

Z:\3249 Kingfisher Grove, Three Mile Cross, Berks\3249-5-2 DESIGN\3249-5-2 Open Space Strategy.indd

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The Landscape Approach to Open Space

In line with the consented scheme the landscape proposals take a naturalistic approach with open space located predominantly around the perimeter of the site providing natural play, informal open spaces, ecological corridors and a sustainable drainage system. Formal areas are proposed at the entrance of the site and within the development parcel.

Key views have been identified across the site providing visual connections between the entrance and the open spaces as well as through the development itself, ensuring open spaces and landscape is visible throughout the development.

Formal Areas

An entrance space is proposed in the northern part of the site including the northern pond, formal areas of landscape and seating and focal points creating a feeling of arrival.

The northern pond forms part of the drainage strategy and would be wet year round providing an attractive biodiverse addition to the site entrance. A feature tree in is proposed directly south of the entrance drawing the eye of those entering the site.

Within the development parcel a formal space provides a visual and physical connection through the development to areas of open space.

Informal Open Space

In the eastern and southern parts of the site areas of open grassland are proposed, providing opportunities for recreation and access to nature.

Pedestrian routes, both surfaced and mown, provide access through the spaces and around the site ensuring access to adjacent open areas, public rights of way, residential areas and play spaces.

Key Views and Focal Points

Within the site key views have been identified linking the entrance with the open spaces and ensuring a visual connectivity through the site.

Within these key views feature trees are proposed to create a focal point and provide wayfinding markers.

Local Area of Play (LAP)

To the south of the residential area a Local Area of Play (LAP) is proposed. The play space would use natural play elements including timber play items, play boulders and earth mounds.

The space would be relatively open allowing play to spill out into the adjacent landscape areas, with boundaries proposed only where necessary to separate play from roadway and watercourses.

Informal play Areas

Within the open space are three areas of informal play including by the entrance and within the western SuDS corridor.

These play elements would fit in with the naturalistic approach to the landscape with the use of natural materials such as timber and stone. These areas would be open to the landscape ensuring incidental play can spread into a wider recreational space.

Pedestrian Connections

Within the development a series of formal asphalt footpaths and shared surfaces enable access through the residential areas and connect to the open spaces.

Within the open spaces a hierarchy of footpaths is proposed with sealed surfaced paths and self-binding gravel paths allowing access to the wider open spaces and Public Rights of Way and mown paths providing access through the more ecologically sensitive areas.

A hierarchy of pedestrian routes is proposed through the site including formal links through the development, informal surfaced routes providing connections to a wider network of open spaces and public rights of way, and informal mown routes enabling residents and visitors to access areas of ecological importance and connect with nature.

The underlying naturalistic and biodiversity intents of the outline permission remain with trees and vegetation around the perimeter of the site and along the existing field hedge to be retained in order to ensure an ecological corridor within and around site.



Focal Trees



Wetland basins



Formal open space and seating



Wildflower Meadows



Open Grassland



Aesculus hippocastanum



Gleditsia triacanthos



Liquidambar styraciflua



Natural play logs and boulders



Timber play elements



Play boulders



Earth mounding



Play logs



Sealed surface paths



Self-binding surface paths



Mown grass paths

Revisions					
Rev.	Date	Description	Drawn	Checked	
P1	21/02/2025	Tree locations updated in line with revised drawings	ED	AC	
P2	26/02/2025	Base Plan amended in line with revised drawings	ED	AC	
P3	13/02/2025	First Issue	EC	AC	

Status

PLANNING

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Client

SOVEREIGN NETWORK GROUP

Project

KINGFISHER GROVE, THREE MILE CROSS

Drawing Title

LANDSCAPE - OPEN SPACE STRATEGY

Scale		Sheet Size	Date
1:1000		A1	14/02/2025
Client Ref.	Drawing Ref.	Drawing No.	Version
-	3249-5-2	DR-5010	S4-P3