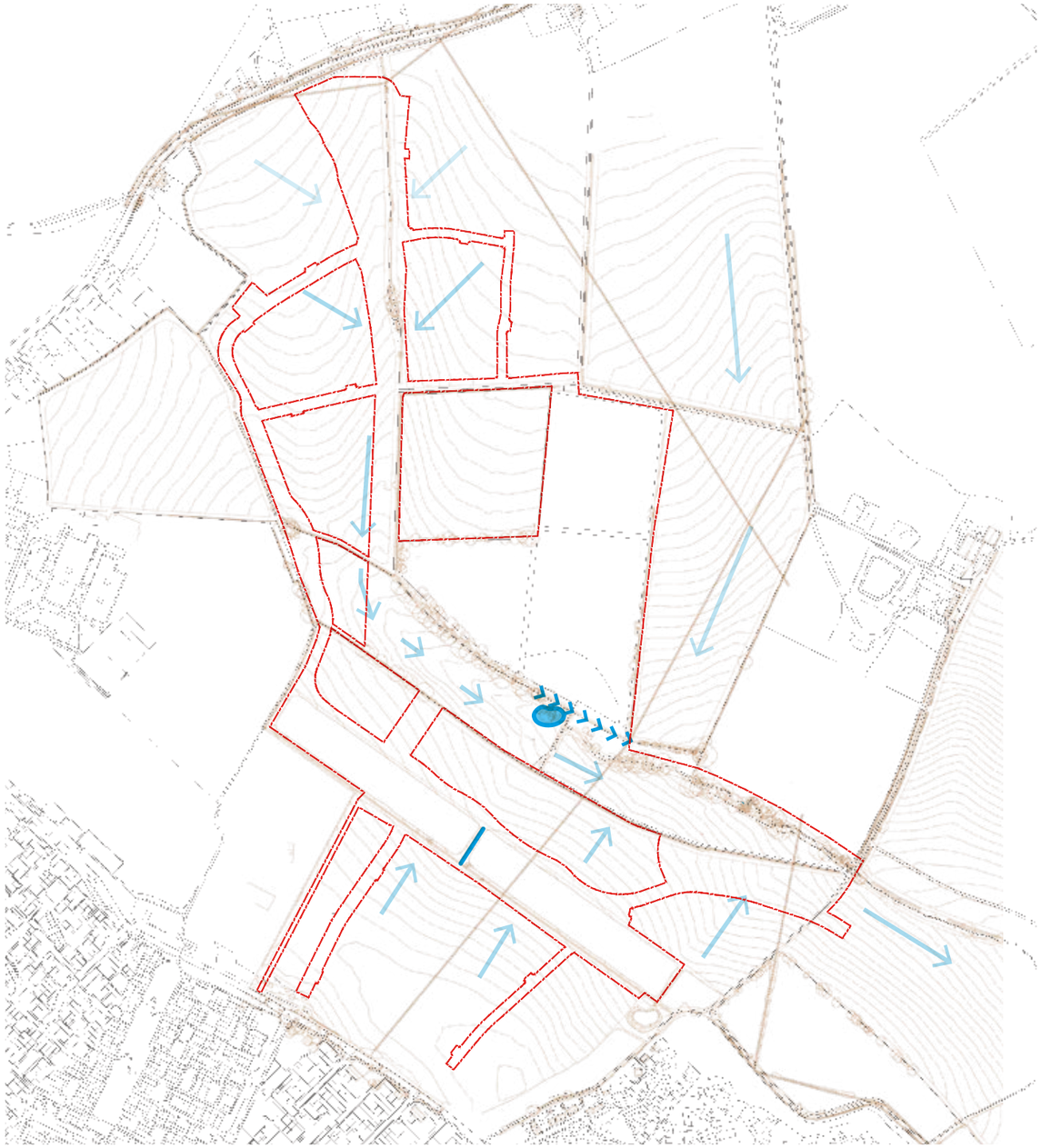


Figure 24. Existing site drainage

PROPOSED DRAINAGE STRATEGY

The proposed drainage strategy uses water as a visual feature in the landscape creating a closer relationship between nature and people, enriching lives.

The catchment areas vary across the site and are illustrated in the plan opposite. The surface water from the development parcels will be conveyed towards the central green spine where it is attenuated in three locations prior to controlled discharge into the existing drainage network.

Four series of attenuations basins are located in the central green spine. These are:

- Pond 1 - located in the northern extent of the green spine;
- Pond 2 - a series of basins located at the western end of the central green spine
- Pond 3 - located to the east of Great Field Plantation
- Pond 4 - a series of ponds located in the centre and eastern end of the central green spine.

There are number of SuDS techniques which will be employed across the site where possible. These include:

- Swales;
- Retention basin;
- Filter strips;
- Wet ponds;
- Retention Ponds; and
- Wetland areas

KEY

- Proposed Swales
- Underground Drainage
- Stormwater Ponds/Meadow Planting
- Drainage Zone 1
- Drainage Zone 2
- Drainage Zone 3
- Drainage Zone 4
- Drainage Zone 5

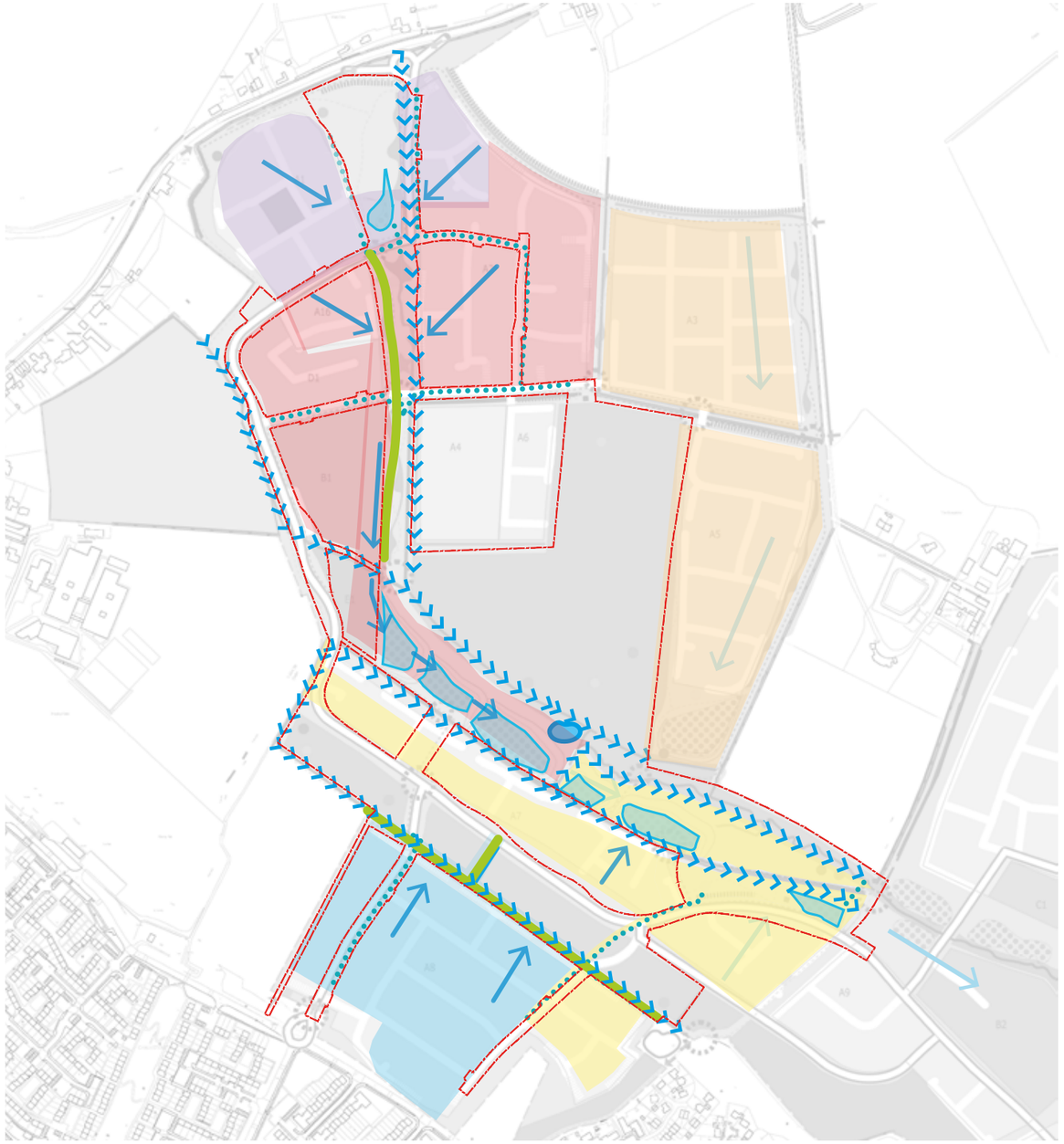
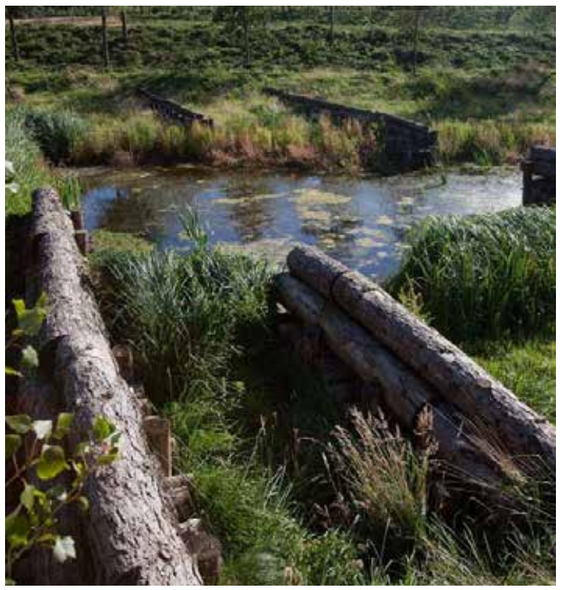


Figure 25. Blue infrastructure diagram

SUDS PRECEDENT IMAGES



6.6 ECOLOGICAL INTERVENTION STRATEGY

ECOLOGY INITIATIVES

The development of the landscape approach for Great Wilsey Farm takes into account the existing ecological context of the site and aims to protect, preserve and enhance the site's existing ecology.

We have zoned the different landscape types into general sections as noted in the diagram opposite. Within each zone there are specific initiatives we are proposing to ensure that the keys species identified in the Environmental Statement are considered when developing landscape strategies.

The following page sets out a summary of initiatives we are focusing on to ensure that all the approaches we are promoting will protect and enhance the opportunities for the species that we have on site.

KEY

- Phase 1 Boundary
- Parkland Zone
- Woodland Zone
- Understorey Planting
- Pond Ecology
- Ravine Ecology
- Swale ecology
- Existing Hedgerows
- Proposed Hedgerows
- Existing Biodiverse Margins

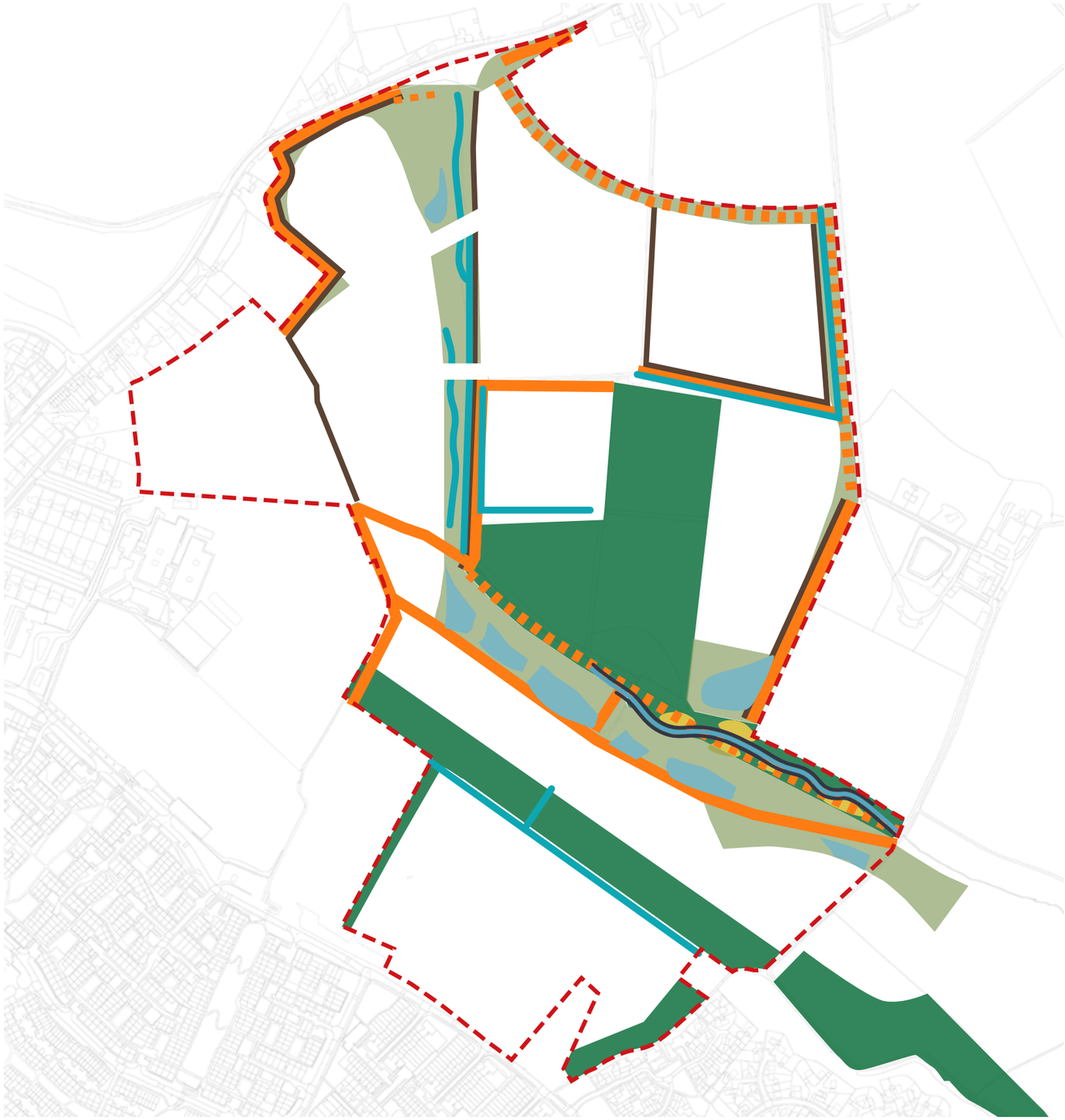


Figure 26. Phase 1 ecological intervention strategy

ECOLOGICAL APPROACH SUMMARY

The landscape proposal aims to create a multi-leveled integrated approach to habitat enhancement and creation. This is done by maximising habitat quality and interlacing open spaces. The plan oppsite illustrates this approach and shows a strong network of enriched habitats.

KEY

- Phase 1 Boundary
- Proposed Hedges
- Movement of Flying Species Across Site
- Hedgehog Highways
- Badger Setts
- Bat boxes
- Hibernaculum
- Hedgehog Log Piles
- Beehives
- Bee mounds
- Bat hop over's

Figure 27. Ecological Approach Diagram

STRATEGIC LANDSCAPE SUMMARY

7.1 STRATEGIC LANDSCAPE SUMMARY

GENERAL

The strategic landscape diagram opposite is a summary of the key landscape strategies that shape the approach to the development of landscape and public realm areas of the site.

Information within the diagram has been separated out into key landscape components such as:

- Circulation;
- Green Infrastructure;
- Blue Infrastructure; and
- Ecological Features.

Please note that areas of housing are shown as illustrative and will be confirmed through separate Reserved Matters Applications submissions.

KEY

- Phase 1 Boundary
- Site boundary
- Plots boundaries
- Electricity substation/foul water pumping station
- Gas governors

CIRCULATION

- Primary road
- Secondary road
- Private road
- Cycle and pedestrian path
- Existing public right of way (PROW)
- Pedestrian path
- Primary node
- Secondary node
- Main vehicular access
- Pedestrian and cycle access

GREEN INFRASTRUCTURE

- Public open space - Parkland
- Public open space - Local Green
- Retained woodland
- Retained hedgerow
- Proposed hedgerow
- Allotments
- Country Park
- Mounds

BLUE INFRASTRUCTURE

- Stormwater ponds / basins
- Existing ditches / swales
- Proposed swales

PLAY

- Junior play space (0-12 yr)
- Youth play space (0-18 yr)

ECOLOGICAL FEATURES

- Bat hop overs
- Badger sett
- Bat boxes
- Hibernaculum
- Bee hives
- Bee mounds
- Log piles

Figure 28. Strategic Layout for Phase 1

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