



**GREAT WILSEY PARK**  
**HOUSING RMA 1**  
**LANDSCAPE STATEMENT**

AUGUST 2020



EXTERIOR ARCHITECTURE

**GREAT WILSEY PARK**

HOUSING RMA 1 LANDSCAPE STATEMENT

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# 01 INTRODUCTION

1.1 INTRODUCTION

Exterior Architecture Ltd (ExA) is appointed by Redrow Homes Ltd (Redrow) 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 Great Wilsey Farm, Haverhill, known as Great Wilsey Park (GWP).

The progression of the Landscape Strategy for the first Housing Reserved Matters Application (Housing RMA 1) 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.

This submission is to be read in conjunction with additional information on overall landscape strategy and phasing strategy as illustrated in ExA's documents Landscape Strategy Doc (ExA\_1868\_900), Infrastructure RMA Doc (ExA\_1868\_902), and Site Wide Phasing Doc (ExA\_1868\_901) which have been submitted as supporting information in a previous RMA application to discharge other outline planning conditions. This document is to be read in conjunction with the other Housing RMA 1 drawings which are listed in the Appendix of this submission.

PURPOSE OF THIS DOCUMENT

This document addresses the landscape and public open spaces associated with residential parcels A1, A2 and A8 which are located within Phase 1 of Redrow's land acquisition at Great Wilsey Farm. Figure 1 illustrates the extent of Phase 1 and the Housing 1 RMA.

This document will cover the vision and masterplans of the three Housing Parcels, and will look at each parcel in further detail. This document will cover the design strategies such as Green Infrastructure, Blue Infrastructure, Ecology, Access, and Materials which make up these housing parcels. For information about play spaces please refer to the Infra RMA document (ExA\_1868\_902).

MASTERPLAN AT OUTLINE PLANNING

The landscape strategies across the scheme are set out in ExA's Landscape Strategy Doc ExA\_1868\_900 and are based on the consented Alternative Illustrative Masterplan, Approved Alternative Parameter Plans, the supporting Design and Access Statement (DAS) and certain chapters from the Environmental Statements (ES). The Landscape Strategy Document has guided the design of the landscape areas within the Housing RMA with the key strategies summarised in this document.

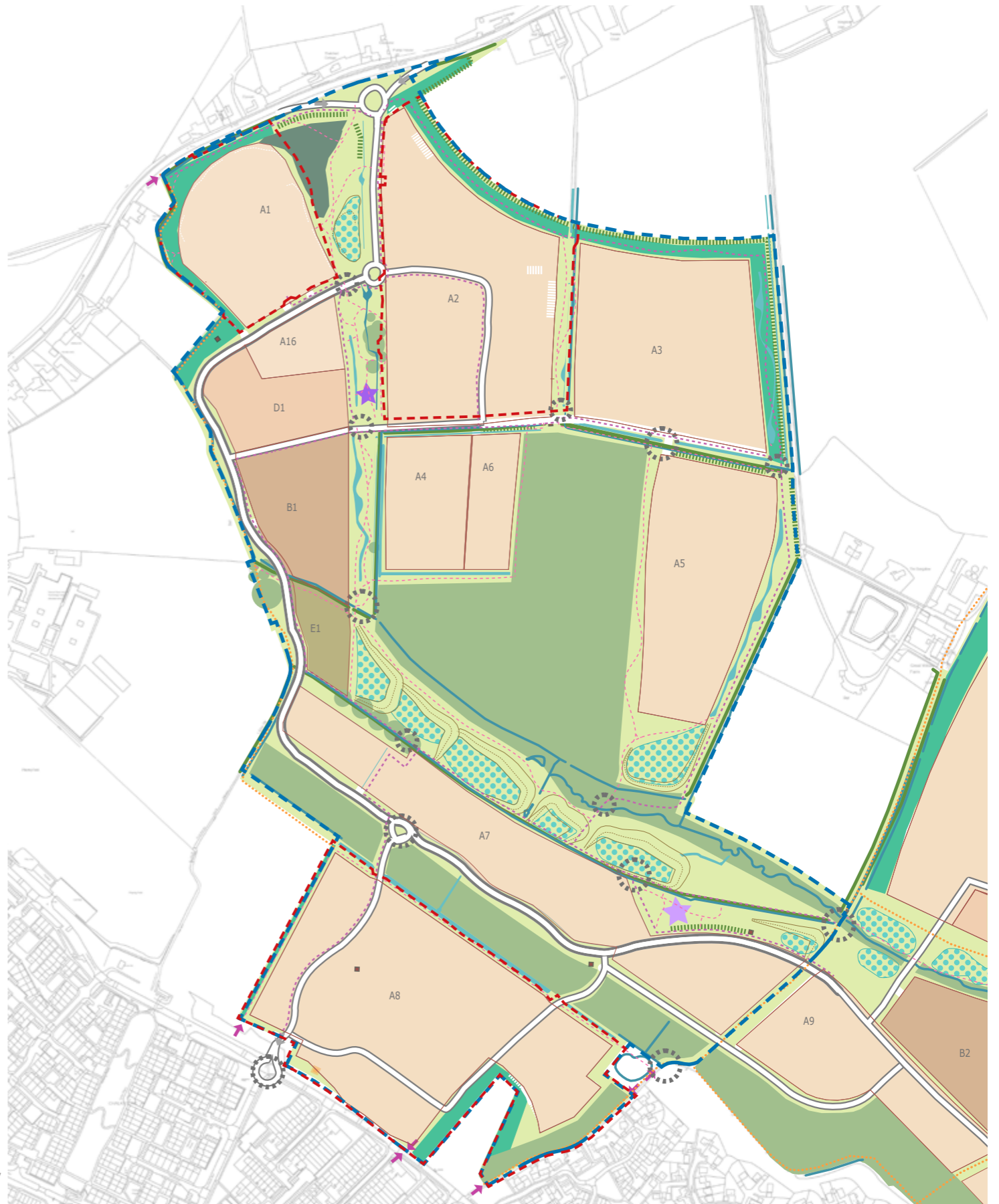
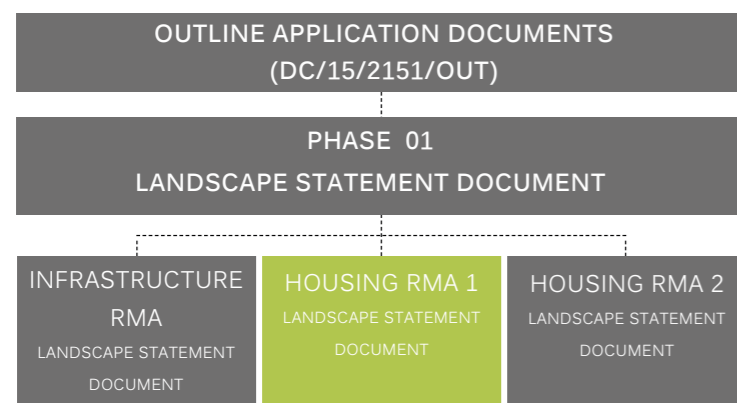


Figure 1. Phase 1 Strategic Landscape Plan Showing the Area Covered by the Housing RMA



KEY  
— Phase 1 Boundary  
- - - Housing RMA 1 Boundary (Parcels A1, A2 & A8)

1.2 PHASE 1 VISION SUMMARY

A clear vision was set out for the approach to landscape design within Phase 1. This was based on Biocultural design principles illustrated below. These principles are interwoven into the landscape proposals for the Housing RMA.

VISION OVERVIEW

Biocultural landscape design is an approach which integrates ecological enhancements and place making to create a landscape, which improves the well being of both parties.

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



# 02 MASTERPLAN

## 2.1 ILLUSTRATED MASTERPLAN

### GENERAL

The masterplan opposite illustrates the key landscape areas within the Housing RMA and their interrelation between adjacent infrastructure. The landscape proposals cover the three residential development parcels A1, A2 and A8; and also include areas of strategic landscape which lie between parcel boundaries and the Phase 1 boundary.

The logical and easily navigable routes defined in the infrastructure RMA are extended though the proposals reinforcing the network of footpaths and roads. Existing habitats have been retained and enhanced with proposals integrated with ecological consideration in mind.

#### KEY AREAS OF HOUSING INCLUDE:

- > Retention of existing woodland plantation east of A8;
- > Retention and adaptation of existing hedges and biodiverse field margins;
- > Creation of pocket parks within A1 and A2;
- > New orchard planting and focus on edible landscape elements;
- > New biodiverse amenity planting;
- > Structural landscaping to Phase 1 boundaries;
- > Mitigation woodland around A1 and A8; and
- > Extension of green corridors and integration of phase 1 ecological enhancements .



Figure 2. Illustrative Landscape masterplan Showing the Area Covered by the Housing RMA



2.2 RESIDENTIAL PARCELS A1 & A2

Located within the northern end of a green country park, that forms the backbone to the wider landscape approach, the residential parcels of A1 and A2 are design to merge with the wider countryside. They are primarily set within a parkland landscape that draws upon the village feel of the surrounding settlements which is emphasised through open meadow areas, woodland blocks, feature tree planting and avenues. They characterised as having a Village Edge in the Phase 1 Landscape Strategy Document (ExA\_1868\_900).

The residential areas area surrounded by the parkland landscape creating a network of green links that provide natural settings for the cycleway and footpath network. Each parcel links in to this network on all sides with key vistas strengthening their visual connection.

LANDSCAPE TYPOLOGIES

- > Village character responding to the northern site context
- > Open interface with the parkland landscape
- > Village greens at their hearts
- > Focal trees to emphasise gateways to the wider landscape
- > Connections to wider pedestrian and cycleway networks



Parcel A1 Masterplan

Parcel A2 Masterplan

A1 & A2 Village Edge Character Area Reference Images



### 2.3 PARCEL A8

Parcel A8 is characterised as the Chalkstone Field character area in the Landscape Strategy Document for Phase 1 (ExA\_1868\_900) and covers a large field at the southern extent of the site where it meets the northern residential area of Haverhill. The area covered by the Housing RMA includes the residential parcel and the key landscape spaces to the east, south and west. The northern boundary aligns with the edge of the residential parcel and abuts an informal footpath which runs east west along the edge of the attenuation Swale with the southern plantation located beyond.

The residential area is softened by amenity planting and hedgerows. Where possible trees have been proposed to create gateway and landmark features. Focal spaces aim to diversify the spacial character along the roads which are further emphasised by built form. Green liner corridors provide verdant links to the wider Green infrastructure network and new connections between Haverhill and the rest of the Phase 1 area.

The topography of this character area drops towards the north where it meets the Southern Plantation woodland.

#### LANDSCAPE TYPOLOGIES

- > Landscape character reflecting the northern extent of Haverhill
- > Green links into the local context and the wider phase 1 site
- > New nature walks and cycle routes
- > Field margin and woodland edge habitat
- > SuDS swales
- > Focal trees to emphasise gateways and aid in wayfinding.



A8 parcel Masterplan

A8 The Chalkstone Field Character Area Reference Images



# 03 STRATEGIES

3.1 ACCESS AND MOVEMENT

VEHICULAR ACCESS

The layout of the primary roads has been determined in the Infrastructure RMA and their dimensions are illustrated in the Landscape Statement Document (ExA\_1868\_902).






ROADS

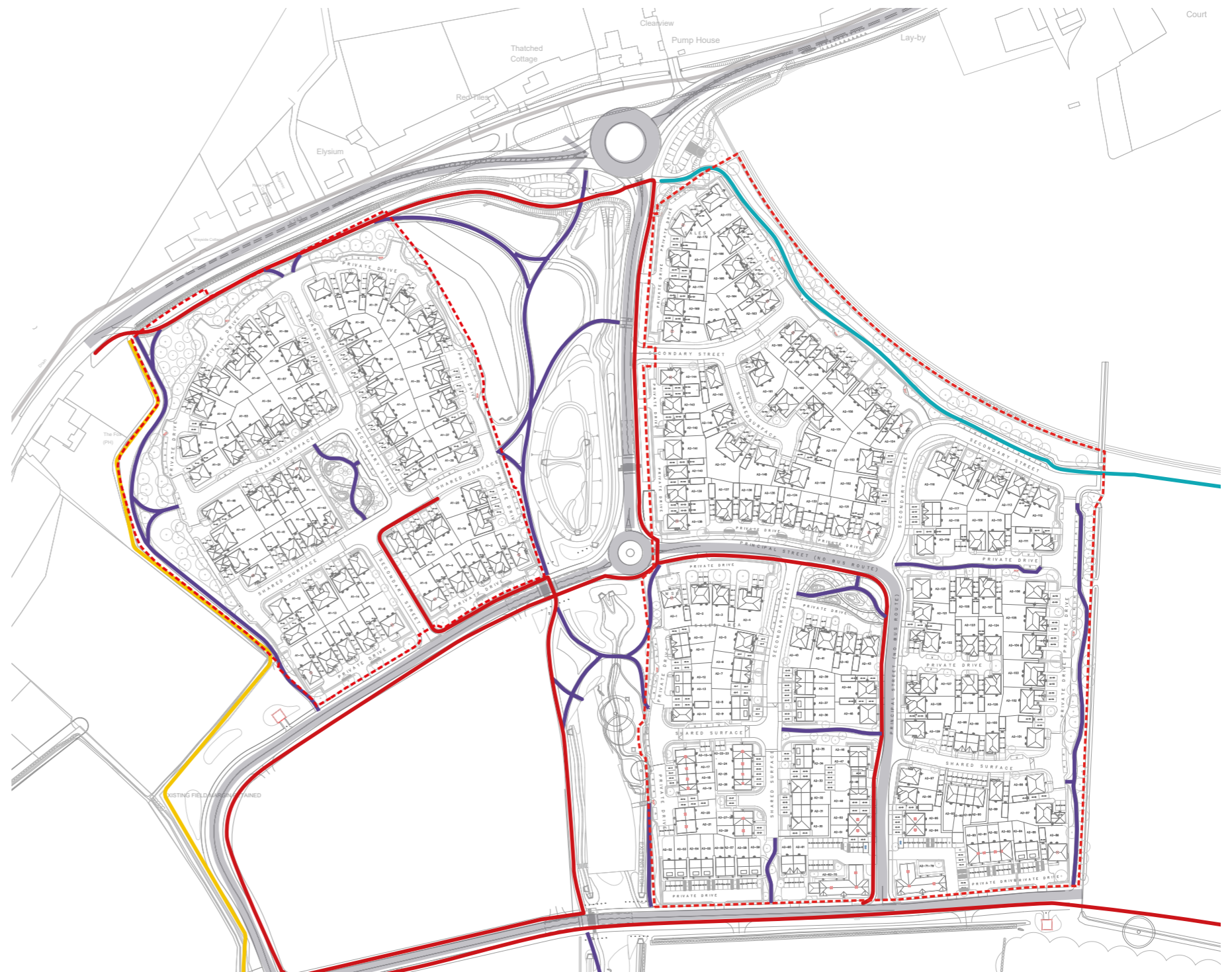
The road hierarchy stems from the primary road network which defines the key access points to each of the residential parcels. This varies for each parcel with A1 accessed from the south, A2 from the south, east and west; and A8 from the north and south. A hierarchy of road types provide access throughout the parcels and help create a transition from the main roads, with its designated footpaths and cycleways, to shared surface streets and private drives.

CYCLE PROVISION

Cycling is promoted as a main way to travel through the site. A Lit cycle route network connects into all three parcels and with the wider context. An unlit route bisects the northern extent of A2 providing a connection between Haverhill Road and the future housing parcels A3 & A5.

Legend

-  Existing and Proposed Roads
-  Existing PRoW
-  Proposed Cycleway Unlit
-  Proposed Cycleway Lit
-  Proposed Footpath



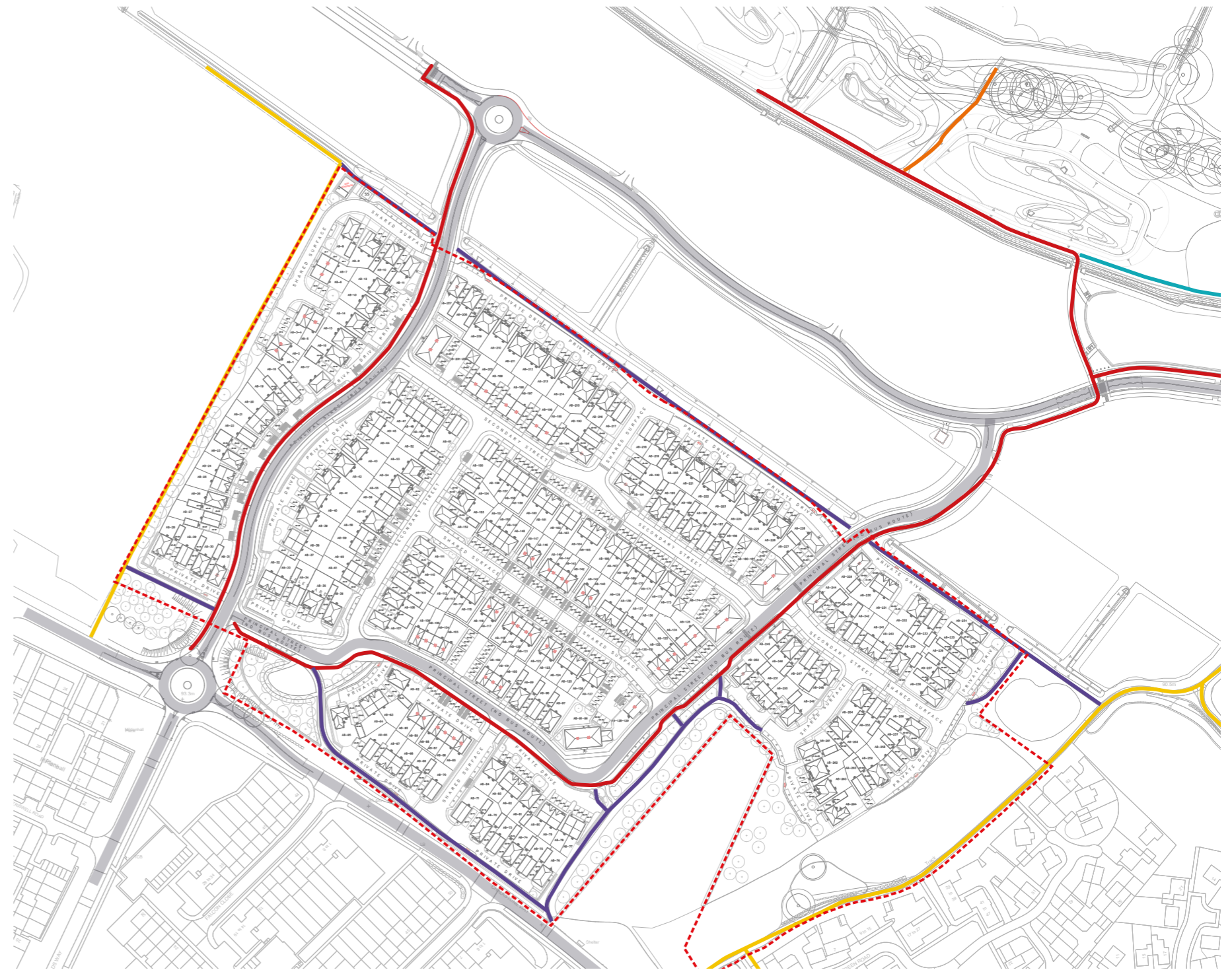
A1 & A2 Parcel Access strategy

PEDESTRIAN CIRCULATION

Pedestrians have a number of choices in navigating the site, from pavement on road verges, to routes through 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.

Legend

- Existing and Proposed Primary Roads
- Existing PRoW
- Existing PRoW to be Upgraded to Shared Cycleway / Footpath
- Proposed Cycleway Unlit
- Proposed Cycleway Lit
- Proposed Footpath



A8 Parcel Access strategy

3.2 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 within the housing RMA include:

- > Native Broad Leaf Woodland
- > Native Dense Scrub
- > Grassland
- > Native Mixed Hedgerow
- > Native Wetland
- > Field Margins

Legend

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



A1 & A2 Parcel Green Infrastructure Strategy



PARCEL A1 & A2

The two northern residential parcels are surrounded by key structural landscape spaces. These link the green infrastructure features with in the central corridor to the wider landscape. Both parcels feature pocket parks at their centres which provide a key green space within the housing areas.

PARCEL A8

This parcel borders existing woodland to the north and east. The landscape proposals extend the existing woodland area in the east providing new habitat and mitigation for woodland loss across Phase 1. The western boundary is a key structural landscape corridor linking woodlands to the north with green infrastructure within Haverhill to the south.

Legend

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



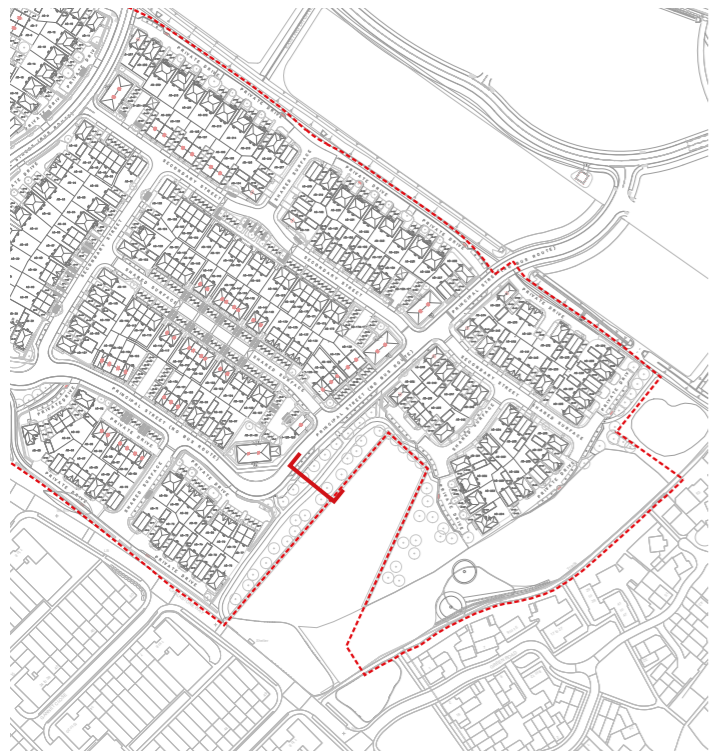
A8 Parcel Green Infrastructure Strategy

A2 Northern Landscape Corridor



Section through A2 Northern Landscape Corridor

A8 Eastern Landscape Corridor



Section through A8 Eastern Landscape Corridor

3.3 POCKET PARKS

PARCEL A1 POCKET PARK

This pocket park is located at the heart of the residential parcel. This enhances the overall legibility of the scheme by creating a landmark central focal space within the parcel.

The pocket park features large trees which command the space and from visible landmark from the surrounding roads.

Formal paths lead through the scheme with informal paths weaving beneath the trees creating a sense of exploration. Seasonal amenity planting enhances a woodland fringe character and defines smaller spaces between the trees.

Benches are located with varying aspects offering comfortable opportunities to relax and enjoy the park. Enclosure is provided with native hedging and estate fencing. Litter and dog bins are provided near the entrance gates.



Location of A1 Pocket Park

The pocket park is designed to feature large trees. Visible from the surrounding streets, these are positioned 3m away from all highway surfacing and are planted with root barriers.

The meandering arrangement of larger tree species is underplanted with woodland species.

Properties adjoining the park share a boundary wall which is softened by hedgerow planting. These overlooking properties aid in creating a secure park.

Undulating grass mounds with meadow planting provide sculptural features with playable slopes.

Estate fencing surrounds the park with soft close gates positioned away from bends in the road.

Informal grass paths meander through planting and meadow spaces. These create a sense of exploration off the main footpath.

Timber benches with back rests are located with varying aspects offering a choice of resting places.

Pockets of meadow or grasses to help soften the line between understory planting and lawn areas.

Formal arrangement of smaller native tree species underplanted with shade tolerant woodland planting.



PARCEL A1 POCKET PARK SKETCH VIEW

