

South Wokingham Phase 2B

Site-Wide Landscape Design Statement

On Behalf Of Miller Homes and Kier Ventures Ltd | P19-0052_41C | July 2024





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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



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01

INTRODUCTION & BACKGROUND

01 INTRODUCTION & BACKGROUND



- THE SITE AND WIDER SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION

1.1

The South Wokingham Strategic Development Location (SDL) is one of four major developments within Wokingham Borough Council (as set out in CP21 of Wokingham’s Core Strategy). The South Wokingham SDL forms an urban extension to the south-east of Wokingham town, sited predominantly south of the railway between the boundary of Bracknell Forest and Finchampstead Road.

 - Phase 1, known as Montague Park, is located within the north-eastern corner of the allocation and to the north of the railway line. Permission was granted in 2012 (ref: O/2010/1712) and is nearly complete (at the time of preparing this document).
 - Phase 2A comprises land to the eastern end of the allocation and was granted outline planning permission (ref: 190914) for up to 215 dwellings in June 2024
 - Phase 2B (the Site) comprises land directly to the south of the London to Reading railway line to the west of Phase 2A (ref:191068).
 - Phase 3 comprises land to the western end of the allocation was granted hybrid planning consent (ref:192325) in June 2024 for up to 171 dwellings.
 - Planning permission has been granted for the South Wokingham Distributor Road (SWDR) between Finchampstead Road and Waterloo Road (ref: 192928).

PURPOSE OF THE DOCUMENT

1.2

This Landscape Design Statement has been prepared on behalf of Miller Homes and Kier Ventures Ltd to address the requirement of Condition 4 associated with the hybrid planning permission for Phase 2B of the South Wokingham SDL (ref: 191068).

RELATIONSHIP TO SITE-WIDE DESIGN CODE

1.3

Condition 4 states:

“Before submission of the first reserved matters a Site-Wide Masterplan, Design Code and Landscape Design Statement – which build on the principles established by the South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement (P19-1075_1D, December 2020), Phase 2B of the South Wokingham SDL Green Infrastructure Strategy document (GIS) (P19-0052_04D, August 2020) and Drawing No P19-0052_16D Landscape Masterplan – shall be submitted to and approved in writing by the local planning authority and subsequent

- applications pursuant to reserved matters and conditions shall be in accordance with the approved details. The details shall include:*
- i) amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it;*
 - ii) an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists;*
 - iii) principles for how parking to the council’s standards will be delivered within each character area including integration of unallocated parking in the public realm;*
 - iv) Sufficient separation between development and ancient-semi-natural woodland;*
 - v) Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;*
 - vi) Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963_06Y Framework Plan).*
- 1.4

As part of Condition 4 in addition to the Landscape Design Statement a Design Code is required to be submitted. This Landscape Design Statement is a sister document to the Design Code and the two documents should be read concurrently to get a full understanding of the design intention for the Site.
- 1.5

The approved Green Infrastructure (GI) Strategy (P19-0052_4D) set out the over arching design principles for the GI within the site. It predominantly focused on the areas of public open space within the Site and how these linked to the surrounding areas of open space.
- 1.6

The GI Provision Plan (P19-0052_29K) set out the areas for each of the GI typologies against the policy requirement.
- 1.7

This document builds upon the findings and design principles within the GI Strategy.

- RELATIONSHIP TO NMDC PART 1

1.8

Whilst this document is not a formal design code it has taken account of the guidance contained in the National Design Guide and National Model Design Code.

1.9

Inevitably there will be a level of overlap between the Landscape Design Statement and the Design Code. Where this occurs, the relevant document will be signposted for instruction.
- PLANNING CONTEXT

1.10

In July 2024, outline planning permission was granted for a mixed-use development including up to 1,434 dwellings, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Green space (SANG), under reference 191068.

1.11

Due to the nature of a full application, the landscaping associated with the Holme Park SANG has not been considered as part of this Landscape Design Statement except where it’s relevant for neighbouring spaces to tie into access points and compliment the character of the SANG.

1.12

Guidance on GI is found within International, National and Local Planning Policy. Relevant planning policies are discussed in detail within the GI Strategy (ref: P19-0052_04D). A summary of the updates to existing policies or relevant new policies are highlighted below:
- NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

1.13

The NPPF was updated December 2023. The changes broadly place an increased focus on design quality and build on the previous revisions aims to protect the environment and to promote sustainable growth. The document states providing access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

1.14

Paragraph 136 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards).”

Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document (January 2010)

- 1.15 Adopted in January 2010 the Core Strategy sets out the Wokingham Borough Council's (WBC) vision, aims and policy for development within the Borough to 2026.
- 1.16 The Green Infrastructure Strategy (P19-0052_04D) sets out all relevant policy, a brief summary of key policies related to condition 4 can be found below:
- 1.17 **POLICY CP1 – SUSTAINABLE DEVELOPMENT** states that development within the borough will *"maintain or enhance the high quality of the environment [and] provide attractive, functional, accessible, safe, secure and adaptable schemes"*
- 1.18 **POLICY CP3 – GENERAL PRINCIPLES FOR DEVELOPMENT** sets out principles to ensure development *"provides a framework of open space in secure community use achieving at least 4.65ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space"*. The policy is supplemented with further information provided within the Wokingham Borough Design Guide which is discussed later in this section.
- 1.19 **POLICY CP7 – BIODIVERSITY** states that *"(...) Development (...) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly (...) will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:*
- i) Mitigation measures can be put in place to prevent damaging impacts; or*
 - ii) Appropriate compensation measures to offset the scale and kind of losses are provided"*
- 1.20 **POLICY CP21 – SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION** states that development within the area identified as south Wokingham will include *"measures to protect and enhance pedestrian (...)access to the countryside from Wokingham town centre"* Furthermore development within the SDL will be required to provide the *"necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area(...)this will include sufficient Suitable Alternative Natural Greenspace [SANG]"*.

- 1.21 Within Appendix 7 of the Core Strategy additional guidance for the design of the SDL is provided in the form of a Concept Statement. This sets out the following requirements for the landscape structure:
- *A continuous open space network should be planned along the course of the Emm Brook, incorporating the flood plain, and giving access to the waterside for recreation. The linear form of this corridor should be opened up in places to provide playing fields and formal open space.*
 - *SANGS provision should be made in the immediate vicinity of the SDL.*
 - *Provision should be made within the master plan to ensure a continued clear separation between Wokingham and Bracknell.*
 - *A network of green spaces should be created including:*
 - i) Formal playing fields and children's play facilities to Wokingham Borough Council Standards*
 - ii) Informal parks and recreational areas*
 - iii) Community gardens, orchards, allotments and cemetery.*
 - *A positive response to the topography of the site and existing tree planting, which should be incorporated into the layout*

Wokingham Borough Development Plan, Adopted Managing Development Delivery Local Plan (February 2014)

- 1.22 The Managing Development Delivery Local Plan (MDD) provides additional information to the policies set out in the Core Strategy document.
- 1.23 Similarly to the Core Strategy, the Green Infrastructure Strategy (P19-0052_04D) sets out all the relevant policy. A brief summary of key policies related to condition 4 can be found below:
- 1.24 **POLICY TB21: LANDSCAPE CHARACTER.** states that *"proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals shall retain or enhance the condition, character and features that contribute to the landscape"*
- 1.25 **POLICY TB23: BIODIVERSITY AND DEVELOPMENT.** Further to policy CP7 – Biodiversity within the Core Strategy, this policy states that developments will be required to demonstrate how they:
- "a) provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing.*

- b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principles importance for nature conservation.*
 - c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network."*
- 1.26 The South Wokingham SDL Supplementary Planning Document (SPD) sets out a number of key design principles relating to GI. These principles and requirements are detailed in full within the GI Strategy (P19-0052_04D) and key points relevant to the development of the landscape masterplan are summarised below:
- Existing landscape features including local typography, hedgerows, the existing trees, watercourses, ponds, wetland areas, grassland, footpaths and bridleways should be retained where possible;
 - When considering the transition between new and existing developments a thoughtful approach, appropriate to its context should be used to help enhance the interface;
 - Any impact on the ecological habitat and biodiversity of the SDL should be mitigated against in a manner which enriches the overall habitat and biodiversity of the local area;
 - Public open space should be provided in accordance with Appendix 4 of the Core Strategy;
 - New planting should enhance the existing planting – new native woodland and tree planting, new hedgerows, grassland and wildflower meadows should be considered for the landscape proposals;
 - Play area designs should follow the relevant guidance and be located in immediate proximity to residential areas. The design should respond to the context of the play space. Play areas should benefit from casual safety surveillance and in close proximity to pedestrian routes and connections through and across the SDL;
 - Streets should be characterised by planting, to include street trees of an appropriate scale and robustness; and
 - Public art should feature as an integral component of the landscape framework.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

1.27 The Landscape and Visual Impact Assessment (Chapter 16 within the ES – submitted as part of the outline planning application number 191068), concluded that the potential effects of the Project Development once completed include:

- Significant effects were assessed for local landscape character areas: Holme Green Pastoral Sand Lowland, N1(A) Holme Green Pastoral Lowlands, and N1(C) Holme Green Pastoral Lowlands, predominantly due to the loss of agricultural land and change in land use;
- Significant visual effects on residents along Waterloo Road, Easthampstead Road and Britton's Farm, at the edge of the Project Site with direct views;
- Significant visual effects on users of the public right of ways which run along the boundary or through the Project Development, namely sections of footpaths WOKW 5 and WOKW 10;
- Significant visual effects on road users of Waterloo Road, Easthampstead Road at the edge of or within the Project Site.

1.28 The design of the GI plays a significant role in mitigating the potential effects of the site. Therefore the GI Strategy highlighted the mitigation measures to be included within the proposals in accordance with the recommendations within the LVIA.

GREEN INFRASTRUCTURE STRATEGY

1.29 In addition to the LVIA key design principles for the GI were also identified following the baselines studies, review of relevant assessments and policy documents. Further information can be found within the original Green Infrastructure Strategy (P19-0052_04D):

- The design of the GI should seek to retain, protect and enhance the existing landscape features across the site where possible (including the Emm Brook Corridor);
- The design of the GI in terms of character and location within the site, should respond to the site context, its boundaries, and the character of the wider landscape;
- The GI proposals should seek to mitigate potential landscape and visual, ecological and hydrological effects brought about by the development;
- The GI should provide a wide variety of green and blue spaces across the site which accord with WBC policy, and include play provision, allotments and SANG;
- The GI should provide a wide variety of locally appropriate new planting and habitats; and
- The GI proposals should provide strong physical and visual connectivity across the site, including incorporating existing PRow and should provide connections to routes beyond the site boundaries.

DESIGN AND ACCESS STATEMENT

1.30 The Design and Access Statement (DAS) – P18-0963_141G sets out the public open space provision. These have been designed to cater for the recreational needs of the new community and to meet the requirements of the Open Space, Sports and Recreation Strategy SPD 2013. The provision comprises:

- **Children's Play** (0.25ha per 1000 population) – As a combination of Neighbourhood Equipped Areas of Play (NEAP) and Local Equipped Areas of Play (LEAP) and Local Landscaped Areas of Play (LLAP) located throughout the GI network to provide convenient access to play opportunities in accordance with WBC requirements.
- **Outdoor Sports** (1.6ha per 1000 population) – Requirement arising from the proposals will be met, via financial contribution.
- **Allotments** (0.52ha per 1000 population) – will be provided through the delivery of allotments and a community orchard as agreed with WBC. The allotment provision will be delivered adjacent to the railway line, west of Easthampstead Road, making efficient use of land within an area impacted by noise from passing trains. A community orchard will be provided within the focal green space surrounding Britton's Farmhouse as a more appropriate use within the setting of the Grade II Listed building.
- **Amenity Green Space** (0.98ha per 1000 population) – will be provided throughout the site, linking different open space typologies to create a comprehensive GI network.
- **Natural and Semi-Natural Green Space** (2.84ha per 1000 population) – is mostly included within the SANG provision, which provides for substantial areas of natural and semi natural greenspace as part of its function.
- **Parks and Gardens** (1.1ha per 1000 population) – will be provided either side of the SWDR, to provide a central focal space within the Site.
- **Suitable Alternative Natural Greenspace (SANG)** (8ha per 1000 population) – Two areas of SANG are proposed as part of the wider SDL. St Anne's SANG' to the north of the railway line on 7.83ha and is an extension to the Buckhurst Meadows SANG. The second is Holme Park SANG and is located to the north, east and south of Ludgrove School on 24.71ha.

DESIGN CODE

- 1.31 The Design Code P22-0345_DE_003 builds upon the built form strategies set out within the DAS to create a cohesive development with distinct character areas within it.
- 1.32 The principles within the Landscape Design Statement build upon the street hierarchy and the residential character areas set out in detail within the Design Code. These street hierarchy and residential characters areas are listed below:

STREET HIERARCHY

- Secondary Street;
- Tertiary Street;
- Shared Surface Street;
- Shared Surface Lane; and
- Private Drives.

RESIDENTIAL CHARACTER AREA

- Parkside Contemporary;
- Ludgrove Contemporary Urban;
- Waterloo Edge;
- Neighbourhood Residential; and
- Rural edge.

LANDSCAPE DESIGN STATEMENT

- 1.33 The Landscape Design Statement (this document) builds upon the planning policy, findings of the LVIA, principles set out with the GI Strategy, DAS, and Design Code to produce a set of detailed design principles for the landscape within the public open space and areas of on-plot landscaping. It sets out:
- **Masterplan Context** – the relationship between the GI design principles and landscape aims and how these translate to the masterplan;
 - **Open Space Character** – the open space typologies and how these influence and define the character of the open space
 - **Landscape Strategy** – the over-arching landscape strategy across the development and how this influences the following strategies.
 - **Open Space Planting Strategy** – as set out within the updated NPPF there is a requirement to include tree planting within streetscapes. Therefore these pages set out the strategy for achieving the successful inclusion of trees and planting within areas of public open space;
 - **Street Furniture and Hard Landscaping** – sets out the overall strategy for street furniture and hard landscaping across the site within area of public open space;
 - **Green – Blue Infrastructure Strategy** – sets out the green-blue infrastructure within the open space and streetscape
 - **Public Open Space Strategy** – Provides the strategy for the areas of public open space providing details on landscape character, access and movement, tree planting, hedge and shrub planting, grassland, hardscape materials, street furniture and Suds Features. It also sets out the play strategy for the play areas;
 - **On-Plot Landscape Strategy** – sets out the strategy for the areas of on-plot landscaping within the character areas set out in the Design Code; and
 - **Public art** has been set out within a separate Public Art Strategy and as such has not been included within this document.

GUIDANCE UPDATES

1.34 Since the production of the Green Infrastructure Strategy in 2020 Natural England have developed guidance on Green Infrastructure Principles (January 2023). A summary of these principles is listed.

NATURAL ENGLAND GREEN INFRASTRUCTURE PRINCIPLES

1.35 Each of the principles set out ways green infrastructure can ensure the principles are met at a strategic and local level. Due to the nature of the site the summaries only consider the local level.

PRINCIPLE WHY 1 – NATURE RICH BEAUTIFUL PLACES

1.36 Integrate biodiversity through the built environment to connect recreational and natural green-blue spaces. There should be a priority of native species with a design to connect people to nature. The design of the space should contribute towards site specific biodiversity net gain requirements.

PRINCIPLE WHY 2 – ACTIVE AND HEALTHY PLACES

1.37 Maximise health and wellbeing outcomes and address issues of inequality in access to quality natural green space and routes. Green Infrastructure should be managed to deliver indirect benefits to health outcomes such as urban cooling, noise reduction and air quality improvements.

PRINCIPLE WHY 3 – THRIVING AND PROSPERING PLACES

1.38 Integrate services such as air quality, flood risk management, noise mitigation, recreation, urban cooling and pollination into the development based on local needs. Green Infrastructure should also provide opportunities for skills development.

PRINCIPLE WHY 4 – IMPROVED WATER MANAGEMENT

1.39 Providing sustainable water management which is adaptable to take account of the impacts of climate change. Improve water quality and help address existing sources of pollution. Provide connection between recreation and natural green and blue spaces to allow people to safely experience blue spaces. Use water to enhance public open space for a variety of recreational uses, ensuring potential conflicts are managed.

PRINCIPLE WHY 5 – RESILIENT AND CLIMATE POSITIVE PLACES

1.40 Incorporate adaptive management to ensure green infrastructure is planned to provide multi-functional benefits and continues to do so as the climate changes.

PRINCIPLE WHAT 1 – MULTI-FUNCTIONAL

1.41 Involving different users across age and socio-economic groups and creating accessible spaces close to where people live and work. Addressing needs through multifunctional spaces is at the heart of good green infrastructure.

PRINCIPLE WHAT 2 – VARIED

1.42 Creating a variety of habitat types and sizes of space throughout the green infrastructure network with clear defined terms of purpose and characteristics of the space.

PRINCIPLE WHAT 3 – CONNECTED

1.43 Focus on addressed local deficits on a needs based assessment, ensuring the functions and services provided meet the needs of users and the wider environment the green infrastructure connects into.

PRINCIPLE WHAT 4 – ACCESSIBLE

1.44 Green infrastructure should be accessible to all with non-motorised safe routes through the development that create routes for educational access, recreation and travel to work.

PRINCIPLE WHAT 5 – GI SHOULD RESPOND TO AN AREAS CHARACTER

1.45 Use character as a means to connect the built environment with natural green and blue spaces. Ensuring that new green infrastructure assets have identifiable character.

PRINCIPLE HOW 1 – PARTNERSHIP

1.46 Placing residents and stakeholders at the centre of the planning and design process with opportunities for all those who wish to get involved to be able to do so. Clearly communicating any necessary trade-offs or what is achievable on the site and managing risk or uncertainties throughout the process.

PRINCIPLE HOW 2 – EVIDENCE

1.47 Ensuring decisions are based on local evidence bases and need.

PRINCIPLE HOW 3 – STRATEGIC PLANNING

1.48 Green infrastructure is able to provide a range of social, health and economic benefits that contribute towards policy objectives, as such it should be treated equally to other forms of infrastructure.

PRINCIPLE HOW 4 – DESIGNED

1.49 The green infrastructure should be designed to create networks and linkages through developments and help to create a sense of place. Opportunities include; supporting connecting and interaction with nature, improving water flood management, integrating pollinator habitats, creating green spaces that serve current and future needs, make physical and visual links between areas, introduce food production, improve community safety, increase recreation and active travel opportunities, and enhance the aesthetic value of the development.

PRINCIPLE HOW 5 – MANAGED, VALUED, MONITORED AND EVALUATED

1.50 In order to be successful, green infrastructure needs strong governance to ensure management, funding, monitoring and evaluation is carried out long-term.

HOW TO USE THIS DOCUMENT

- 1.51

This document draws on a large number of policies and guidance documents in addition to connecting to the design code. Therefore, throughout the document compliance with these principles has been highlighted to show how this guidance, along with National and Local planning policy and guidance and the design aim and objectives of the project has been achieved. Links to the design code have also been highlighted to allow for simple cross referencing.
- 1.52

A key or markers to look out for throughout this document has been included below:

POLICY CHECK POINT

Policy check point markers link to the relevant national or local policy and indicate where policy compliance has been demonstrated

GUIDANCE CHECK POINT

Similarly, guidance check points link to the relevant national or local guidance and indicate where guidance compliance has been demonstrated.

DESIGN CODE CROSS-REF

Design Code cross-reference markers indicate the relevant sections within the design code that should be read in conjunction with the landscape design statement

LDS CROSS-REF

LDS cross reference markers indicate other relevant sections within this document that should be read in conjunction with the current section.

LDS AIMS CHECK POINT

LDS aims check point indicates where the design meets the landscape design aims, as set out in the next section.

CONDITION CHECK POINT

Check point to Landscape Planning conditions and how the landscape has been amended to accommodate the requirements of the condition.

- 1.53

As previously mentioned the this Landscape Design Statement is a sister document to the Design Code and the two documents should be read concurrently to get a full understanding of the design intention for the Site.
- 1.54

The table below sets out where the relevant information for each part of the condition can be found below:

	Condition 4	Document Location
	<i>Before submission of the first reserved matters a Site- Wide Masterplan, Design Code and Landscape Design Statement – which build on the principles established by the South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement (P19-1075_1D, December 2020), Phase 2B of the South Wokingham SDL Green Infrastructure Strategy document (GIS) (P19-0052_04D, August 2020) and Drawing No P19-0052_16D Landscape Masterplan – shall be submitted to and approved in writing by the local planning authority and subsequent applications pursuant to reserved matters and conditions shall be in accordance with the approved details. The details shall include:</i>	
i)	<i>amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it;</i>	Design Code
ii)	<i>an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists;</i>	Design Code
iii)	<i>principles for how parking to the council’s standards will be delivered within each character area including integration of unallocated parking in the public realm;</i>	Design Code
iv)	<i>Sufficient separation between development and ancient semi- natural woodland;</i>	Landscape Design Statement
v)	<i>Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;</i>	Landscape Design Statement
vi)	<i>Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963_191 Framework Plan).</i>	Landscape Design Statement



SITE PHOTOGRAPH FROM PUBLIC RIGHT OF WAY

02

MASTERPLAN CONTEXT

02 MASTERPLAN CONTEXT



REF:P22-0345_DE_003 PHASE 2B SOUTH WOKINGHAM ILLUSTRATIVE MASTERPLAN

- 2.1

The site wide masterplan has built upon the landscape plan (P19-0052_07H) submitted as part of the outline planning application and the GI Strategy (P19-0052_04D). Within the GI Strategy the following design principles were set out, which in turn informed the landscape aims. These aims and principles have informed the design principles for the spaces within the site as set out within the site wide masterplan.
- 2.2

The key design principles set out within the **South Wokingham Strategic Development Location (SDL) Planning Document (October 2011)** have informed the GI design principles for the site. As such the masterplan seeks to build upon the existing landscape context and create a framework that protects and enhances landscape and ecological features across the site.
- 2.3

It also proposes new landscape features which will contribute to place making both on site and as part of the wider SDL. There is a strong emphasis on creating connections through an integrated movement network. It also considers views in and out of the site and those that should be screened and those that should be strengthened.
- 2.4

The masterplan has also taken into consideration the **Wokingham Borough Council, Borough Design Guide, Supplementary Planning Guidance (June 2007)** which provides additional guidance to ensure high quality design for all future development.
- 2.5

The proposals therefore include a design that positively responds to the existing context and where possible integrates existing trees, hedgerows and topography. The design also provides safe connections through the site and into the wider landscape and residential areas.
- 2.6

This Landscape Design statement has taken the outline design principles and developed these into a set of matrices detailing the hard and soft landscape elements for each setting. This is to ensure outline principles are achieved and the envisioned space created within the GI Strategy is realised.
- 2.7

Several of the GI design principles relate to the requirements for the condition.
 - Part iv requires sufficient separation between development and ancient-semi-natural woodland in line with GI design principle 1
 - Part v requires measure to ensure a sufficient buffer to the open countryside in line with GI design principle 2; and
 - Part vi requires specimen tree planting within the northern semi-natural corridor in line with GI design principle 5.

GI DESIGN PRINCIPLES

LANDSCAPE AIMS

1- The design of the GI should seek to retain, protect and enhance the existing landscape features across the site wherever possible (including the Emm Brook corridor)	Biodiversity and Ecology LA1: Retention and enhancement of key habitat features (including existing woodland, trees, hedgerow and grassland where possible)
2- The design of the GI in terms of character and location within the site, should respond to the site context, its boundaries, and the character of the wider landscape;	Sustainable Urban Drainage LA2: Control surface water run-off from the development areas to mitigate flood risk through an appropriate SuDS strategy that manages storm water within the site through the use of attenuation basins and swales; Sports, Play and Recreation LA3: Provide suitable circular walking routes that create alternative recreation opportunities to mitigate impact on the Thames Basins Heaths SPA;
3- The GI proposals should seek to mitigate potential landscape and visual, ecological and hydrological effects brought about by the development;	Sustainable Urban Drainage LA4: Use a sensitive and holistic approach to the design of attenuation basins and SuDS features. This will enable a seamless integration into the public open spaces Biodiversity and Ecology LA5: Provision of green buffers around retained habitat to create a transition between spaces and ensure the continued success of these established habitats; LA6: Incorporation of GI to ensure ecological connectivity across the site; LA7: Where required, translocation of reptiles from affected habitat to newly created SANGs; LA8: Construction and management of landscape features should consider biodiversity and wildlife implications to minimise impact and provide the best opportunities for wildlife to flourish;
4- The GI should provide a wide variety of green and blue spaces across the site which accord with WBC policy, and include play provision, allotments and SANG;	Sustainable Urban Drainage LA9: Create visually attractive SuDS features to become key features and multi-functional areas within the public open space. This will allow these spaces to be used for amenity and recreation as well as encompassing habitats of high ecological value Sports, Play and Recreation LA10: Create a diverse range of open spaces which successfully combine functions, ecology, drainage and existing GI assets; LA11: Create multi-functional play spaces with opportunities for a wide range of age ranges and abilities;
5- The GI should provide a wide variety of locally appropriate new planting and habitats	Biodiversity and Ecology LA12: Utilise opportunities to create new types and enhance existing types of habitat within the site including wetland habitats around SuDs features; woodland and a diverse range of grassland; LA13: Use native or wildlife friendly species wherever possible to support and encourage the local wildlife network
6 – The GI proposals should provide strong physical and visual connectivity across the site, including and incorporating existing PRoW and should provide connections to routes beyond the site boundaries.	Access and Movement LA14: Retention and integration of existing PRoWs LA15: Creation of a heirachy of recreational routes through a variety of green corridors and spaces across the site; and LA16: Creation of a new sustainable travel network with direct access to walking and cycling routes that connect to the surrounding urban and rural areas Biodiversity and Ecology LA17: Landscape features are to be designed with wildlife in mind, this may include suitable marginal and buffer planting to create areas of refuge Sports, Play and Recreation LA18: Provide safe links between spaces to ensure usability of public open spaces with clear signage where appropriate to maximise legibility

03

OPEN SPACE CHARACTER

03 OPEN SPACE CHARACTER

POLICY
CHECK
POINT

GUIDANCE
CHECK
POINT

LDS
CROSS-
REF

3.1 *In line with Wokingham Policy TBO8 within the Managing Development Delivery Document (Local Plan) The development provides a series of open spaces to meet the required standards of open space. The character of each of the open spaces creates distinct spaces that seek to meet the Natural England Green Infrastructure Principles. This will be achieved by designing beautiful, multi-functional open spaces that respond to the anticipated needs of future residents whilst managing eco-system services through sustainable water management, reducing urban heat effect and providing foraging and nesting opportunities for wildlife.*

3.2 *This section sets out the designed character of each of the open space, in subsequent sections of this Landscape Design Statement this is further elaborated through strategies for planting (Section 5); street furniture (Section 6); and green and blue infrastructure (Section 7). Each of the spaces is then highlighted within more detail within the Public Open Space Strategy (Section 8) to demonstrate how the design of the open space will comply with planning policy and planning and technical guidance.*



3.3 **Parks and gardens** are the most formal of spaces within the open space typologies. The parks and gardens within the site will create a destination green space at the heart of the development. Tree planting within this character area will be predominantly ornamental, whilst still considering biodiversity and providing foraging and nesting opportunities for wildlife. Larger areas of hard landscaping will create opportunities for community events with areas of mown amenity grass providing additional space for events as well as informal recreation and play. The play spaces within these open space typologies will reflect the more formal and designed nature of the open spaces. Meadow within this typology will be highly floristic and planted with swathes of bulbs to increase the flowering period and visual interest.



3.4 **Amenity open space** will provide multi-functional door step spaces that offer informal recreational opportunities with pockets of mown grass, seating and a variety of managed planting which will visual amenity as well as biodiversity benefits. Planting within these spaces will reflect the smaller scale of and feature multi-stem tree planting and a mixture of native and semi-ornamental shrub and herbaceous planting.



3.5 There are a variety of **play opportunities** across the development with different characters and play opportunities depending on the wider setting of the play space. Each individual play area provides equipment and play opportunities for a range of ages to stimulate physical, imaginative and social interaction with the open space. Each of the play spaces has been designed in line with the Wokingham Play Space Design Guide to create spaces that are;

- High quality and meet all design and safety standards;
- Are attractive play spaces with a distinct character that is integrated into the wider open space; and
- Utilise soft landscaping and land form to contain the space and allow for a playable space beyond the confines of fencing.



3.6 **Allotments and Community Orchard** provide growing opportunity for residents and promote health and wellbeing within the development. The community orchard will provide an inclusive space where all residents can benefit from the produce grown and create partnership opportunities with local groups and businesses. Areas of hard landscaping will create opportunities for community gatherings and events and encourage engagement with the space.



3.7 **Natural/Semi-Natural Green Space** will provide accessible routes through the development for residents and wildlife. These areas will feature naturalistic design with area of planting and grassland with minimal management to encourage habitats to establish and thrive. Existing vegetation will be enhanced to create a diverse treed environment and mosaic of planting and habitats. Eco-tones will graduate the transition between open space types and create tranquil environments for residents and visitors to enjoy. Water management within these character areas will have a strong emphasis towards being multi-functional for wildlife as well as visual amenity for residents and visitors. These areas of open space, which are often on the periphery of the development will create a transition into the wider landscape character of the local area creating green assets that compliment and enhance the existing open space.

3.8 **Green/Blue Infrastructure** features within the parks and garden, amenity open space and natural/semi-natural open space. The design and intervention types varies and reflects the character of the open space the green-blue feature is found within. Section 7 of the LDS sets this out in more detail.

3.9 The open space strategy has been developed in line with policy TBO8 within the **Wokingham Borough Development Plan (WBC) Adopted Managing Development Delivery Local Plan (February 2014)**. As such the open space standards have been applied to the development with the following provision across the site:

- Parks and Gardens – 4.69ha
- Natural/Semi-Natural Green Space – 10.55haha
- Amenity Greenspace – 3.98haha
- Provision for Children and young people – 0.99ha
- Allotments – 2.24haha



GI PROVISION PLAN P19-0052_29K

LDS
CROSS-
REF

POLICY
CHECK
POINT



- 3.10 An updated GI Provision plan (P19-0052_29K) has been produced to demonstrate the provision across the site.
- 3.11 Outdoor sports facilities are to be provided offsite and the SANG provision is provided through a combination of St Anne's SANG to the north east and Holme Park SANG to the south west.
- 3.12 In addition to policy TBO8 the open space strategy considered the **WBC Open Space, Sports and Recreation Strategy (November 2013)** which provides guidance for the character and features to be included within each type of space

04

LANDSCAPE STRATEGY

04 LANDSCAPE STRATEGY

- 4.1 The landscape strategy has been informed by the plans and documents produced in support of the outline application in addition to updates in guidance and the development of the site wide masterplan. The landscape strategy seeks to uphold the character, vision and aims for the open space as set out within the GI Strategy (P19-0052_04D) whilst developing spaces to respond to pre-application conversations with the council and changes to the layout and engineering to positively enhance the open space.
- 4.2 This section sets out the over-arching landscape strategy that influences the subsequent sections within the document to create a framework that can be referred to at reserved matters stage.
- 4.3 As set out within section three, the public open space comprises a variety of open green spaces, formed of allotments, amenity open space, parks and gardens, equipped play spaces and natural/semi-natural open space.
- 4.4 The public open space seeks to create suitable spaces that build on the landscape character of the surrounding spaces both existing and proposed. The retention of existing landscape features provides a strong landscape framework which the proposed landscape can build upon to create attractive and usable open space.
- 4.5 Green corridors provide important spaces within the development. These multi-functional spaces provide habitat and foraging opportunities for wildlife which connect to the wider landscape. These corridors provide important pedestrian access routes through the space and link to the existing Public Right of Way network. Furthermore they provide planting that softens the built form and provides screening where required.
- 4.6 A network of SuDS basins are located within the POS and contribute to the water management across the site and provide further visual amenity and habitat provision.
- 4.7 The landscape spaces across the development provides a variety of well distributed spaces that provide play opportunities in addition to allotments and community orchard, giving the local community a chance to engage with the space and each other.





05

PLANTING STRATEGY

05 PLANTING STRATEGY

POLICY CHECK POINT

- 5.1 Policy CC03 of the Managing Development Delivery (MDD) Local Plan it states that development proposals should incorporate **“high quality, ideally native planting and landscaping as an integral part of the scheme”**.
- 5.2 Furthermore within the SDL Supplementary Planning Document (SPD) the landscape framework design principle 1c states that landscape and green infrastructure features should be introduced into developments to **“enhance and protect the residential setting and quality”**

TREES AND PLACE MAKING

- 5.3 The tree planting across the site is able to provide a number of benefits including providing foraging and connectivity for wildlife, combating climate change, as well as creating spaces which promote place making, community identity and visually attractive places.
- 5.4 Trees shall be chosen to be suitable for their location and function (such as screening, feature tree or highway tree). They shall be located across the public open spaces and within the streetscape.
- 5.5 Tree species will be chosen mainly for their form and size with special features such as flower, leaf or fruit considered when choosing the appropriate tree for the location.
- 5.6 The main considerations for the tree species should be soil characterisation; above and below ground constraints; ultimate height and spread; wildlife value; ornamental qualities; tolerance to exposure and climatic extremes; and resistance to pests and diseases and nursery availability.
- 5.7 All new planting is to be undertaken in accordance with BS8545:2014, with consideration to be given to location, ultimate size and shading.

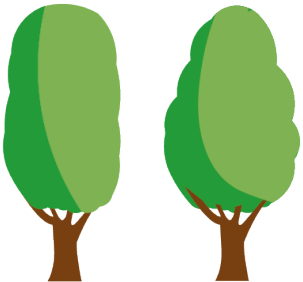
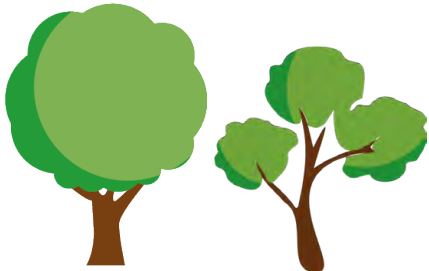
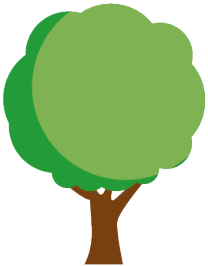
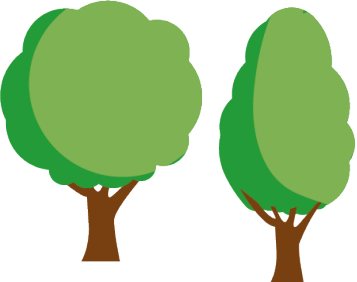
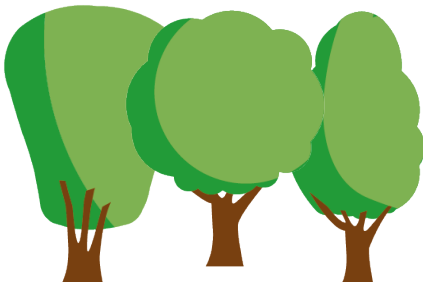
TREES AND CHARACTER

- 5.8 Tree planting within the areas of open space will contribute towards the setting and character of the different open space typologies. The more formal settings of the parks and gardens will feature upright and columnar trees to compliment the hard landscaping and the upright nature of the dwellings fronting the formal open space. Species will be chosen for their architectural qualities with less emphasis on native species.
- 5.9 Amenity open space will feature smaller scale trees and pocket parks will feature smaller trees that reflect the scale of the open space. Multi-stem trees will be chosen to provide light tree coverage and seasonal interest.
- 5.10 The Community Orchard will predominantly feature fruiting trees, with a mixture of cooking and eating fruits as well as including heritage species to add to the character of this open space typology.
- 5.11 Natural/Semi-Natural Green Space trees will have a strong emphasis on native species and species that benefit wildlife whilst being mindful of climate change and resilience. There will also be opportunities to include informal cropping opportunities with fruiting hedgerow and individual tree species.



5.12 This section sets out the character and indicative tree species within the areas of public open space. For information regarding street tree planting refer to section 9.

PLANTING TYPE – INDICATIVE SPECIES

	PARKS AND GARDENS 	AMENITY OPEN SPACE 	COMMUNITY ORCHARD 	PLAY SPACES 	NATURAL/SEMI-NATURAL OPEN SPACE 
TREE PLANING CHARACTER	Trees within the parks and gardens will be formal in character, with a strong emphasis on ornamental species chosen for their architectural form, seasonal colour or floral interest. Cultivars of native species will help to transition from the parks and gardens into the less formal and more natural spaces	Trees within the amenity open space will reflect the smaller scale of many of the spaces with a mixture of round shaped trees and multi-stemmed trees. A mixture of native and ornamental species provide habitat opportunities whilst accommodating climate resilience into the scheme.	Orchard trees will be predominantly fruiting species with a mixture of apple, pear, plum and cherry. There will also be a mixture of heritage and contemporary species with a variety of uses including those for eating and cooking.	Tree planting within play spaces will build on the planting strategy with a strong presence of trees with ornamental and sensory qualities. Trees with hazards such as thorns or poisonous elements will be emitted from the play spaces to create a playable area. Where appropriate trees that will mature into species suitable for climbing will also be included.	Tree planting within the natural/semi-natural open space will be predominantly native species with a variety of shapes (excluding formal shapes such as columnar or pyramidal) to create a naturalist look and provide visual interest to the open space
TREE SHAPE					
TREE PLANTING INDICATIVE SPECIES	• Acer platanoides ‘Farlakes Green’ Norway Maple sp. • Amelanchier lamarckii ‘Robin Hill’ Serviceberry • Carpinus betulus ‘Frans Fontaine’ Hornbeam sp. • Carpinus betulus ‘Lucas’ Hornbeam sp. • Pyrus calleryana ‘Chanticleer’ Ornamental Pear sp • Prunus ‘Sunset Boulevard’ Cherry sp. • Sorbus aucuparia ‘Streetwise’ Rowan sp. • Tilia cordata ‘Streetwise’ • Ulmus ‘New Horizon’ Elm sp.	• Acer campestre ‘Elsrijk’ Field maple • Amelanchier lamarckii Snowy Mespilus • Carpinus betulus Hornbeam sp. • Malus floribunda (Japanese Crab Apple) • Liriodendron tulipifera Tulip tree (Focal Points) • Prunus sargentii Sargent Cherry • Prunus serrulata Flowering cherry • Sorbus aria Whitebeam	• Blenheim Orange Apple Tree • Cox’s Orange Pippin Apple Tree • Golden Delicious Apple • ‘Ellisons Orange’ Apple Tree • Malus John Downie Crab Apple John Downie • Pyrus communis Conference Conference Pear • Prunus Stella Cherry Stella Trees	• Betula utilis jacquemontii Himalayan Birch • Cercidiphyllum japonicum Katsura Tree • Liquidambar styraciflua Lane Roberts Sweet Gum • Malus Royalty Crab Apple • Prunus serrula ‘Tibetica’ Tibetan Cherry	• Acer campestre Field maple • Acer pseudoplatanus Sycamore • Betula pendula Silver birch • Carpinus betulus Hornbeam • Crataegus laevigata Pauls Scarlet Hawthornsp. • Prunus avium Wild cherry • Quercus robur Pedunculate oak • Sorbus aucuparia Rowan • Sorbus torminalis Wild service tree • Tilia cordata Small-leaved Lime

PLANTING STRATEGY

- 5.13 Following the tree strategy for the site, the planting palette for the public open spaces aims to complement the existing landscape character as well as help to create a sense of place across the public realm and influence the place making within the residential character areas.
- 5.14 Texture, form, size and seasonal interest, be it leaf, flower or fruit will be considered when choosing plant species. This will help to create a sense of place and reinforce the character of South Wokingham Phase 2B from its public open space to its private dwellings and along key movement corridors.
- 5.15 There are a number of different character areas in relation to the planting palette:
- **Naturalistic Planting** within the Natural/Semi-Natural Character areas – dominated by native locally occurring species;
 - **Semi-formal Planting** within areas of amenity space there will be a mixture of native planting that will well maintained and combined with some ornamental planting at key notes or focal points;
 - **Formal Planting** within the parks and gardens will have an ornamental character to enhance the formal style of the key spaces;
 - **SuDS Planting** – suitable grasslands for the soil conditions will be complemented by tree and shrub planting in line with the wider character of the open space that is also suitable for the soil condition;
 - **Community Orchard** planting will focus on native planting and species that attract pollinators to encourage successful crop growth across the site; and
 - **Play Planting** will focus on ornamental planting with a sensory quality particularly touch and smell. Bright colours will be used to complement the play space.
- 5.16 Indicative species are included on the adjacent page for the different planting types.
- 5.17 The characteristic of the planting and indicative species are for areas of public open space. Section 9 of this document sets out the character and indicative species for streetscape within the development.

GRASSLAND CREATION

- 5.18 Grassland mixes will be chosen to accommodate the requirements and to suit the site conditions. The aim of the grassland mixes is to increase suitable habitat for existing species.
- 5.19 Grassland mixes shall be confirmed via consultation with the project ecologist in order to maximise biodiversity in relation to the function of the grassland type and location.
- 5.20 Indicative grassland, bulb and wildflower planting are included on the adjacent page for the different planting types.



PLANTING TYPE – INDICATIVE SPECIES

	PARKS AND GARDENS 	AMENITY OPEN SPACE 	COMMUNITY ORCHARD 	PLAY SPACES 	NATURAL/SEMI-NATURAL OPEN SPACE 
SHRUBS AND HERBACEOUS PLANTING	- Abelia grandiflora - Berberis verruculosa - Cornus abla ‘Sibirica’ - Cornus sericea ‘Flaviramea’ - Fatsia japonica - Geranium macrorrhizum - Ilex aquifolium - Sarcococca hookeriana - Symphoricarpos x chenaultii ‘Hancock’ - Skimmia konfusa ‘Kew Green’ - Spirea cinerea ‘Grefsheim’ - Viburnum tinus	- Choisya ternata - Cistus corbariensis - Hebe rakaiensis - Hypericum ‘Hidcote’ - Lonicera pileta - Osmanthus delavayi - Pittosporum sp. - Potentilla fruticosa - Prunus otto luyken - Sarcococca humilis - Viburnum davidii	- Chaenomeles superba - Corylus avellana - Rosa canina - Prunus spinosa	- Astrantia major sp. - Bergenia cordifolia - Cistus x pulverulentus ‘Sunset’ - Choisya ternata ‘Aztec Pearl’ - Hebe sp. - Lavandula angustifolia - Pittosporum sp. - Physocarpus ‘Amber Jubilee’ - Salvia officinalis ‘Icterina’ - Selsalia autumnalis - Spirea japonica ‘Little Princess’ - Weigela florida ‘Wings of Fire’	- Cornus abla ‘Sibirica’ (Shrub Planting) - Corylus avellana (Coppice Planting) - Crataegus monogyna (Hedgerow Pl) - Euonymus europaeus (Shrub Planting) - Ligustrum vulgare (Hedgerow Planting) - Prunus spinosa (Shrub Planting) - Rosa arvensis (Understorey Planting) - Rosa canina (Understorey Planting) - Sambucus nigra (Shrub Planting) - Viburnum opulus (Shrub Planting)
WETLAND, MARGINAL AND AQUATIC PLANTING WITHIN SUDS	- Bistorta officinalis ‘Superba’ - Geranium ‘Johnsons blue’ - Iris pseudacorus - Lythrum salicaria - Lysimachia vulgaris - Mentha aquatica - Molinia caerulea - Panicum virgatum ‘Shenandoah’	- Bistorta amplexicaulis ‘Blackfield’ - Carex paniculata - Caltha palustris - Iris sibirica - Juncus effusus - Luzula nivea - Lychnis flos-cuculi - Mentha aquatica - Phlox paniculata ‘Discovery’			- Cornus alba - Deschampsia cespitosa - Dryopteris filix-mas - Eupatorium cannabinum - Filipendula ulmaria - Iris pseudacorus - Lythrum salicaria - Rhamnus carthartica - Salix cinerea - Stachys palustris - Viburnum opulus
GRASSLAND, BULBS AND WILDFLOWER MEADOW	- Amenity grass – Emorsgate Seeds EG22: - Flowering Lawn – Emorsgate EL1 - Flowering Meadow – Emoresgate EM3F - Wildflower meadow for wetland – Emorsgate Seeds EM8F: for use within the attenuation basins	- Amenity grass – Emorsgate Seeds EG22: - Flowering Lawn – Emorsgate EL1 - Wildflower meadow grass – Emorsgate Seeds EM4 - Wildflower meadow for wetland – Emorsgate Seeds EM8F: for use within the attenuation basins	- Amenity grass – Emorsgate Seeds EG22: - Flowering Lawn – Emorsgate EL1 - Wildflower meadow grass – Emorsgate Seeds EM4	- Amenity grass – Emorsgate Seeds EG22: - Flowering Lawn – Emorsgate EL1 - Flowering Meadow – Emoresgate EM3F	- Meadow grass – Emorsgate Seeds EM5 - Wildflower meadow grass – Emorsgate Seeds EM4 - Woodland wildflower mix – Emorsgate Seeds EW1: for use in shady, damp locations such as alongside hedgerows/woodland within buffers - Areas with drier soils will benefit from Emorsgate Seeds EH1 - Wildflower meadow for wetland – Emorsgate Seeds EM8F: for use within the attenuation basins



06

STREET FURNITURE & HARD LANDSCAPING

06 STREET FURNITURE AND HARD LANDSCAPING

STREET FURNITURE & HARD LANDSCAPING

- 6.1 The type and design of street furniture for the public realm within the scheme will be chosen to match the character of the space. The street furniture palette will provide aesthetically pleasing elements of furniture which create a uniform and cohesive material palette across South Wokingham.
- 6.2 The indicative palette includes items such as bollards used to deter access, cycle stands will be positioned at key locations to help encourage cycling and an array of seating for the public open spaces and public realm areas.
- 6.3 Footpath surfacing shall depend on the type of path, its use and formality within the movement network. The locations of each footpath type and surface type is shown on the location plan.
- 6.4 Dog waste and combined recycling and litter bins are to be provided at appropriate locations and distances throughout all public open space.
- 6.5 Boundary treatments will provide a suitable level of enclosure and assist in the directing of pedestrian and vehicle movement across the site.
- 6.6 The configurations of seating and the street furniture palettes shall depend on the location, and the requirement within highly active spaces or passive pauses along footpath and cycle routes.
- 6.7 The street furniture has been separated into three palettes to provide a selection of furniture and hardscaping that is relevant to the character of the public open space:
- **Type A** – within formal areas of the open space. Contemporary seating, street furniture and hard landscaping is to be used due to expected high levels of activity and to present a high quality finish.
 - **Type B** – within general amenity spaces street furniture will be traditional parkland character with a mixture of timber and steel. Hardscaping will be a mixture of formal footpaths that form part of the wider movement strategy and informal footpaths that form secondary and tertiary routes through the site.
 - **Type C** – within informal and naturalistic spaces. Informal timber street furniture and path surfaces to present an aesthetic suitable for the semi-natural and natural spaces.
- 6.8 The furniture shown within the palettes are indicative and to set a precedence for the style and character of the furniture within each of the types. Appropriate alternatives can be considered at the detail design stage as long as they are in keeping with the images and descriptions shown.



TYPE A



PARKLAND SEAT



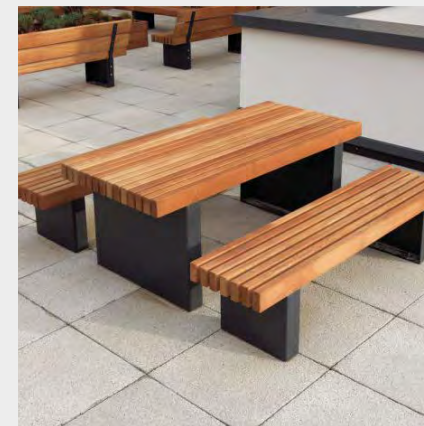
Contemporary and robust, heavy duty steel framed seat with timber slats and backrest.

PARKLAND BENCH



Contemporary and robust, heavy duty steel framed seat with timber slats

PICNIC BENCH



Contemporary and robust, steel framed picnic bench with timber slats with one table and two benches

LITTER BIN



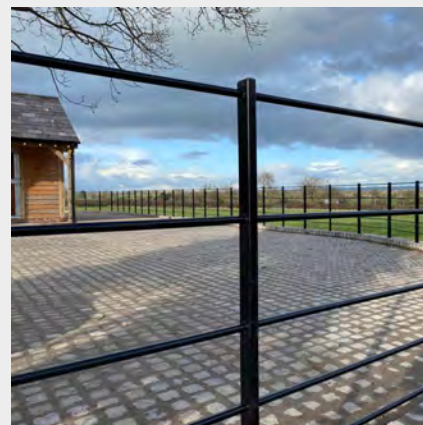
Contemporary galvanised steel combined waste and recycling bin

DOG WASTE BIN



Contemporary simple post mounted bin in green with top opening lid

ESTATE RAILING



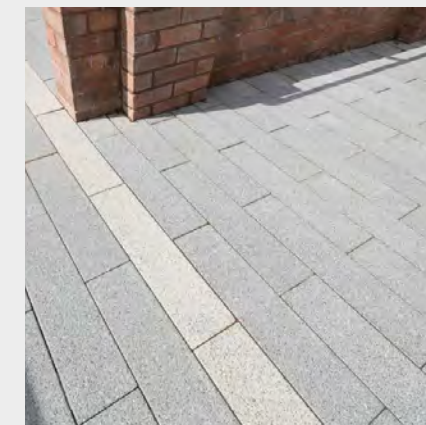
Contemporary, black galvanised steel estate railing

KNEE RAIL



Contemporary, black steel single rail post system

FEATURE PAVING



Contemporary, linear block paving with a contemporary look

TYPE B



PARKLAND SEAT



Robust, steel framed seat with timber slats

PARKLAND BENCH



Robust, steel frame and timber slats with rounded edges

PICNIC BENCH



Robust, steel frame, timber slats with rounded edges

LITTER BIN



Galvanised steel litter bin

DOG WASTE BIN



Simple post mounted bin in green with top opening lid

POST AND RAIL FENCING



3 rail, square post and rail fencing

KNEE RAIL



Timber knee rail

TARMAC FOOTPATH



Macadam surfacing with flat top concrete edging

SELF-BINDING GRAVEL FOOTPATH



Self binding gravel in buff colour

TYPE C



PARKLAND SEAT



Robust and rustic natural timber seat

PARKLAND BENCH



Robust and simple timber bench

LITTER BIN



Simple galvanised steel bin

DOG WASTE BIN



Simple post mounted bin in green with top opening lid

POST AND RAIL FENCING



3 rail, square post and rail fencing

KNEE RAIL



Timber knee rail

TARMAC FOOTPATH



Macadame surfacing with flat top concrete edging

SELF-BINDING GRAVEL FOOTPATH



Self binding gravel in buff colour

07

GREEN/ BLUE INFRASTRUCTURE

07 GREEN/ BLUE INFRASTRUCTURE

GREEN/BLUE INFRASTRUCTURE WITHIN THE STREETScape

- 7.1 Green/blue infrastructure will be used to enhance the different street typologies within the development. This section sets out the principles for utilising green/blue interventions within the streetscape to contribute towards managing water run-off as well as water quality management and enhancing the visual amenity of the streets.
- 7.2 The nature of the development means many of the streets benefit from fronting onto public space. In these situations tree planting has been considered to ensure chosen trees contribute to the streetscape character as well as the public open space character.
- 7.3 Green/blue infrastructure is a theme that forms part of a range of design choices and guidelines to create the distinction between types and characters of the streetscape within the street hierarchy. Therefore, this section should be read in conjunction with the Street Hierarchy – Blue/Green Interventions Matrix within the Design Code.

GREEN/BLUE EVOLUTION

- 7.4 Since the production of the Flood Risk Assessment and Drainage Strategy which supported the Outline Application, fundamental changes have occurred in national drainage design guidance and climate change allowances. This has resulted in the original attenuation features needing to be enlarged in order to accommodate increased rainfall and hydraulic storage requirements, which conflicts with existing site constraints and developable area.
- 7.5 Where possible, basin footprints have been increased within the confines of the Illustrative Masterplan, and where necessary, attenuation volume is supplemented by adjacent sub-surface geo-cellular storage units.
- 7.6 The plan opposite shows this evolution of basin location/sizing presented at Outline to that required today.

GREEN/BLUE INTERVENTIONS

- 7.7 The revised SuDS strategy considers how interventions can be included within the scheme at various points of the SuDS treatment train. Below is a summary of the different green/blue interventions used across the site:

RAIN GARDENS

- 7.8 A rain garden is a form of bioretention system where a shallow landscape depression allows runoff to temporarily pond on the surface before filtering through vegetation and underlying soils prior to collection or infiltration. The rain gardens will form features within the streetscape that contribute towards the water management system and provide visual amenity through suitable ornamental planting.

RAIN GARDENS WITH TREE PLANTING

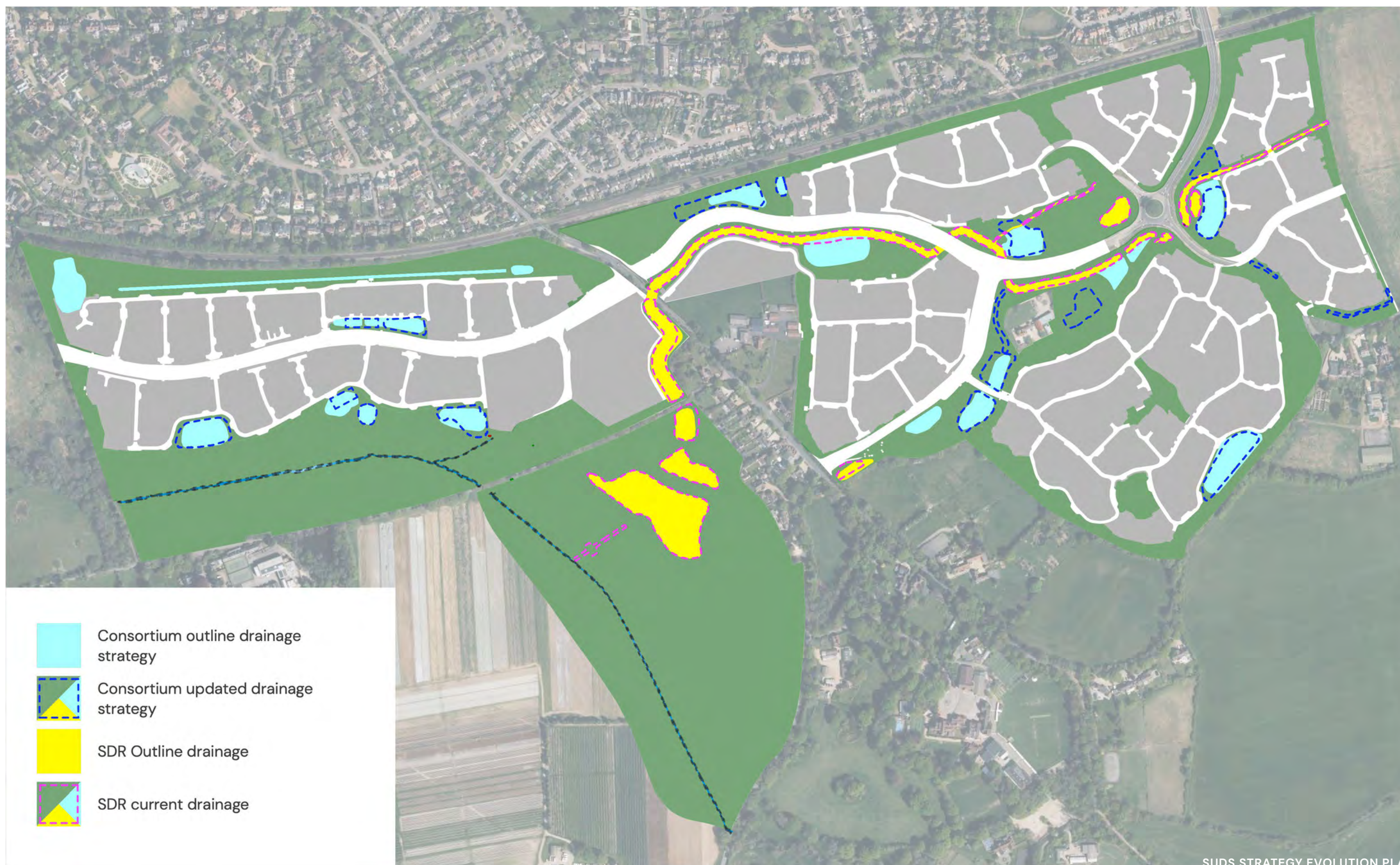
- 7.9 Some rain gardens will include tree planting in addition to ornamental planting to provide focal points within the streetscape. Tree planting within these features will consider the condition of the rain gardens. Species will therefore be selected for being tolerant of seasonal water logging whilst also being able to endure periods of drought when the features are dry during the summer months. Trees will also be selected for their climate resilience and therefore species selection will move away from a reliance on native species, such as Beech which will not thrive in the fluctuation of conditions.

FOCAL TREE PLANTING

- 7.10 Many of the streets within the development benefit from fronting onto public open spaces. Within these streets there is the opportunity to plant large scale focal trees that create nodes between street typologies and create an attractive vista within the streetscape.

PERMEABLE PAVING

- 7.11 Permeable paving will contribute towards the water quality management on the site and will be located within private parking bays and drives where appropriate





GREEN/BLUE INTERVENTIONS ON SITE

7.12 This plan shows the broad locations of the green/blue interventions on the site and how they link to provide treatment and water storage across the site. The remainder of this section sets out in more detail the characteristic of the green/blue features in both the streetscape and within areas of public open space.

GREEN/BLUE INFRASTRUCTURE WITHIN PUBLIC OPEN SPACE

- 7.13 Public open spaces are designed with consideration of green/blue infrastructure. By responding to the character of the typology the interventions are located in the design of the green/blue interventions will ensure integration into the wider proposed landscape framework. The green/blue infrastructure provides a plethora of benefits including;
- Managing run off volumes;
 - Protect and enhance the water quality by reducing pollution from run off;
 - Protecting natural flow of water into water courses;
 - Multi-functional spaces that meet the needs of the local community;
 - Provide an attractive and functional habitat for wildlife to thrive and provide opportunities for biodiversity enhancement; and
 - Help to create better places to live, work and play for residents and visitors of the new and existing communities by contributing to the sense of place across the South Wokingham development. The CIRCA SuDS manual (or superseding document) shall be referred to for good practice, precedents and technical guidance for SuDS elements at South Wokingham during the detailed design stage and in conjunction with engineering parameters.
- 7.14 The character and planting of green/blue features will be considered based on location and in consideration of adoptable standards. The streetscape and interventions mentioned earlier in this section set out how run off will be captured and conveyed within the streetscape before entering the rain gardens, swales and basins within the open space. This will trap pollutants and improve storm water quality entering the local water sources.

- 7.15 The overall strategy and design of individual green/blue features within the POS meets lanscape aims LA2, LA4, LA9 and LA12 as set out within section 2 of the document.
- 7.16 The following design principles shall be considered at the detailed design stage within the scheme:
- Green/blue interventions will have multi-functionality with features providing opportunities for visual amenity, informal recreation (for examples boulders or stepping stone elements to allow informal access);
 - Contours and form shall be smooth flowing with varying gradients (no greater than 1:3). Character of drainage features to suit the typology of the public open space. For example, within the parks and gardens typology green/blue interventions will have a more formal character, whilst interventions within the natural/semi-natural green space will have an informal and naturalistic character that reflects its surrounding landscape. All features are to be designed to ensure safe spaces that consider natural surveillance and information regarding the wet and dry nature of the features;
 - Ecological enhancements are to be integrated into the features where practical through the use of grassland, shrub and tree planting. Marginal and aquatic planting should be used in permanently wet areas to create additional habitat opportunities;
 - Head walls and inlets shall be sympathetically designed , i.e naturalistic/organic where appropriate to fit in with the surrounding character;
 - The use of fences will be discouraged to ensure a free flow from one open space to the next with defensible planting used to encourage access at safe points, however there may be locations where user safety requires the use of suitable fencing; and
 - As part of the way finding strategy there may be opportunities to provide interpretation boards to educate and raise awareness of SuDs within public open spaces. Content to include information concerning biodiversity and function, seasonal variations and safety.



GREEN/BLUE INTERVENTIONS

- 7.17 A summary of each of the green/blue interventions with in the public open space follows: swales, rain gardens and attenuation bains
- SWALES**
- 7.18 Swales form part of the site wide water management system. These will predominantly feature within the public open space and will create a green corridor that helps to define the boundary between the residential areas and open space.
- 7.19 As linear features they create connections between various green/blue interventions within the open space and streetscapes. These green/blue features will have an informal character with grass and wildflower meadow planting that can tolerate the drought and water logging conditions experienced within the swale. Timber knee rails will be used where required for traffic safety
- RAIN GARDENS WITH TREE PLANTING**
- 7.20 Within the public open space rain gardens will create attractive features within the landscape where there are areas of hard landscaping or play areas that will benefit from at source control of water.
- 7.21 Similar to rain gardens within the streetscape the planting will feature herbaceous perennials as well as grasses, shrubs and trees to create a diverse planting mix that provides year round interest and reduces maintenance by creating a suitable level of ground coverage to suppress weeds.
- 7.22 When in close proximity to play spaces these features can form part of the surrounding incidental play space with boulders and stepping stones creating a playful and engaging way to explore the landscape and create contact with nature. This educational resource allows children to gain an appreciation of the systems around them and highlights the importance of climate resilience.

ATTENUATION BASIN

- 7.23

Attenuation basins will create features within the public open space. They will typically be dry except during storm events and once the storm subsides as the water passes to the existing watercourses. These features will be vegetated with suitable grassland, shrub and tree planting to create visual amenity within the open space and provide habitat for wildlife.
- 7.24

The design will consider the surrounding landscape features including play spaces to ensure a safe environment that can be enjoyed by all residents and visitors whilst contributing to the site wide water management.
- 7.25

Attenuation basins will be designed to be integrated within the landscape. Tree and shrub planting that is suitable for the ground condition and can tolerate seasonal water logging will be used to integrate the basin into the wider framework of landscape. Boulders and rocks will also be utilised to create attractive landscaping around headwalls, inlets and outlets.
- 7.26

The topography of the sides will be adjusted to increase the multi-functionality of the space during dry seasons. This may be through reducing the gradient of the slope to create smooth flowing contours or creating stepped levels to provide more usable space. Furthermore features such as gabions could be utilised to assist in creating usable spaces within the basins when they are within constrained areas.
- 7.27

Furthermore, where viable, permanently wet channels at the base of the basins which will also include planting, will create further visual amenity whilst providing ecological habitat for wildlife. Details of indicative wetland shrub, marginal and aquatic planting have been included within section five of the document
- 7.28

Basins feature within three of the different open space typologies. The design of the basin therefore reflects the character of the open space typology to create a coherent open space where the basin positively contributes towards the landscape in addition to the water management function of the basins.

7.29 The following matrix shows the interventions for each of the open space typologies. The matrix shows the suite of typical interventions that can be expected, with at least one of the highlighted interventions delivered within each of the landscape typologies. Where possible more or all will be delivered subject to local circumstances.

	PARKS AND GARDEN	AMENITY OPEN SPACE	NATURAL/ SEMI-NATURAL GREEN SPACE
RETAINING FEATURES	✔		
LOW FLOW CHANNEL		✔	✔
TREE, SHRUB AND GRASSLAND PLANTING	✔	✔	✔
BOULDERS	✔	✔	✔
WETLAND FEATURES			✔
ACCESS FOR INFORMAL RECREATION	✔	✔	





BASINS WITHIN PARKS AND GARDEN OPEN SPACE TYPOLOGY

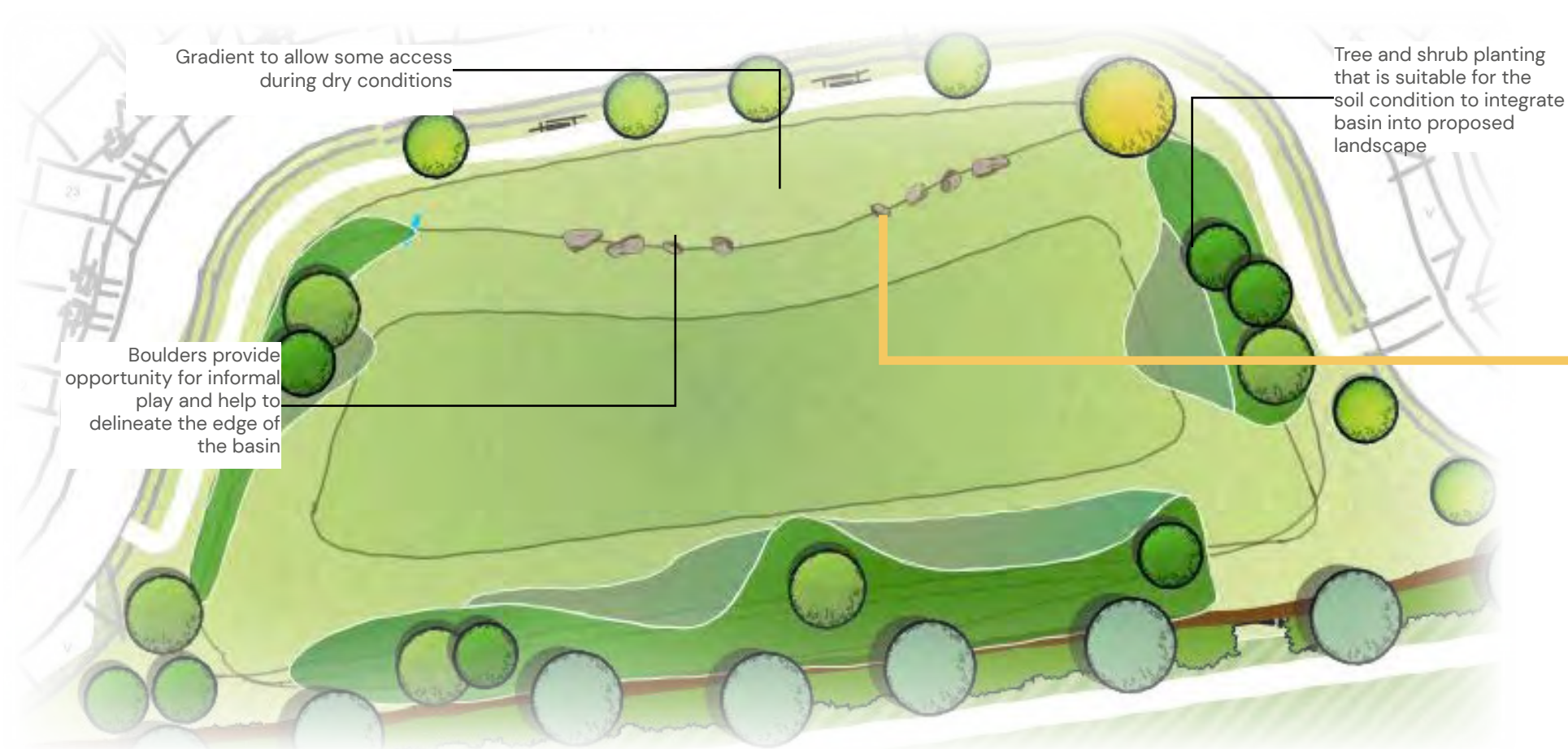
Parks and Garden open space typology has a formal character and therefore the basins will reflect this formality. The basins within this typology will have the most multi-functionality by providing visual amenity in addition to physical access within the basin for informal recreation. This will be achieved by ensuring at least one side of the basin will have a maximum gradient of 1:5. Due to site constraints this may be achieved through the utilisation of retained structures such as gabion walls within the basin or terraced sides to create areas of seating. Trees, shrubs and grassland that are suitable for the various soil conditions will be used to enhance the basin and integrate it into the wider landscape. Boulders and planting will be used as delineating features to alert users where water levels may rise to in storm events.





BASINS WITHIN AMENITY OPEN SPACE TYPOLOGY

The amenity open space character provides a door-step open space and therefore basins within this typology will provide visual amenity to enhance the open space and create diversity within the landscape. Pockets of permanently wet areas will be created with space for marginal and aquatic planting. Boulders will enhance the visual amenity of these wet features and discourage access to allow wildlife to thrive in these habitats.



© Susdrain

EXTRACT OF THE BASIN TO THE SOUTH OF R5



BASINS WITHIN NATURAL/ SEMI-NATURAL GREEN SPACE TYPOLOGY

Natural/semi-natural green space is the most informal of the landscape character areas. The basins within these areas will still be multi-functional but with a focus on visual amenity and ecological value. Low flow channels will provide visual interest and opportunities to grow aquatic and marginal plants that benefit local wildlife. Trees, shrubs and grassland that are suitable for the various soil conditions will be used to enhance the basin and integrate it into the wider landscape.



© SDS

EXTRACT OF THE BASIN TO THE NORTH-WEST OF R11

WATER LEVELS WITHIN THE BASINS

7.30 The attenuation basins on site will be predominantly dry for periods of the year with water levels during wetter seasons varying depending on the storm event. The following diagrams demonstrate the water levels at a 1 in 2; 1 in 30; and 1 in 100 year storm event. The level of accessibility within the amenity open space and parks and gardens basins reduces as the severity of the storm increases. It would be anticipated that during inclement weather the number of people using the space would greatly reduce. Tree and planting selection within the basins will reflect these variations in water levels. Landscape features such as boulders and planting will help to delineate the different water levels to act as a visual cue for users to promote safe use of the space during wet weather.





GREEN/BLUE INTERVENTIONS WITHIN THE STREETScape

- 7.31 The streetscape is formed of a number of elements that make up the character and contribute to the hierarchy of streets within the development. Green/blue infrastructure is just one of these elements and therefore this section should be read in conjunction with section 8 of this Landscape Design Statement and part 2 and 3 of the Design Code to understand the full palette of features within each of the streets.



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SECONDARY STREETS

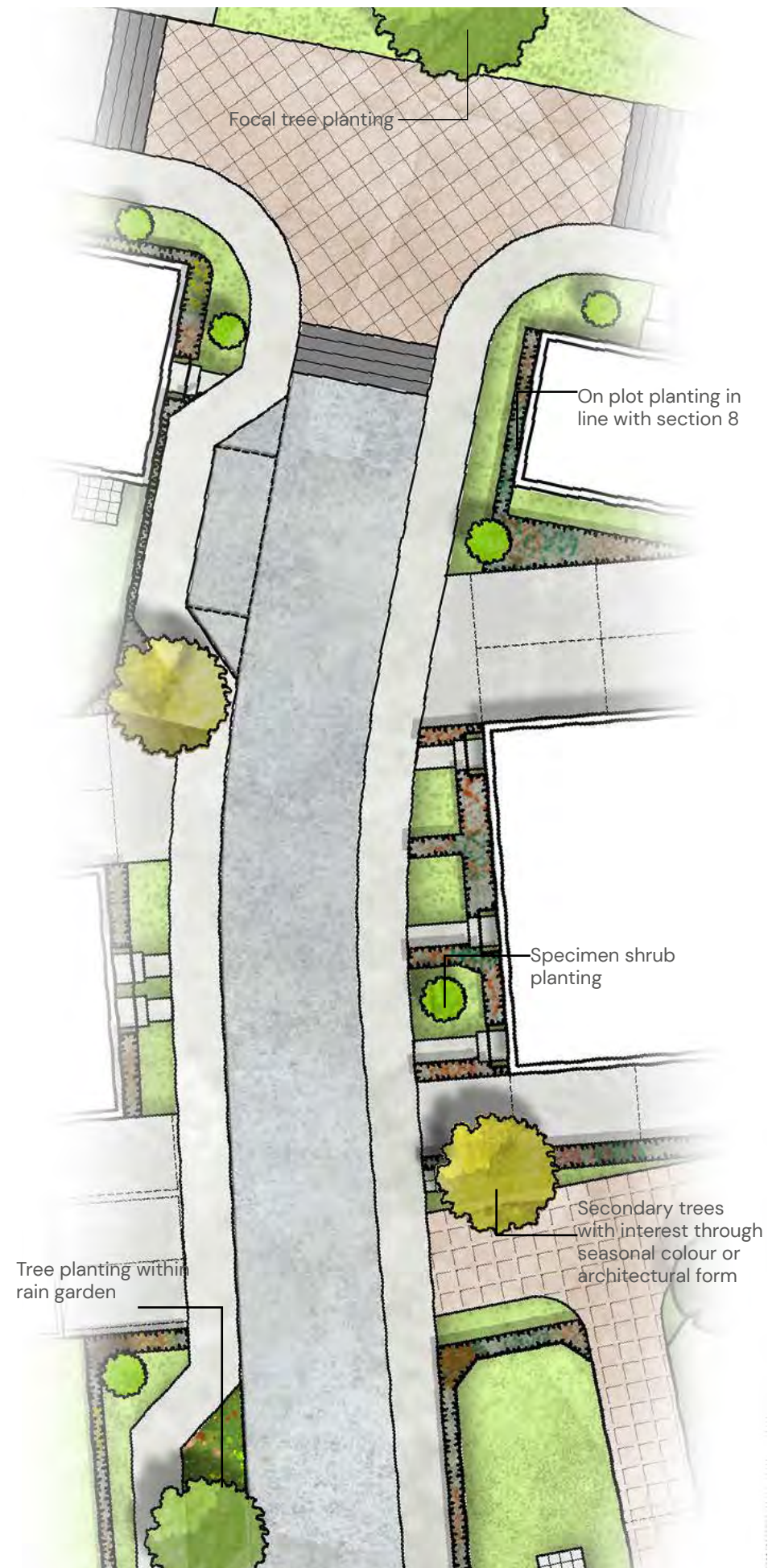
- 7.32 Secondary streets feature an avenue of tree planting within highway verges. Trees will be selected to provide impact within the streetscape whilst respecting NHBC Foundation Requirements and highways requirements in addition to being suitable within rain gardens as necessary.
- 7.33 Further smaller tree planting will be included, off-set from the street in incidental areas of open space between dwellings. These smaller trees will help to create a sense of scale within the development and provide interest through seasonal colour or architectural form whilst complementing the street hierarchy.
- 7.34 Smaller verges that do not have the soil volume to support successful tree growth will feature rain gardens with en-mass ornamental planting with low maintenance ornamental species that provide year round interest. Herbaceous perennials will provide colour and interest in the spring and summer whilst ornamental grasses and low growing shrubs will ensure winter interest and reduce weed growth by providing year round ground coverage.
- 7.35 Secondary streets feature within the general residential character and therefore the planting will reflect the predominance of yellow and red planting colours of the on-plot planting.



EXTRACT OF SECONDARY ROAD WITHIN R11

TERTIARY STREETS

- 7.36 Tertiary streets will feature tree planting within rain gardens. Within the rain garden ornamental planting will create visual interest for residents and pedestrians and help to break up areas of on-street parking. Ornamental planting within the rain gardens will feature low maintenance species that provide year round interest. Herbaceous perennials will provide colour and interest in the spring and summer with ornamental grasses and low growing shrubs providing winter interest whilst reducing weed growth by providing year round ground coverage.
- 7.37 Smaller trees will also be included within the streetscape to create interest against boundary fences and between parking. These trees will help to create a sense of scale within the development and provide interest through seasonal colour or architectural form.
- 7.38 Focal tree planting at the end of the streets will create a key vista out of the street and into the wider areas of public open space and help to differentiate where street types converge.
- 7.39 Tertiary streets feature within all the street character areas and therefore the planting colours within the rain gardens will match the corresponding colour palette for the street character. See section 8 for further details on planting within the street characters areas.



EXTRACT OF TERTIARY STREET WITHIN R4



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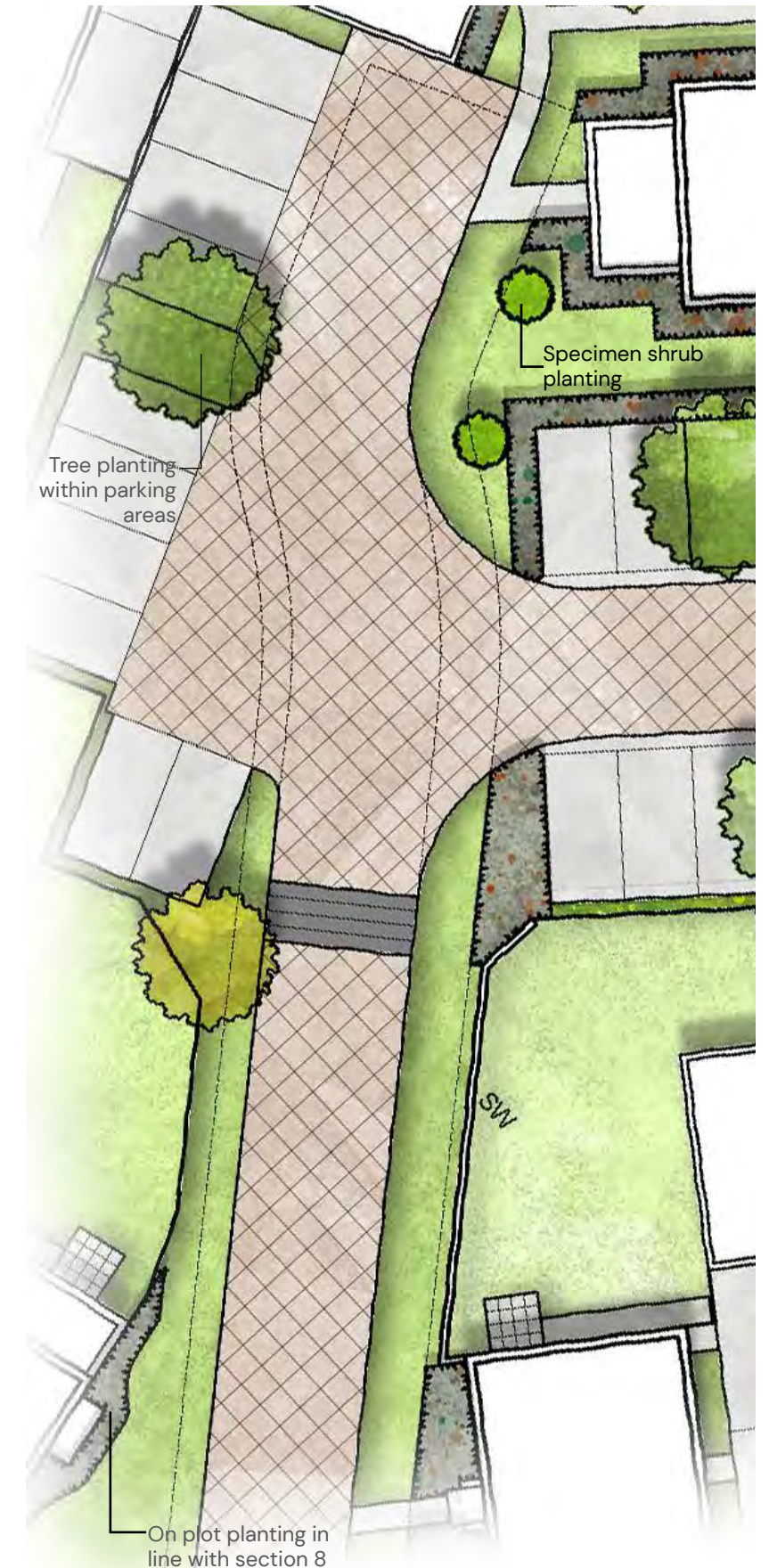


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EXTRACT OF SHARED SURFACE STREET WITHIN R11

SHARED SURFACE STREETS

- 7.40 Tree planting within shared surface streets will be focused around street parking with trees selected to provide impact within the streetscape whilst respecting NHBC and highways requirements. With species differing from the street trees used to denote other street typologies.
- 7.41 Secondary feature trees will also be included in incidental open space within the streetscape, these smaller trees will help to create a sense of scale within the development and provide interest through seasonal colour or architectural form.
- 7.42 Ornamental planting within the rain gardens will feature low maintenance ornamental species that provide year round interest. Herbaceous perennials will provide colour and interest in the spring and summer whilst ornamental grasses and low growing shrubs, to respect visibility for cars, pedestrians and cycles, will ensure winter interest and reduce weed growth by providing year round ground coverage.
- 7.43 Pockets of rain garden planting will also be included in spaces between parking where there is no adequate space for a tree to thrive. These rain gardens will create visual interest in the street whilst contributing to the 'at source' management of water within the street.
- 7.44 Feature tree planting at the end of the streets will create a key vista out of the street and into the wider areas of public open space. This will be through a combination of retained existing trees and proposed feature tree planting. It will also provide a focal point where different street types converge.

TREE SPECIES

- 7.45 Tree species will respond to the character of the residential area, the rootable soil volume and NHBC requirements to ensure that trees have the best possible opportunity to survive and thrive within the streetscape.
- 7.46 An indicative list of potential tree species has been included below. Further details are provided in section 8 On-Plot Planting Strategy;
- Amelanchier arborea 'Robin Hill'
 - Gleditsia triacanthos 'Shademaster'
 - Ligustrum japonicum
 - Magnolia x soulangeana
 - Morus alba 'Fruitless'
- 7.47 An indicative list of potential tree species within rain gardens has been included below:
- Acer x zoeschense
 - Alnus x spaethii
 - Liquidambar styraciflua
 - Magnolia stellata



EXTRACT OF POCKET PARK WITHIN R11

STREETS THAT FRONT OPEN SPACE

- 7.48 Streets with dwellings that directly face public open spaces benefit from larger areas where tree planting and green/blue interventions will be included. Street trees will form a transition between species used within the open space and streetscape and compliment any retained trees.
- 7.49 Within incidental areas of open space (such as the area shown within R11 above) there is the opportunity to include permanently wet features such as a pond, which will be complimented by new tree planting. The pond will provide habitat with new areas of marginal and wetland planting to enable a multi-functional space.
- 7.50 These features will create an attractive space for users of the open space and those dwellings that front the space. Furthermore they will provide a rich ecological habitat enhanced by the existing trees within the space.

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08

PUBLIC OPEN
SPACE STRATEGY

08 PUBLIC OPEN SPACE STRATEGY

- 8.1

The public open space strategy sets out the design intent for individual areas by applying the strategies of the previous five sections to create a coherent landscape design that responds positively to the existing landscape and site features such as retained vegetation as well as the future development character.
- 8.2

The plan overleaf shows the location of these areas with a cross-reference the GI provision code (P19-0052_29K) and page number within this section are listed in the adjacent table.
- 8.3

Landscaping with the streetscape and private curtilage has been considered within section 9 of the document.
- 8.4

An additional play space (LLAP) is located within the Holme Park SANG full details of this play space can be found on plan P19-0052_10C submitted as part of application ref;191068

	Key Space	Open Space Typology (ref to GI Provision area P19_0052_29K)	Ref to page
1	North East Allotment	Allotment/Community Orchard (A2)	57
2	North West Allotment	Allotment/Community Orchard (A1)	57
3	Central Allotment	Allotment/Community Orchard (A3)	58
4	Community Orchard	Allotment/Community Orchard (C1)	59
5	North-western green corridor	Amenity Open Space and Natural/Semi-Natural Green Space (NGS1, NGS3, AOS1a)	54-55
6	North-eastern green corridor	Amenity Open Space and Natural/Semi-Natural Green Space (NGS7ii, NHS7i, AOS2i, AOS2ii, AOS3)	56
7	Eastern Gateway green	Amenity Open Space and Natural/Semi-Natural Green Space (NGS10ai, NGS10aii, NGS10aiii, AOS7ai, AOS7aii)	64
8	Western local green	Amenity Open Space and Natural/Semi-Natural Green Space (NGS2, AOS1)	57
9	Southern green corridor (and pocket parks)	Amenity Open Space and Natural/Semi-Natural Green SpaceNGS6i, NGS8, AOS4, NGS9i, AOS5, AOS6, NGS9v, NGS9iv, NGS9i, NGS9ii, NGS9iii, NGS11a	66-67
10	Local centre green corridor	Natural/Semi-Natural Green Space (NGS4, NGS5, NGS6ii)	65
11	Central Parkland	Parks and Garden (PAG1, PAG2, PAG3)	68-69
12	Eastern LEAP	Children's Play (P3)	71 & 76-77
13	Western LEAP	Children's Play (P5)	71 & 74-75
14	Local Centre NEAP	Children's Play (P2)	71 - 73
15	Central Parkland MUGA and Teen Area	Children's Play (P4)	71 & 78-79



ALLOTMENT AND COMMUNITY ORCHARD

- 8.5

There are four areas within the public realm which serve as allotments and a community orchard. The matrix seen here provides details for the allotment spaces detailing the landscape character of each space with information on typical hard and soft landscaping features within the spaces.
- 8.6

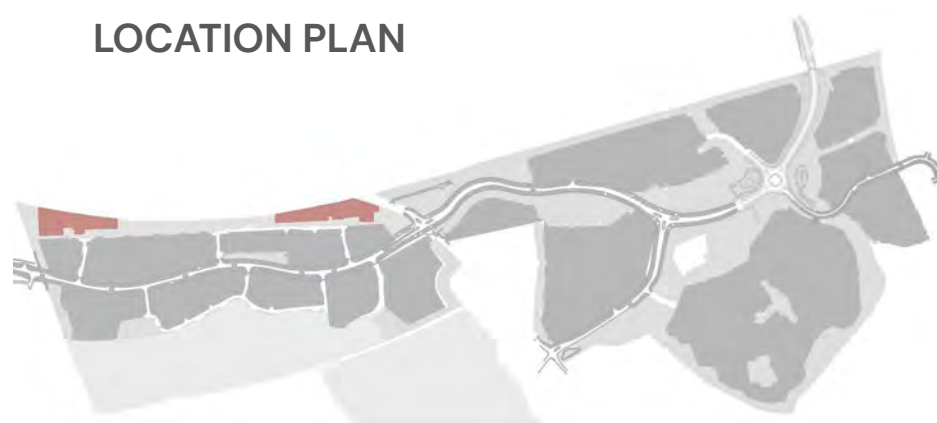
The matrix here details the information for each of the allotment areas, the matrix on page 58 details the same information for the community orchard.

LANDSCAPE CHARACTER	Traditional allotment space with a mixture of small and large plots. Native hedgerow provides a soft boundary to the area outside of the weldmesh fence which provides a suitable level of security for plot holders.
ACCESS AND MOVEMENT	Tarmac car parking to be provided to accommodate around 15% of allotment holders at any one time pedestrian access through the allotment via hoggin footpath with minimum width of 1.4m. One water point for every 6 plots. Communal composting area.
TREE PLANTING	Tree planting should predominantly be made up of fruiting species. Varieties with local provenance should be used where possible alternatively species should be selected to provide appropriate pollination, be disease resistant and provide reliable crop. Example Berkshire raised species could include; • Malus domestica Breedon Pippin; • Malus domestica Charles Ross; • Malus domestica Houblon; • Pyrus communis William’s Bin Chretien. These species can be mixed with a selection of other fruiting tree varieties that will support a diverse orchard and create successful pollination across all fruiting species.
HEDGE, SHRUB AND HERBACEOUS PLANTING	Planting to be individual plot holders
GRASSLAND	Amenity grass between plots and 1m either side of footpath. Wildlife meadow with species for pollinators to support crop growing within the plots.
HARDSCAPE MATERIALS	2m Weldmesh fence (incorporating rabbit proof mesh installed sufficiently below adjacent ground level beneath the security fence to prevent animals burrowing under the security fence). Pedestrian and vehicle gate.
STREET FURNITURE	N/A
SUDS FEATURES	N/A



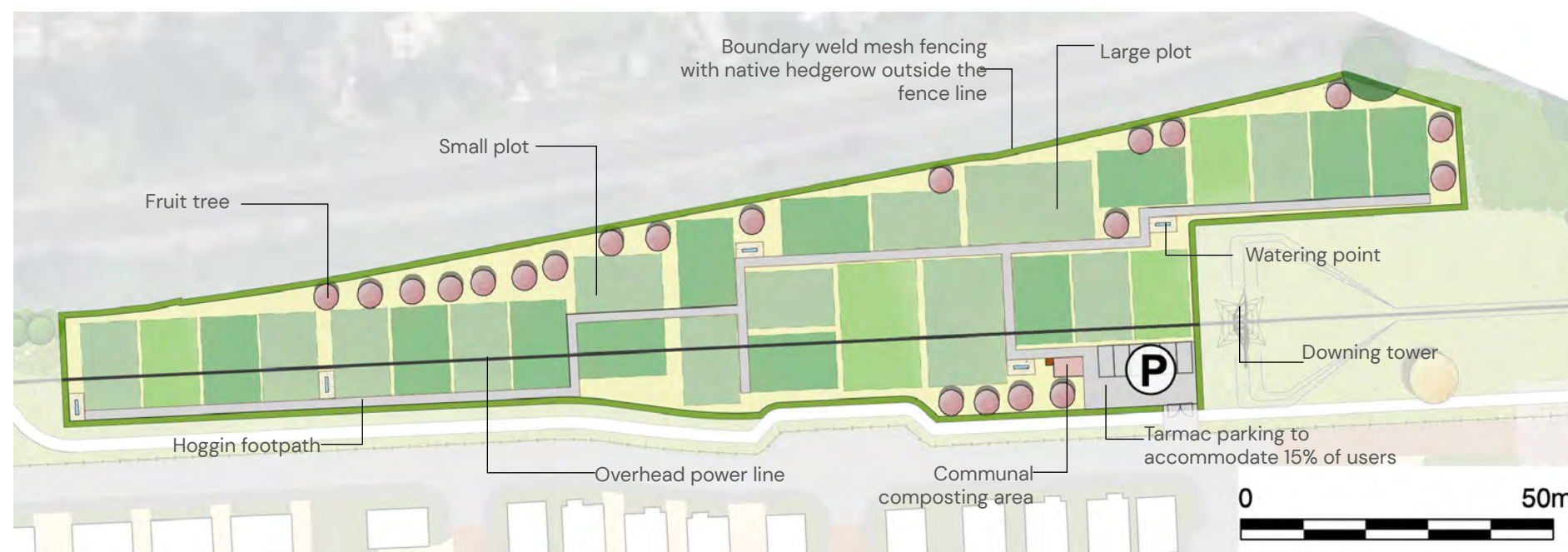


NORTH WEST ALLOTMENT



LOCATION PLAN

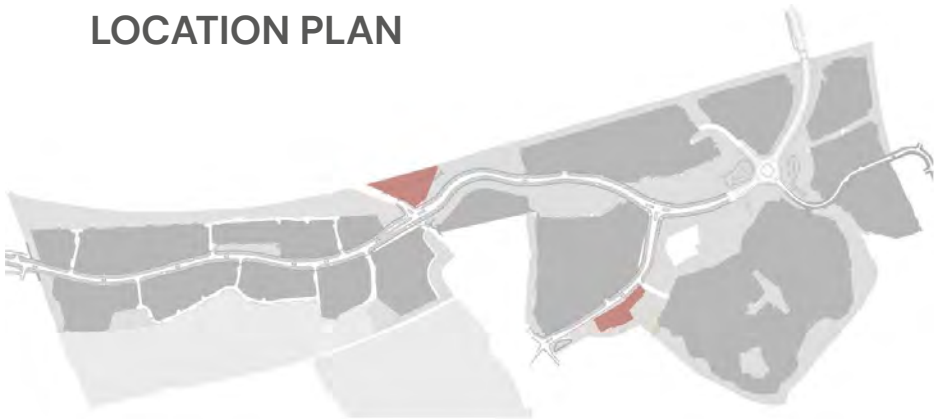
NORTH EAST ALLOTMENT





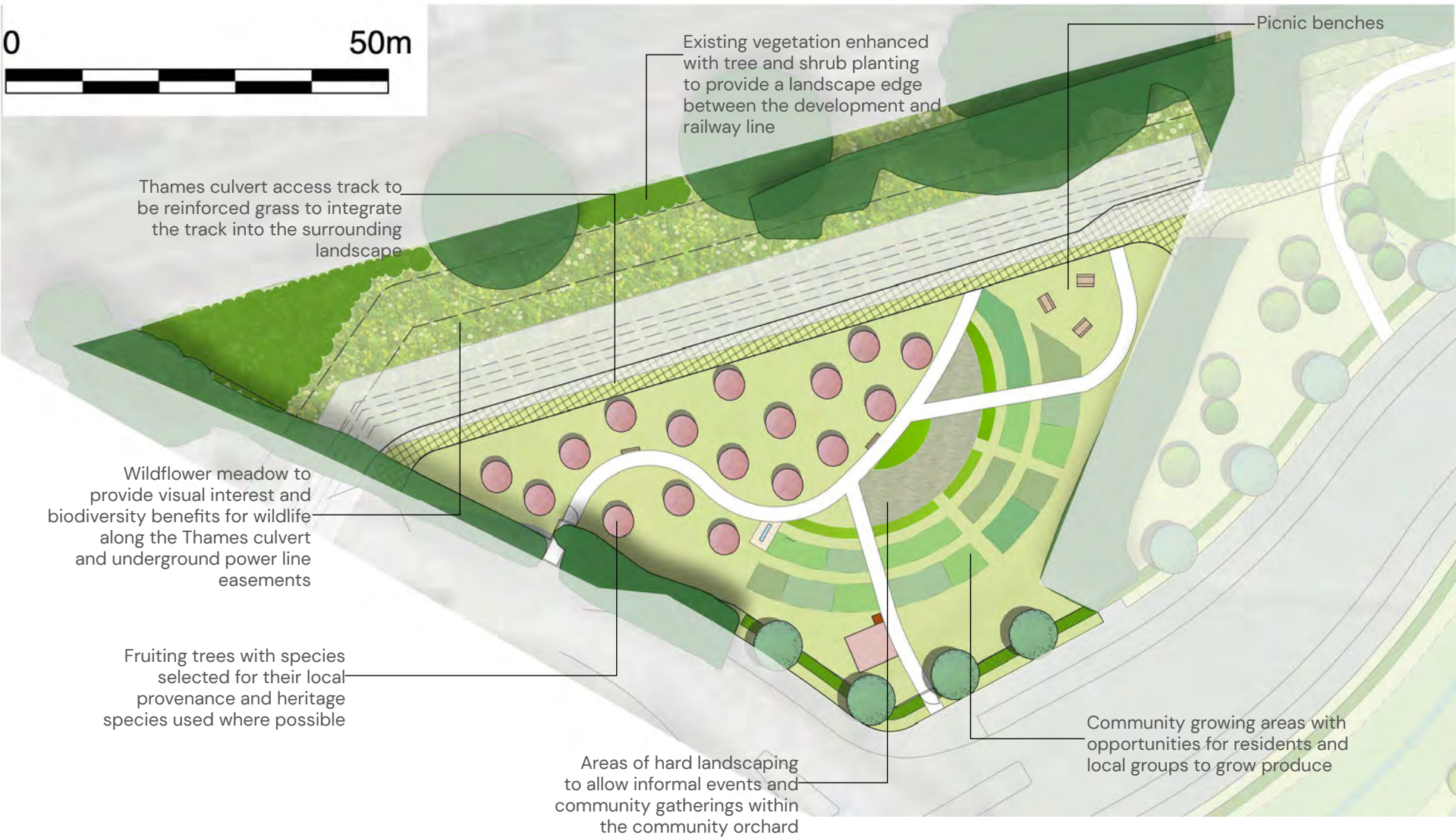
CENTRAL ALLOTMENT

LOCATION PLAN



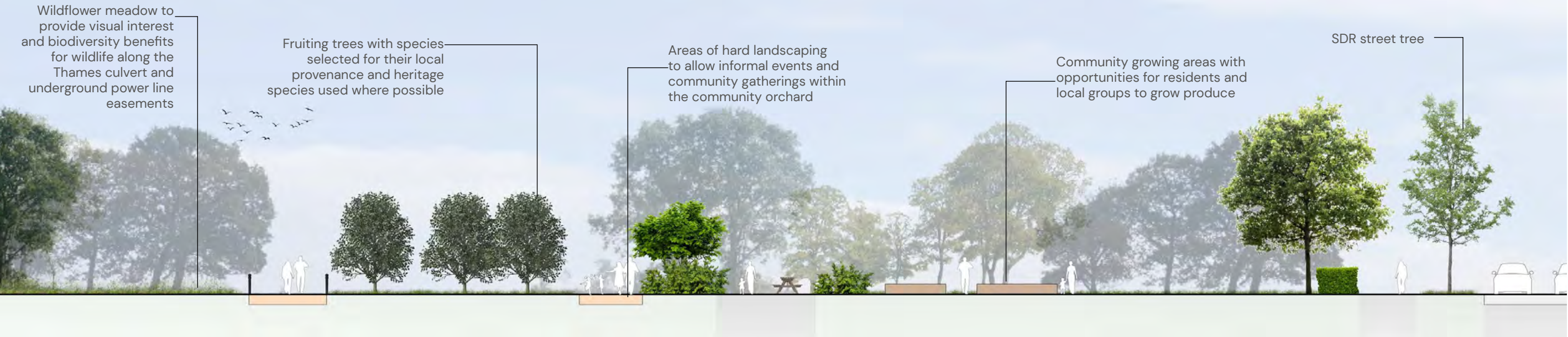
PUBLIC OPEN SPACE STRATEGY	
COMMUNITY ORCHARD	
LANDSCAPE CHARACTER	The community orchard creates a communal growing space with a range of fruiting trees and shrubs that can be harvested by local residents and visitors. A series of raised beds provide communal growing opportunities for the whole community, especially giving children and those who would benefit from raised growing spaces the opportunity to engage in growing and community engagement. Wildflower meadow provides visual amenity and attracts pollinators which will support fruit production in the fruit trees and shrubs. A hard standing area provides space for informal community gatherings and provides seating to encourage people to engage and care for the space around them.
ACCESS AND MOVEMENT	Pedestrian access through the community orchard into the wider areas of public open space.
TREE PLANTING	Tree planting should predominantly be made up of fruiting species. Varieties with local provenance should be used where possible alternatively species should be selected to provide appropriate pollination, be disease resistant and provide reliable crop. Example Berkshire raised species could include; • Malus domestica Breedon Pippin; • Malus domestica Charles Ross; • Malus domestica Houblon; • Pyrus communis William's Bin Chretien. These species can be mixed with a selection of other fruiting tree varieties that will support a diverse orchard and create successful pollination across all fruiting species.
HEDGE, SHRUB AND HERBACEOUS PLANTING	Boundary mixed native hedgerow planting to provide a soft boundary to the community orchard in addition to the proposed fencing. Shrubs and herbaceous planting to include a large percentage of edible plants and culinary herbs.
GRASSLAND	Wildflower meadow with an emphasis on a high floristic value to encourage pollinators on site. High use areas will feature amenity grassland to allow for informal recreation including picnic space.
HARDSCAPE MATERIALS	Hard standing area of textured buff paving for seating and community gathering. Primary footpath is to be resin bound in a buff colour with secondary footpath a buff coloured self binding gravel.
STREET FURNITURE	Type C – refer to street furniture strategy
SUDS FEATURES	N/A

COMMUNITY ORCHARD



- 8.7 In accordance with several of the Natural England Green Infrastructure Principles, the community orchard provides the opportunity for residents and visitors to learn new skills, produce food – especially for those who may not be able to maintain a formal allotment, engage with nature and contribute towards the sites biodiversity gains.
- 8.8 In accordance with Wokingham Open Space Sports and Recreation Strategy 2013, the community orchard has been designed with many of the same features as the other allotments such as access to water, secure perimeter fencing and communal composting and storage facilities.

ILLUSTRATIVE SECTION THROUGH COMMUNITY ORCHARD



AMENITY OPEN SPACE AND NATURAL/SEMI NATURAL GREEN SPACE

8.9 Amenity open space and natural/semi-natural green space makes up the majority of the open space within the development. The matrix and plans on the subsequent pages provides details for these spaces.

8.10 In line with the Natural England Green Infrastructure principles the open space has been designed to create a multi-functional space that contributes towards the biodiversity of the site providing foraging and habitat opportunities for wildlife. Footpaths through the space provide active routes through the development and connect into other areas of open space. Due to the predominant location on the edges of the development, these green corridors respond to the surrounding landscaping character and help to integrate the development into its wider context.

8.11 Whilst native species will be predominant within these spaces there will still be a consideration for creating a climate resilient development with ornamental species used within formal areas of the development.

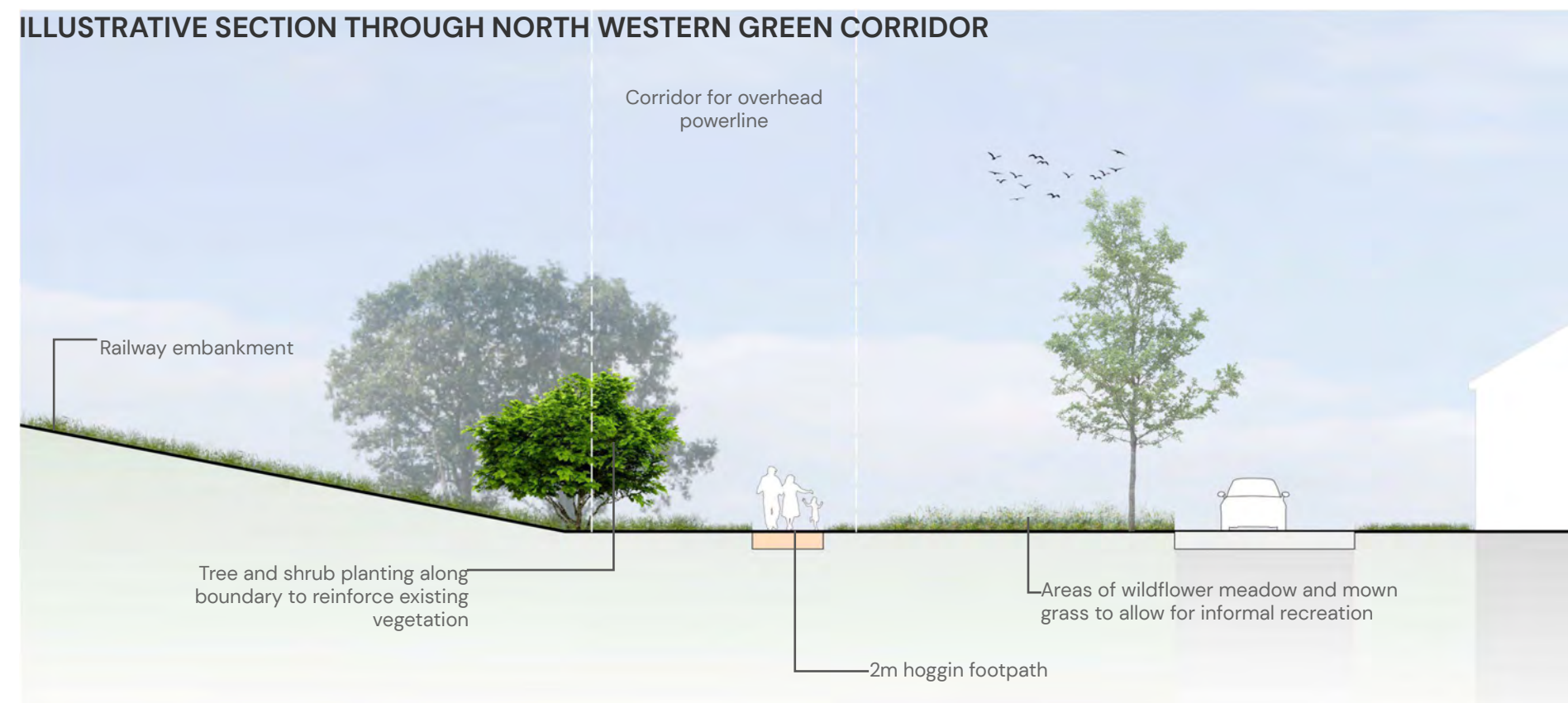
8.12 The design of the areas of natural/semi-natural green space contribute towards meeting biodiversity and ecology aims LA1, LA5, LA6 and LA13.

8.13 The strategies set out within sections four, five and six of this document have been integrated into the strategic design of each open space. These should continue to be referred to, along with the individual character matrixes for the detailed design of each space at reserved matters.



LOCATION PLAN

LANDSCAPE CHARACTER	The areas of amenity open space and natural/semi-natural green space will form much of the open space across the development, creating green corridors that connect residential areas to open green space. Their character will vary from areas of more intense management to allow for pockets of mown grass to create informal recreation and play opportunities to areas with little management that will be managed to encourage wildlife to flourish. The focus for many of these spaces is multi-functionality. SuDS basins have been designed to either allow for informal recreation during dry months or to allow for areas of semi-permanent wet to encourage Great Crested Newts.
ACCESS AND MOVEMENT	Formal surfaced footpaths run throughout the spaces to provide safe and accessible routes to other areas of open space and to the residential parcels. Further informal routes such as mown paths provide alternative and playful routes through the open space.
TREE PLANTING	Tree planting will reflect the semi-formal environment of the open space. A mixture of native and semi-native trees will be used with a consideration on climate change and planting climate resilient species will ensure the longevity of the scheme. NHBC requirements will also be considered for all tree planting.
HEDGE, SHRUB AND HERBACEOUS PLANTING	Mixed native hedgerow will be used to help delineate spaces and provide soft boundaries. A mixture of native and semi-native shrubs will be used throughout the amenity and natural/semi-natural spaces. Within areas of amenity space some ornamental shrub and herbaceous planting will be used to provide additional seasonal interest and sensory value.
GRASSLAND	A mixture of grasslands will be used throughout these areas including amenity grass in locations where high usage is expect to provide space for informal recreation. 1m either side of all formal footpaths will have mown strip of grass. As spaces move towards lower use and a greater resource for wildlife long meadow grass, wildflower meadow and flowering lawn will be used to provide habitat and foraging opportunities whilst also providing visual amenity. SuDS basins will be sown with a meadow mixture that is suitable for seasonally wet soils.
HARDSCAPE MATERIALS	Combination of Type B and C - Refer to street furniture strategy
STREET FURNITURE	Combination of Type B and C - Refer to street furniture strategy.
SUDS FEATURES	A series of basins and swales are used throughout the amenity and natural/semi-natural spaces. These features contribute towards the Sustainable Urban Drainage Strategy across the site. In line with the Green/Blue infrastructure strategy set out in section six, the basins within the natural/semi-natural areas of open space will have a focus on visual amenity and ecological value. Where site conditions allow low flow channels will create opportunities for rich habitats. Basins with amenity open space will provide visual amenity with pockets of permanently wet spaces for marginal and aquatic planting. Features such as boulders and fencing will ensure safety and separation for wildlife.



NORTH WESTERN GREEN CORRIDOR (AMENITY OPEN SPACE AND NATURAL/SEMI-NATURAL GREEN SPACE)



NORTH EASTERN GREEN CORRIDOR (AMENITY OPEN SPACE AND NATURAL/SEMI-NATURAL GREEN SPACE)



8.14 Part Vi of condition four states that “Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963_06Y Framework Plan).”

8.15 The northern natural green corridor features a number of restrictions including the underground high voltage cable and it's associated easement in addition to the Thames Water culvert and it's associated easement. Whilst the location of the tree planting is restricted it has still been possible to incorporate additional specimen tree planting to the north of Residential parcel R8 as shown on the plan extract above and the section below

ILLUSTRATIVE SECTION THROUGH NORTH EASTERN GREEN CORRIDOR



WESTERN LOCAL GREENS (AMENITY OPEN SPACE AND NATURAL/SEMI-NATURAL GREEN SPACE)



LOCATION PLAN



- 8.16 As set out within section 6 of the document. The basin within the western local greens is within amenity open space typology.
- 8.17 The basin creates a multi-functional space in line with the Natural England Green Infrastructure Principles with an organic shape and an interface with the open areas that allows for some informal access during drier months. Boulders, grassland, tree and shrub planting all enhance the visual amenity of the space with further marginal and aquatic planting within permanently wet areas creating habitat and foraging opportunities for wildlife.
- 8.18 The design of the basin also contributes towards meeting the landscape aims; LA2, LA4 and LA9 which seek to ensure the development is creating attractive and functional basins that provide water management in addition to ecological habitats and opportunities for informal recreation.

EASTERN GATEWAY GREEN (AMENITY OPEN SPACE AND NATURAL/SEMI-NATURAL GREEN SPACE)



LDS AIMS
CHECK
POINT

8.19 The design of the eastern gateway green meets landscape aims LA4, LA5, LA6, LA9, LA12 as set out within section 1 of the document.

GUIDANCE
CHECK
POINT

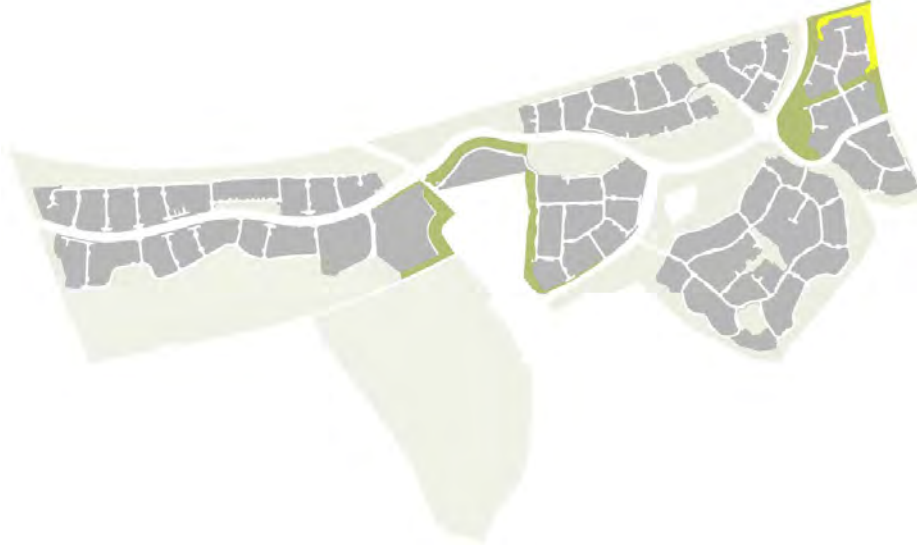
8.20 At the detail design stage further enhances can be included including log piles and hibernaculas which will provide additional habitat opportunities within natural/semi-natural areas of open space.

8.21 In addition to meeting these landscape aims the strategic design of the open space follows the Natural England Green Infrastructure Principles to create varied habitat types with a range of grass length, pockets of tree and shrub planting and SuDS basins that provide visual amenity and ecological habitats.

8.22 The natural/semi-natural character of the open space will utilise predominantly native species of tree and shrub planting. Existing vegetation will be retained and enhanced to integrate the development into the wider landscape character.



LOCATION PLAN



LOCAL CENTRE GREEN CORRIDOR (NATURAL/SEMI-NATURAL GREEN SPACE)



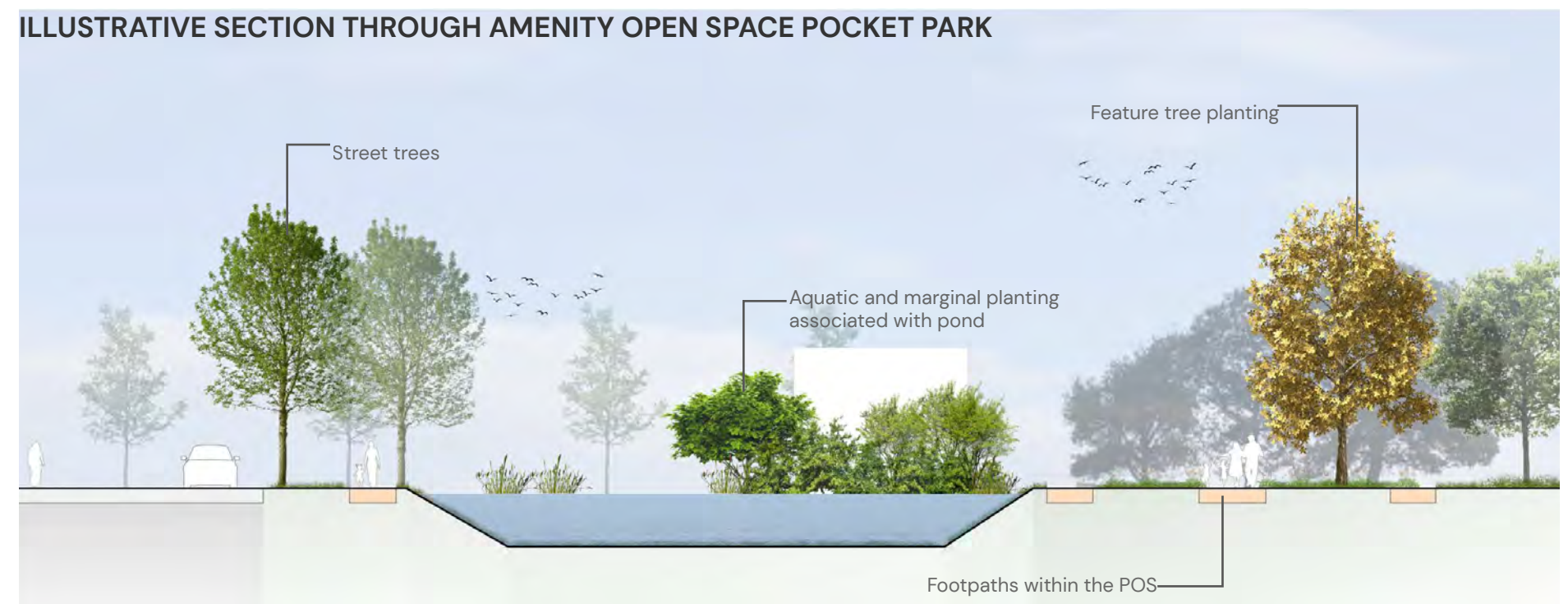
- 8.23 Point iv of condition four states that *“Sufficient separation between development and ancient-semi-natural woodland;”*
- 8.24 Therefore additional tree and shrub planting has been included with the area of landscaping between the development and the ancient semi-natural woodland as seen on the inset plan and within the illustrative section.
- 8.25 Point v of condition four states that *“Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;”*
- 8.26 Therefore additional tree and shrub planting has been included within the open space along the southern semi-natural corridor including within the base of SuDS basins to provide an additional buffer to the open countryside and to strengthen the landscape framework for the development.



LOCATION PLAN



ILLUSTRATIVE SECTION THROUGH AMENITY OPEN SPACE POCKET PARK



SOUTHERN GREEN CORRIDOR (AMENITY OPEN SPACE
AND NATURAL/SEMI-NATURAL GREEN SPACE)



PARKS AND GARDENS

8.27 There are three parkland spaces within the centre of the development which provide a formal outdoor space for residents and visitors. The matrix details the landscape character of each space with information on typical hard and soft landscaping features to be used within the space.



PUBLIC OPEN SPACE STRATEGY

PARKS AND GARDENS	
LANDSCAPE CHARACTER	The central parkland spaces provide an area of formal open space that will receive a high level of maintenance throughout the year to create a focal area of landscaping at the heart of the development. The multi-functionality of the space means the space accommodates SuDS basins and swales which feature attractive shrub and tree planting. Two play areas are also found within this area of parkland, further details for these spaces can be found within the play section.
ACCESS AND MOVEMENT	Route of existing PRoW WOKW 5 to be retained with primary pedestrian footpaths connecting to this route and provide links to the surrounding residential parcels and wider landscape.
TREE PLANTING	Tree planting will reflect the formal environment of the open space. A mixture of native and semi-native trees will be used with a consideration on climate change and planting climate resilient species will ensure the longevity of the scheme. NHBC requirements will also be considered for all tree planting. Focal trees will be selected for their architectural form, seasonality and colour.
HEDGE, SHRUB AND HERBACEOUS PLANTING	A combination of single species native hedgerow, mixed native hedgerow and single species ornamental hedgerow planting will be used across the park and garden open space to create visual diversity and provide habitat opportunities for wildlife.
GRASSLAND	A mixture of grasslands will be used throughout the parks and garden. Much of the area will be amenity grass to provide space for informal recreation and breakout play opportunities around the formal equipped play spaces. 1m either side of all formal footpaths will have mown strip of grass. Areas of wildflower meadow will be used to provide habitat and foraging opportunities for wildlife whilst also providing visual amenity. SuDS basins will be sown with a meadow mixture that is suitable for seasonally wet soils.
HARDSCAPE MATERIALS	Type A – refer to street furniture strategy
STREET FURNITURE	Type A – refer to street furniture strategy
SUDS FEATURES	SuDS within this typology will have a formal character and a high level of multi-functionality. At least one edge will have a 1:5 gradient or terraced areas that will allow seating during dry weather. Planting for the various soil conditions will integrate the features into the wider landscape

CENTRAL PARKLAND (PARKS AND GARDENS)



PLAY SPACES

8.28 There are four play spaces within the public realm which provide a range of play opportunities for residents and visitors. The design for the play spaces should build on the play strategy aims set out within the GI Strategy and referenced below:

- To provide a range of safe, accessible and high quality play environments for a wide age range of children and young people;
- To locate play spaces to maximise their surroundings and settings including utilising existing trees to provide dynamic and engaging play spaces;
- To include natural elements such as boulders and logs throughout all play spaces providing children with opportunities to engage with natural elements;
- To provide appropriate play surfaces that have a robust finish and high quality detailing to ensure longevity. Where safety surfacing is required they must comply with critical fall height requirements as identified by play manufactures to be compliant with BS EN 1177 and BS 7188;
- To install and maintain all equipment to BS EN 1176 and in accordance with manufacturer’s specification. All formal pieces of play equipment will undergo frequent checks to ensure the equipment is safe and fit for purpose; and
- To provide seating, signage and bins adjacent to access points and close to paths.

GUIDANCE CHECK POINT

8.29 The play spaces have been designed in line with the council’s **Play Space Design Guide Technical Note (December 2019)**. The key objectives outlined within the document seek for play spaces to be dynamic, multifaceted and high quality play environments.

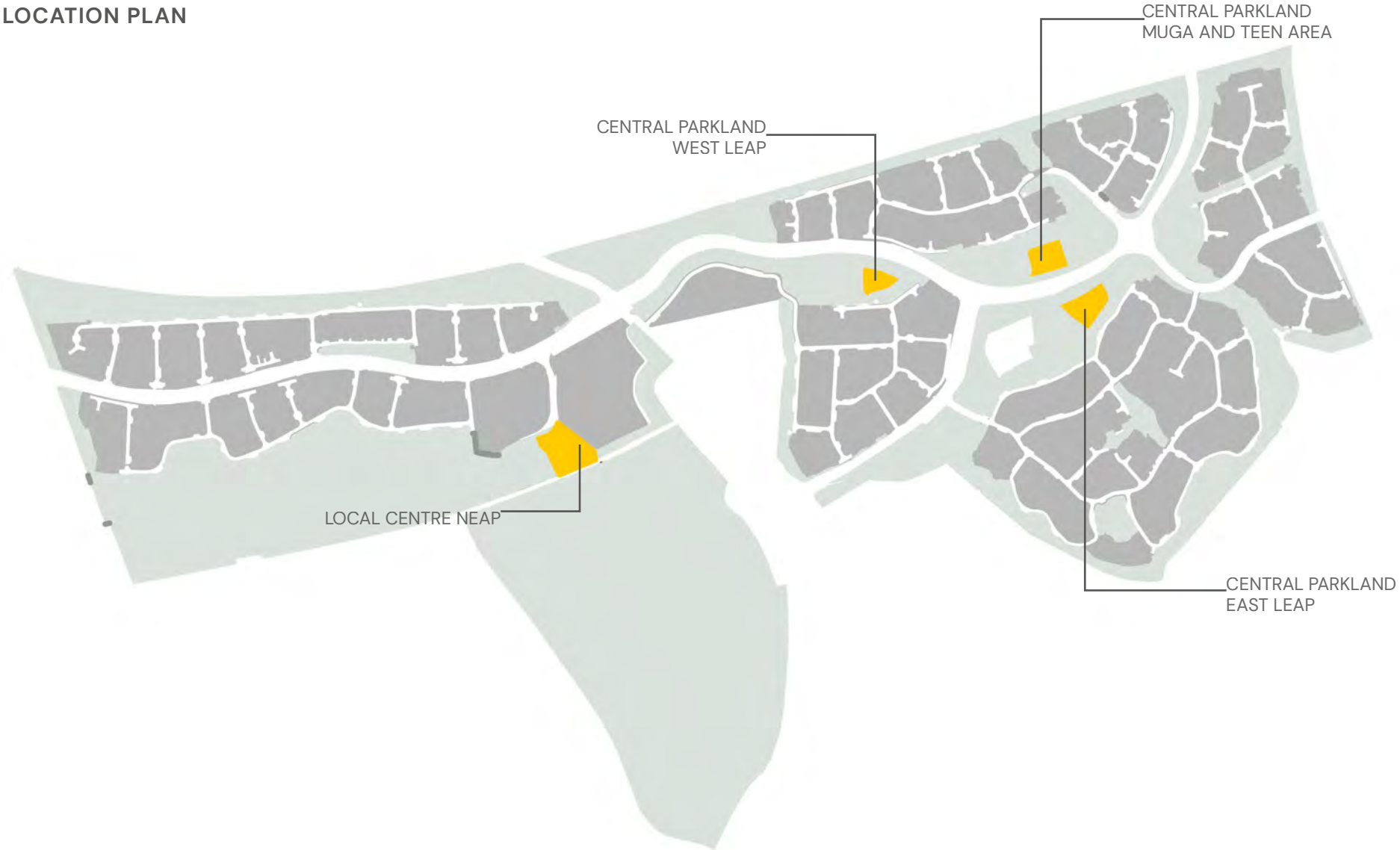
8.30 The guidance also seeks that the design of play spaces should also create safe, accessible spaces that respond to their context and enrich the wellbeing of children and young people

POLICY CHECK POINT

8.31 In line with **policy TBO8** and guidance within the **WBC Open Space, Sport and Recreational Facilities Strategy** there are four equipped play spaces within the site. These form one NEAP, two LEAPs and a MUGA/Teen facility. By creating four larger play areas there is the opportunity to create play facilities that can cater for a larger range of ages and provide a variety of play opportunities.

8.32 Details regarding enclosure, surfaces, equipment, seating, visitor information, bins, planting and inclusive design, in line with the guidance provided in the technical note has been included in the matrix for each space.

LOCATION PLAN

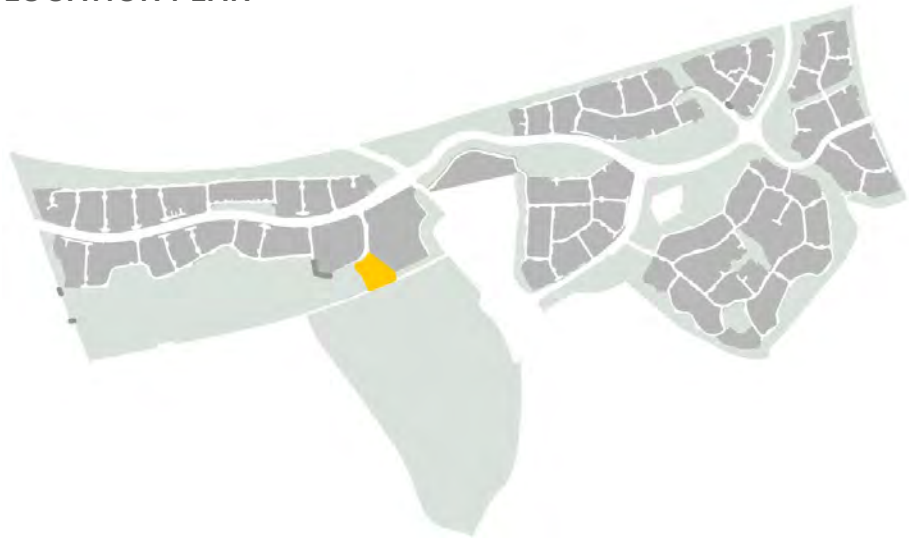


PUBLIC OPEN SPACE STRATEGY				
PLAY	LOCAL CENTRE NEAP	CENTRAL PARKLAND EAST LEAP	CENTRAL PARKLAND WEST LEAP	CENTRAL PARKLAND MUGA & TEEN AREA
LANDSCAPE CHARACTER	NEAP – An urban character with predominantly metal play equipment. There will be play opportunities for a range of ages and abilities.	These LEAPs will have a suburban character influenced by its location within the parkland. It will be typical of residential play spaces and include planting to integrate the space into the wider landscape. A series of zones will create play opportunities for a range of ages and abilities.		MUGA and Teen Facility – the hard surfaced games court will be complemented with teen facilities including outdoor gym equipment and a skate park.
ACCESS AND MOVEMENT	Access will be provided via the footpath network across the development. Within the play space there will be a mixture of formal and informal paths. The formal routes will provide all weather access, particularly for wheelchairs and push chairs. Whilst the informal routes will provide opportunities for playful exploration through the area.			
TREE PLANTING	Feature tree planting to complement tree planting within the local centre Further tree planting to complement species within the neighbouring SANG including; Acer campestre, Prunus avium, Quercus robur and Ulmus ‘New Horizon’	Trees to complement species within the wider parkland landscape and existing vegetation on the site. Trees with a play element and the ability to climb should be included where appropriate.		Trees to complement species within the wider parkland landscape and existing vegetation on the site. Trees to have clear stems to aid inter-visibility between spaces and discourage anti-social behaviour.
HEDGE, SHRUB AND HERBACEOUS PLANTING	Clipped 1.2m high native hedges to be used to provide a level of enclosure between the play area and wider SANG. Planting to be non hazardous species and avoiding vigorous cultivars instead species should be chosen for their sensory qualities. Additionally species should be chosen for their ability to withstand a play environment.	Planting to be non hazardous species and avoiding vigorous cultivars instead species should be chosen for their sensory qualities. Additionally species should be chosen for their ability to withstand a play environment.		Planting to be non hazardous species and avoiding vigorous cultivars instead species should be chosen for their sensory qualities. Additionally species should be chosen for their ability to withstand a play environment.
GRASSLAND	Amenity grassland to provide informal play and recreation opportunities especially for young children and families.	Amenity grassland to provide informal play and recreation opportunities especially for young children and families. Pockets of wildflower meadow to provide additional amenity and play value.	Amenity grassland to provide informal play and recreation opportunities especially for young children and families.	Amenity grassland to provide informal recreation and exercise opportunities around the MUGA and Teen area
HARDSCAPE MATERIALS	1.2m high bowtop railings used along the roadside with hedgerow planting on the outside Coloured wet pour is used to help create zones of play and add play value.	Coloured wet pour is used to help create zones of play and add play value.	1.2m high bowtop railings used along the interface with swale with hedgerow planting on the outside Coloured wet pour is used to help create zones of play and add play value.	Safety surfacing to MUGA and Teen Area
STREET FURNITURE	Type A – Refer to street furniture strategy	Type B – Refer to street furniture strategy	Type B – Refer to street furniture strategy	Type B – Refer to street furniture strategy
PLAY FEATURES	Emphasis on play equipment with an urban character. A range of play equipment for ages 0 to 12+ organised into age appropriate zones. Opportunities for physical, social and imaginative play. Play space should include elements of accessible play equipment.	Traditional park with a range of timber and natural play equipment for ages 0 to 12+ organised into age appropriate zones. Opportunities for physical, social and imaginative play. Play space should include elements of accessible play equipment. A mixture of timber and steel equipment should be used.	Traditional park with a range of timber and natural play equipment for ages 0 to 12+ organised into age appropriate zones. Opportunities for physical, social and imaginative play. Play space should include elements of accessible play equipment. A mixture of timber and steel equipment should be used.	Formal provision for teenagers and young people with MUGA, Skate park and outdoor gym equipment to provide physical and social play opportunities for teenagers and young people.

LOCAL CENTRE NEAP (CHILDREN'S PLAY)



LOCATION PLAN



8.33 Due to its proximity to the local centre the NEAP will predominantly be urban in character and therefore equipment will be predominantly steel. However the NEAP is also located adjacent to the Holme Park SANG and therefore planting will be used to assimilate the space into the wider SANG.

8.34 The furniture and equipment shown within the palette is indicative and to set a precedence for the style and character of the furniture within each play area. Appropriate alternatives can be considered at the detail design stage as long as they are in keeping with the images and descriptions shown.

ENCLOSURE



Black anti-trap bow top railing with high contrast colour gates
Dimensions: 1200mm height above ground
Example shown: Jacksons fencing tubular bowtop railing

VISITOR INFORMATION



Powder coated aluminium sheet to be fixed to bowtop railing
Dimension: min. 500mm x 400mm
Example shown: Fitzpatrick Woolmer n'Viro graphic panel

SURFACE



Bound mulch surfacing for areas that require impact absorption
Colour: Mixture of browns
Example shown: Tiger mulch (Autumn colourway)

SEATING



Steel framed seat with timber slats
Dimensions: 1800mm length.
Example shown: Broxap (Roslin Steel Framed Timber Seat)

LITTER BIN



Galvanised steel litter bin Capacity: 90L
Example shown: Broxap (Derby e slimline)

EQUIPMENT

Equipment is to have an urban character and therefore themed elements will focus on the urban environment for example cars and houses.



Play opportunities: Physical and social play
Age range: 5+
Example shown: Kompan Inclusive Twister



Play opportunities: Social, imaginative, and co-operative play
Age range: 5+
Example shown: Kompan Butterfly, triple



Play opportunities: Physical, social, co-operative play
Age range: 2+
Example shown: Kompan – Steel Swing



Play opportunities: Physical play
Age range: 4+
Example shown: Kompan – Jumper Square



Play opportunities: physical, social and co-operative play
Age range: 4+
Example shown: Kompan – Cableway



Play opportunities: physical and co-operative play
Age range: 3+
Example shown: Kompan – Multispinner Carousel



A stylized map of a residential area, likely a neighborhood in a city. The map shows a network of streets and building footprints. A yellow triangle is placed on a street, indicating a specific location of interest. The map is rendered in a simplified, schematic style with light green for open spaces and grey for building footprints.

8.35 The central LEAPS form part of the wider central parkland which will attract a large number of residents. These play spaces will have a mixture of timber and steel equipment to reflect the formal residential character of the space.

8.36 The furniture and equipment shown within the palette is indicative and to set a precedence for the style and character of the furniture within each play area. Appropriate alternatives can be considered at the detail design stage as long as they are in keeping with the images and descriptions shown.

ENCLOSURE



Black anti-trap bow top railing with high contrast colour gates
Dimensions: 1200mm height above ground
Example shown: Jacksons fencing tubular bowtop railing

VISITOR INFORMATION



Powder coated aluminium sheet to be post mounted near to equipment
Dimension: min. 500mm x 400mm
Example shown: Fitzpatrick Woolmer n'Viro graphic panel

SEATING



Heavy duty steel framed seat with timber slats and backrest.
Dimensions: 1800mm length.
Example shown: Broxap (Litchard Seat)

LITTER BIN



Galvanised steel litter bin Capacity: 90L
Example shown: Broxap (Derby e slimline)

SURFACE



Wet pour safety surfacing
Colour: Mixture of buff, red and blue
Example shown: RubbaSmart by Play Smart UK

EQUIPMENT

Equipment is to have an urban character and therefore themed elements will focus on the urban environment for example cars and houses.



Play opportunities: physical, social and imaginative
Age range: 2-6
Example shown: Jupiter Play – Cricket springer



Play opportunities: physical and social
Age range: 2-5
Example shown: Jupiter Play – Double cradle swing



Play opportunities: Physical, social and imaginative play
Age range: 3+
Example shown: Jupiter Play Giant Teepee Multiplay



Play opportunities: Physical and co-operative play
Age range: 5-12
Example shown: Jupiter Play Natura Balancing Bridge



Play opportunities: Social and imaginative play
Age range: 2+
Example shown: Jupiter Play Talk Tubes



Play opportunities: Natural, physical, imaginative and co-operative play
Age range: n/a
Example shown: CED Stone Play Stacks

CENTRAL PARKLAND EASTERN LEAP (CHILDREN'S PLAY)



LOCATION PLAN



8.37 The central LEAPS form part of the wider central parkland which will attract a large number of residents. These play spaces will have a mixture of timber and steel equipment to reflect the formal residential character of the space.

8.38 The furniture and equipment shown within the palette is indicative and to set a precedence for the style and character of the furniture within each play area. Appropriate alternatives can be considered at the detail design stage as long as they are in keeping with the images and descriptions shown.

ENCLOSURE



Black anti-trap bow top railing with high contrast colour gates
Dimensions: 1200mm height above ground
Example shown: Jacksons fencing tubular bowtop railing

VISITOR INFORMATION



Powder coated aluminium sheet to be post mounted near to equipment
Dimension: min. 500mm x 400mm
Example shown: Fitzpatrick Woolmer n'Viro graphic panel

SEATING



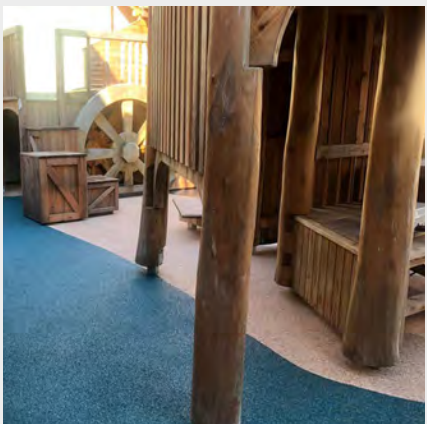
Heavy duty steel framed seat with timber slats and backrest.
Dimensions: 1800mm length.
Example shown: Broxap (Litchard Seat)

LITTER BIN



Galvanised steel litter bin Capacity: 90L
Example shown: Broxap (Derby e slimline)

SURFACE



Wet pour safety surfacing
Colour: Mixture of buff, red and blue
Example shown: RubbaSmart by Play Smart UK

EQUIPMENT

Equipment is to have an urban character and therefore themed elements will focus on the urban environment for example cars and houses.



Play opportunities: physical, social and imaginative
Age range: 2-6
Example shown: Richter Spielgeraete Swaying Ship



Play opportunities: physical and social
Age range: 2-5
Example shown: Richter Spielgeraete Twin See-saw



Play opportunities: Physical and social
Age range: 3+
Example shown: Richter Spielgeraete Double Swing



Play opportunities: Physical and co-operative play
Age range: 5-12
Example shown: Richter Spielgeraete Climbing Structure 07



Play opportunities: Social and physical play
Age range: 2+
Example shown: Play Grade Trampolines



Play opportunities: Natural, physical, imaginative and co-operative pay
Age range: n/a
Example shown: Log stepping stones

CENTRAL PARKLAND MUGA & TEEN AREA (CHILDREN’S PLAY)



LOCATION PLAN



8.39 The MUGA and Teen area creates a space specifically for older children and young adults. The MUGA and outdoor gym equipment provide more formal recreation provision whilst the skate park and parkour equipment allow for informal recreation and social cohesion.

8.40 The furniture and equipment shown within the palette is indicative and to set a precedence for the style and character of the furniture within each play area. Appropriate alternatives can be considered at the detail design stage as long as they are in keeping with the images and descriptions shown.

ENCLOSURE



Green weld mesh fencing around MUGA
Dimensions: 3000mm height above ground
Example shown: Mant Leisure

VISITOR INFORMATION



Powder coated aluminium sheet to be fixed to bowtop railing
Dimension: min. 500mm x 400mm
Example shown: Fitzpatrick Woolmer n'Viro graphic panel

SEATING



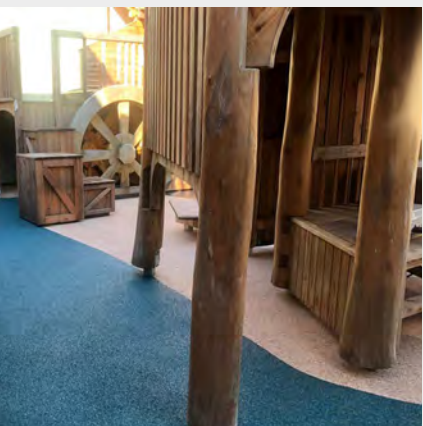
Heavy duty steel framed seat with timber slats and backrest.
Dimensions: 1800mm length.
Example shown: Broxap (Litchard Seat)

BIN



Simple post mounted bin in green with top opening lid
Capacity: 60L
Example shown: Broxap (Sirus Dog Waste Bin)

SURFACE



Wet pour safety surfacing to gym equipment
Colour: Black
Example shown: RubbaSmart by Play Smart UK

MUGA SURFACE

TBC based on sport priority

EQUIPMENT

In addition to the MUGA and skate park an area for outdoor gym equipment will provide fitness opportunities for the local community



Play opportunities: outdoor fitness
Age range: 12+
Example shown: Jupiter Play Chest Press outdoor gym equipment



Play opportunities: physical, climbing and balancing
Age range: 5+
Example shown: Jupiter Play Board



Play opportunities: outdoor fitness
Age range: n/a
Example shown: Mant Leisure Parkour equipment



Play opportunities: outdoor fitness
Age range: 12+
Example shown: Jupiter Play Tyre Flip – outdoor gym equipment



Play opportunities: outdoor fitness
Age range: 12+
Example shown: Jupiter Play Tai chi outdoor gym equipment



Play opportunities: physical and social play
Age range: n/a
Example shown: Mavericks Skateparks

09

ON PLOT PLANTING STRATEGY

09 ON PLOT – PLANTING STRATEGY

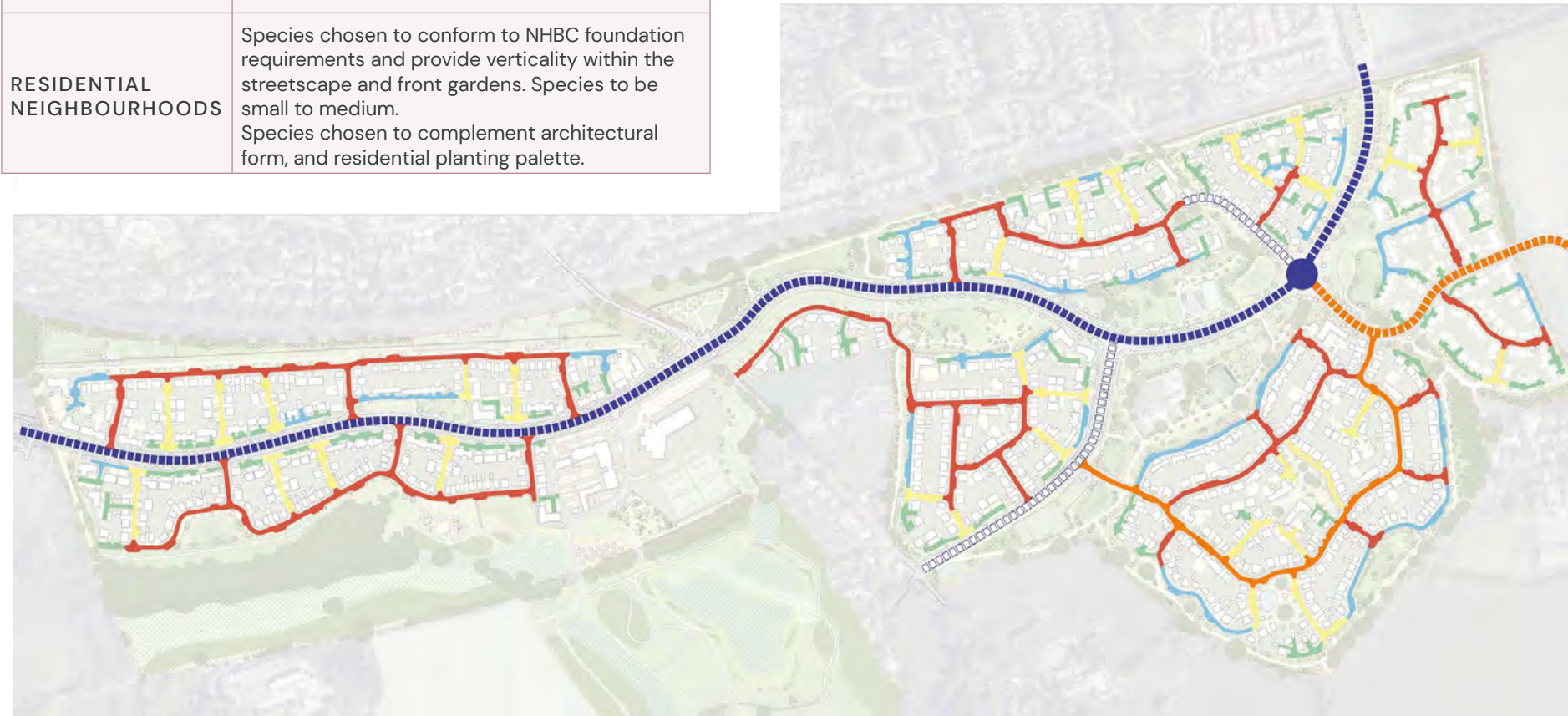
STREET TREES

- 9.1 Street tree planting plays an important role in integrating the residential buildings into the wider landscape setting. They perform important eco-system services and create an attractive streetscape for residents and visitors. Therefore this section considers the on-plot tree planting strategy across the development.
- 9.2 As mentioned in section 6, street tree planting contributes towards the site wide green-blue infrastructure strategy and therefore species selection will be reflective of the green-blue needs in addition to providing amenity within the streetscape.
- 9.3 In accordance with NHBC requirements, street trees will be provided within appropriate areas of green space within the street typologies. These green spaces may be in the form of green verges, incidental open space and pockets of private curtilage. Trees will be chosen for their scale, form and ability to thrive within the streetscape environment. Appropriate rooting and growing space will be provided for all trees.
- 9.4 Due to ground conditions across the site, where trees are located within close proximity to highways, species with a low water demand will be chosen.
- 9.5 The intention is not to propose single species avenues or streets, but to have different species to highlight key points, entrances and gateways within the site. The intention is to establish a scheme which uses a number of species with spring colour and autumnal season interest, as well as balance out the biodiversity benefits and visual form to enhance the streetscape.

STREET HIERARCHY

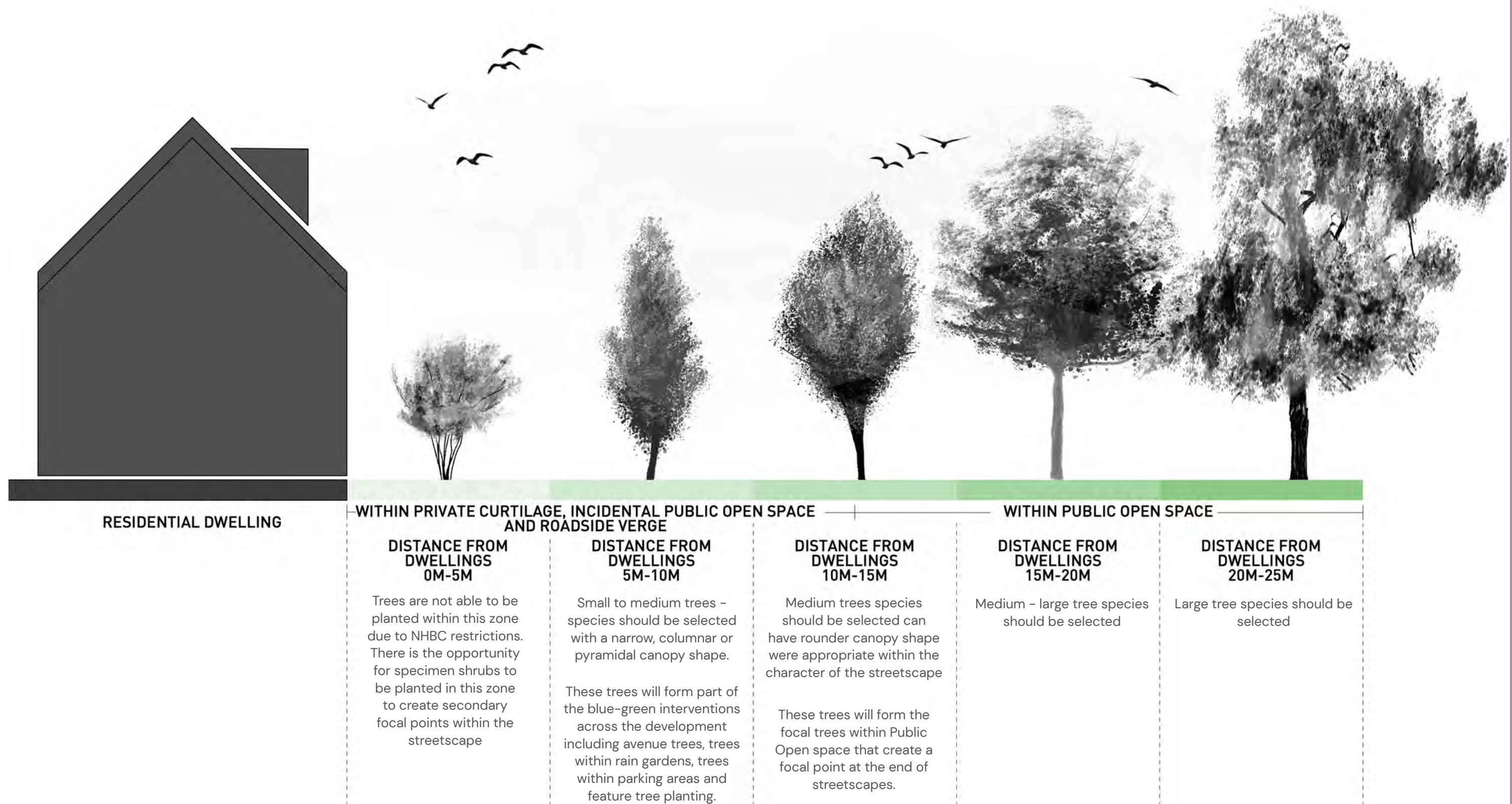
9.6 Indicative tree species for each of the character areas has been included within the on-plot landscape strategy.

CATEGORY	Design Principles to be considered at the detailed design stage.
STREET TREES	Tree stock to have minimum 2m clear stem to allow for visibility Spacing to vary subject to location and species.
HIGHWAY TREE - ADOPTABLE	Species to suit urban conditions and suit location within grassed verge.
RESIDENTIAL NEIGHBOURHOODS	Species chosen to conform to NHBC foundation requirements and provide verticality within the streetscape and front gardens. Species to be small to medium. Species chosen to complement architectural form, and residential planting palette.



	S.W.D.R. - AT LEAST 7.3M CARRIAGEWAY AND 3M FOOTWAY / CYCLEWAY AND VERGE		TERTIARY STREET - AT LEAST 5M CARRIAGEWAY AND 2M FOOTWAY
	S.W.D.R. - INTERNAL LINK ROAD - AT LEAST 6.5M CARRIAGEWAY AND 3M FOOTWAY / CYCLEWAY AND VERGE		SHARED SURFACE STREET - AT LEAST 4.8M CARRIAGEWAY
	SECONDARY STREET WITH BUS - AT LEAST 6.5M CARRIAGEWAY AND 3M FOOTWAY / CYCLEWAY AND VERGE		SHARED SURFACE LANE - AT LEAST 4.8M CARRIAGEWAY
	SECONDARY STREET - AT LEAST 5.5M CARRIAGEWAY AND 2M FOOTWAY AND VERGE		PRIVATE DRIVES - AT LEAST 4.1M CARRIAGEWAY

STREET HIERARCHY PLAN



ON PLOT PLANTING CHARACTER AREAS



ON PLOT PLANTING CHARACTER AREAS

9.7 The residential development has been separated into five character areas:

- Urban Residential: Parkside Contemporary
- Urban Residential: Ludgrove Contemporary Urban
- General Residential: Waterloo Edge
- General Residential: Neighbourhood Residential
- Rural Edge

9.8 A full description of the urban form of these character areas can be read within the Design Code – Part 3 Character Area Codes. This section of the Landscape Design Statement will cover the landscape form for the residential areas within these character areas.

URBAN RESIDENTIAL

9.9 Landscaping within this character area will complement the contemporary style of the built form and feature strong architectural trees and specimen shrubs. Hedging will complement estate railing boundary treatments and create formality within the secondary and tertiary streets. Shrubs and herbaceous plants will be chosen to complement this formality and provide bursts of seasonal colour and interest. Where required ornamental gravel, in a buff colour, will be used to complement the finish of the dwellings.

GENERAL RESIDENTIAL

9.10 Landscaping within this character area will complement the semi-formal nature of the built form. Hedging will complement the railings and low wall within the secondary and tertiary streets. Shrubs and herbaceous plants will be chosen to complement the character with species chosen to add colour, seasonal interest and soften the built form.

RURAL EDGE

9.11 The landscaping within this character area will complement the more traditional character. Hedging will complement the timber post and rail fencing with shrubs and herbaceous planting chosen for their cottage garden style. Trees and specimen shrubs will provide seasonality and provide an additional dimension to the streetscape.

STREET HIERARCHY

9.12 The following pages show streetscapes for the different street types and how landscaping is to be used to contribute to the hierarchy of the landscape as well as the character of the different residential areas.

9.13 Each streetscape is cross-referenced to a matrix for landscape interventions within the street and example vignettes for the different character areas. Sub areas have not been shown as planting choice will play a greater role in the differentiation of these areas.

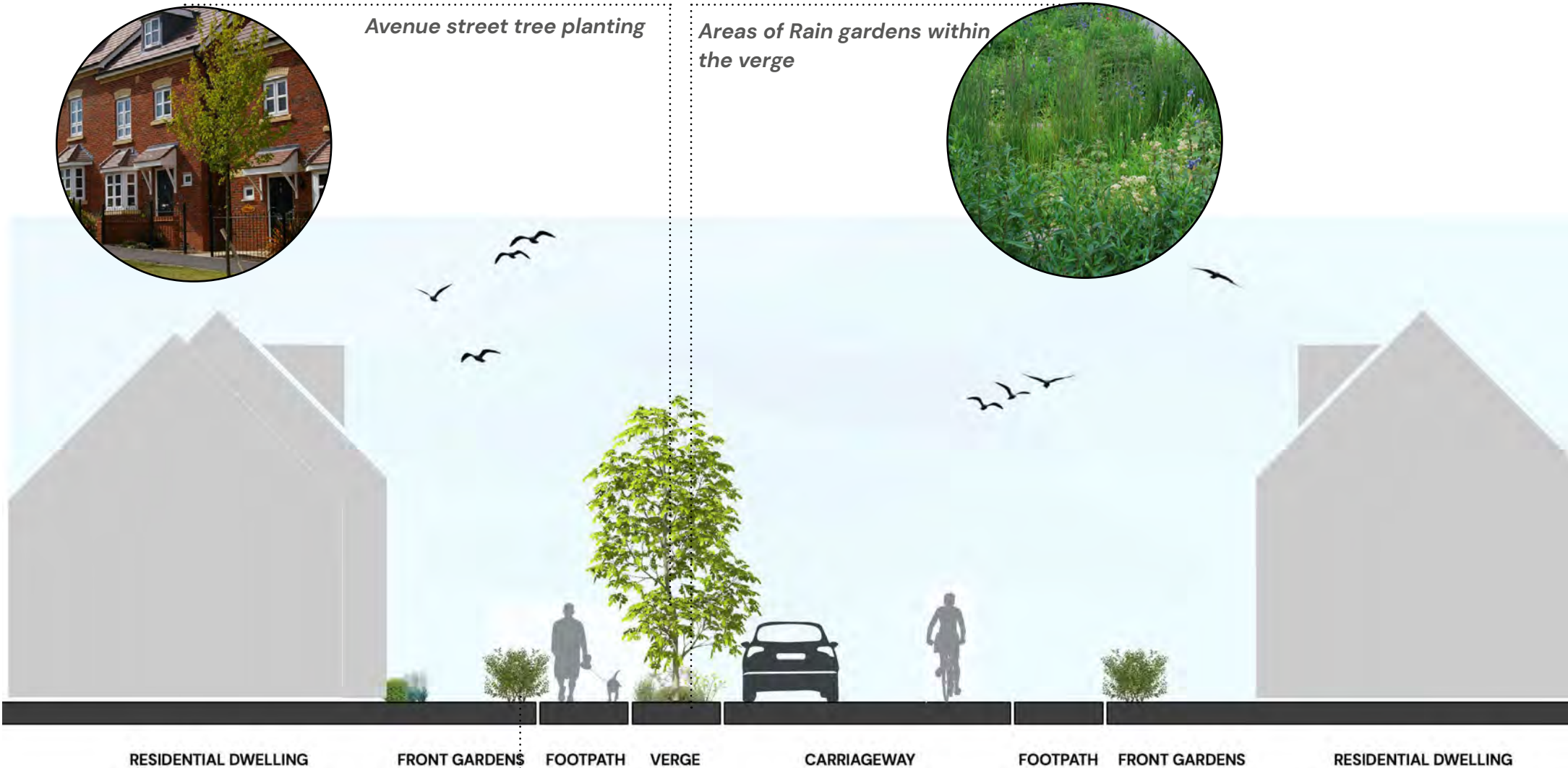
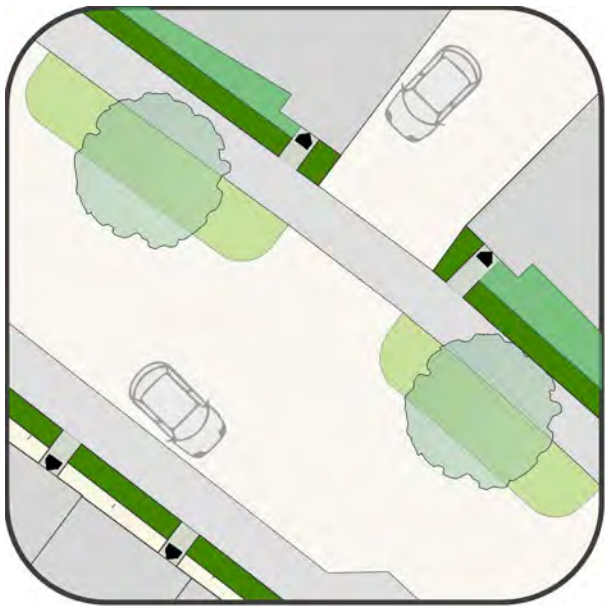


ON PLOT LANDSCAPE STRATEGY – SECONDARY STREETS

URBAN

GENERAL

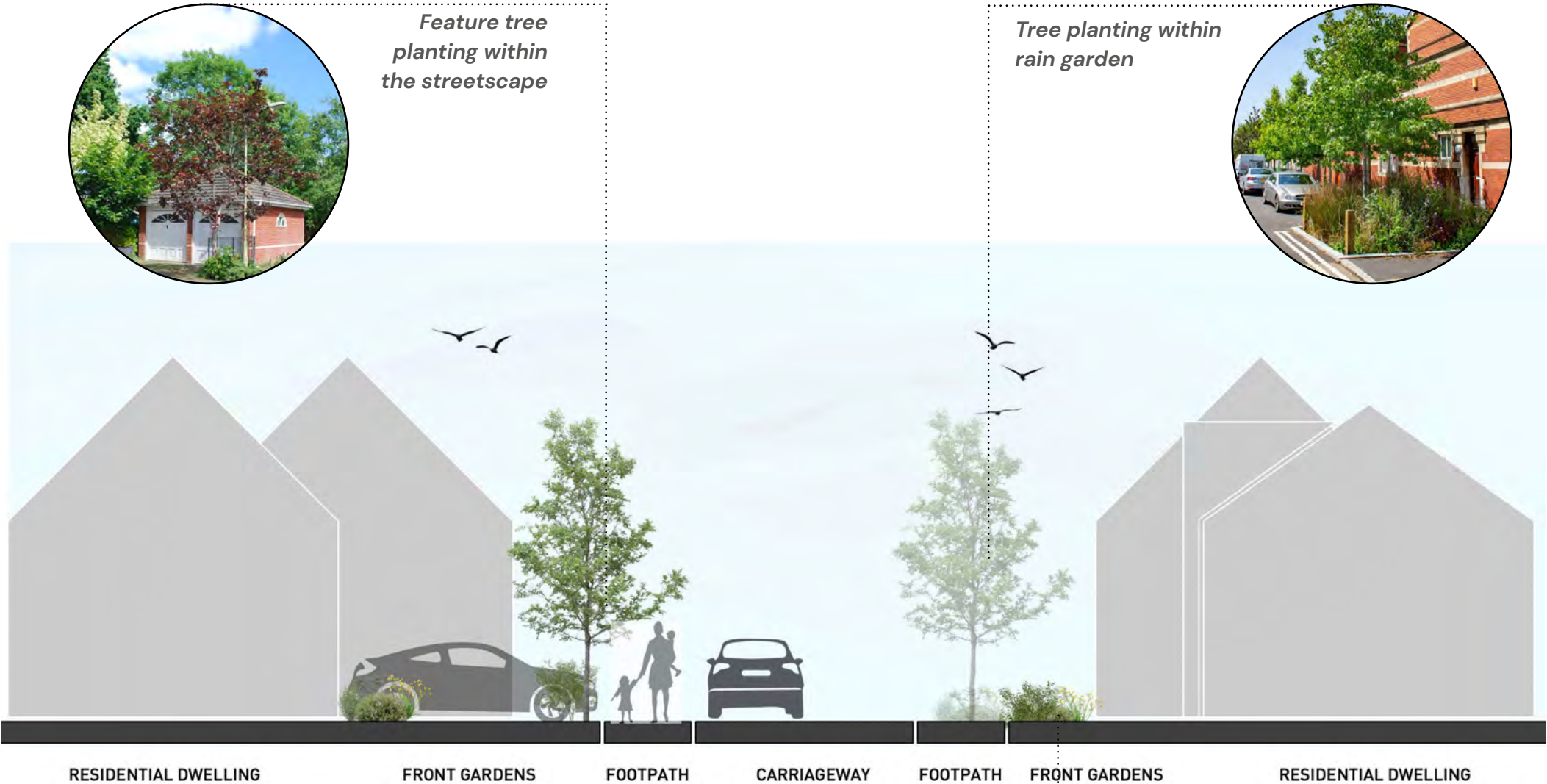
RURAL EDGE



Hedgerow boundary treatments within neighborhood character area

SECONDARY STREETS			
	URBAN	GENERAL	RURAL EDGE
Street Trees	no example of secondary streets within this character area	Avenue trees within highway verge and focal trees within strategic open space – positioned to terminate vista from street. Tree species chosen from character area planting.	no example of secondary streets within this character area
Green/Blue Interventions		Rain gardens with species chosen from character area planting	
Boundary Treatments		Neatly clipped hedge lead along the road/footpath edges	
Planting design		The planting bed is to be situated between the hedge and the building edge, in smaller gardens ornamental gravel should be placed behind the hedgerow	
Hardscape Materials	Refer to design code		

ON PLOT LANDSCAPE STRATEGY – TERTIARY STREETS

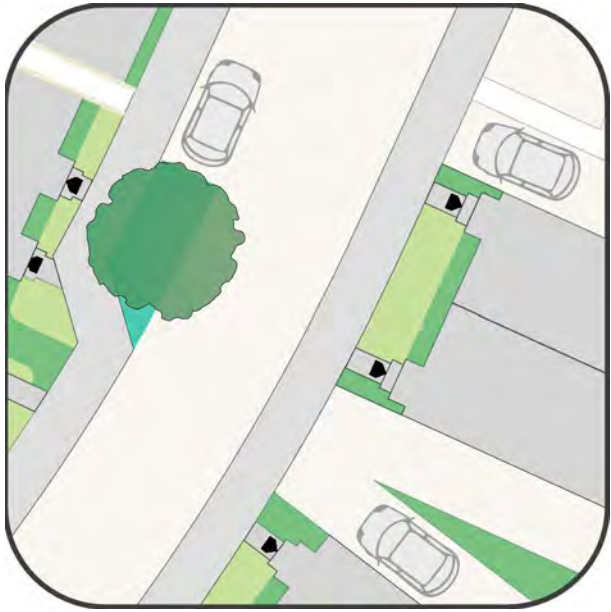


TERTIARY STREETS			
	URBAN	GENERAL	RURAL EDGE
Street Trees	Trees within rain gardens and feature tree planting within the streetscape. Focal trees within strategic open space positioned to terminate vista from street		
Green/Blue Interventions	Rain gardens with species chosen from character area planting		
Boundary Treatments	Estate railing to key plots areas along with ornamental hedges.	Neatly clipped formal hedge along the road/footpath edges.	Post and rail fence to key plots areas, low level rural style hedge along footpaths.
Planting design	The planting beds are located far from the building.	Formal style planting dominated with evergreen planting.	The planting beds are located next to the building with a higher percentage of perennials.
Hardscape Materials	Refer to design code		

Hedgerow boundary treatment and ornamental planting within private curtilage



CONTEMPORARY



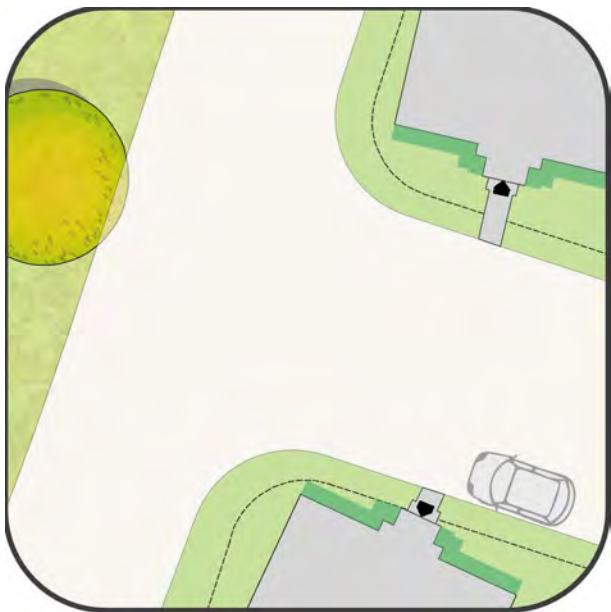
NEIGHBOURHOOD



RURAL EDGE

ON PLOT LANDSCAPE STRATEGY – SHARED SURFACE STREET

CONTEMPORARY



NEIGHBOURHOOD



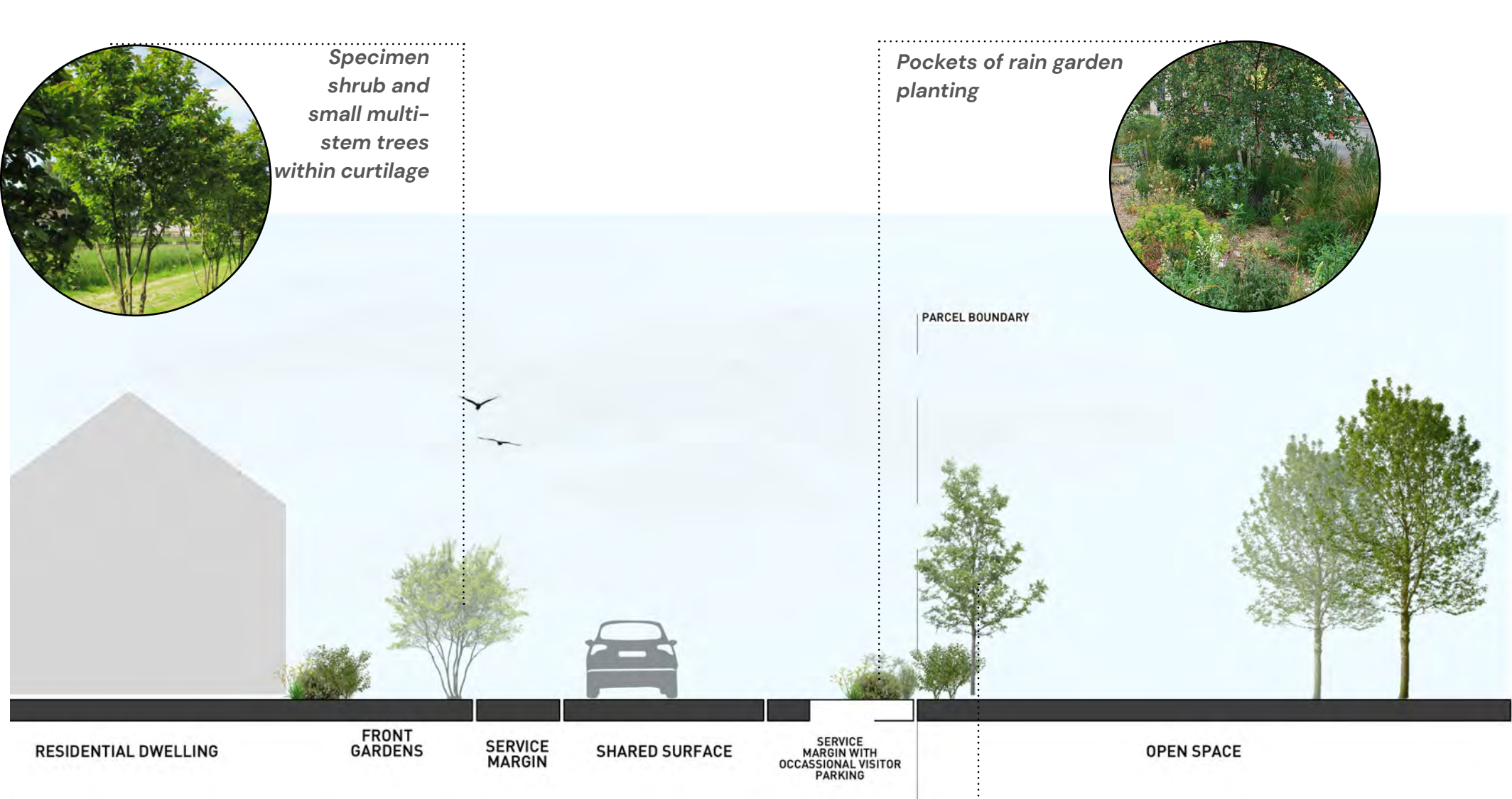
RURAL EDGE



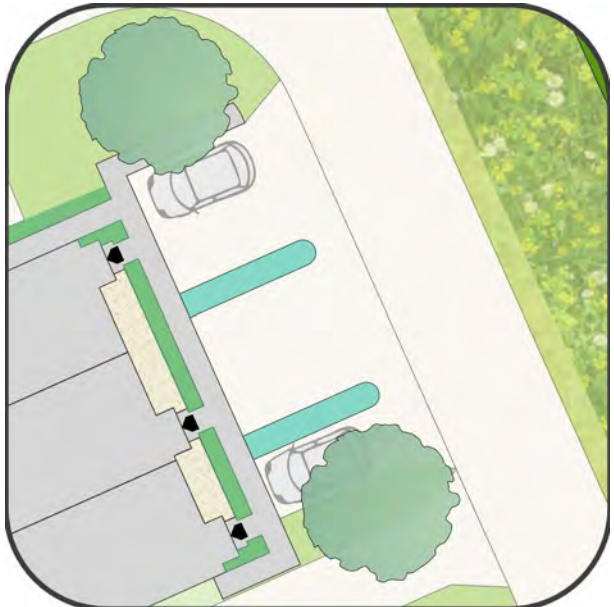
On-plot planting in front of dwellings

SHARED SURFACE STREET			
	URBAN	GENERAL	RURAL EDGE
Street Trees	Feature trees within the streetscape and trees between areas of parking. Tree species chosen from character area planting.		
Green/Blue Interventions	Rain gardens with species chosen from character area planting		
Boundary Treatments	Mix of ornamental shrub planting between building and road edges with limited use of hedges.		Informal rural style hedges
Planting design	Formal style of planting with a large percentage of evergreen plants planted next to the building		Rural character of planting with a mix of evergreen and deciduous planting planted next to the building.
Hardscape Materials	Refer to design code		

ON PLOT LANDSCAPE STRATEGY – SHARED SURFACE LANE



CONTEMPORARY



NEIGHBOURHOOD



RURAL EDGE

SHARED SURFACE LANE			
	URBAN	GENERAL	RURAL EDGE
Street Trees	Feature trees within the streetscape and trees between areas of parking. Tree species chosen from character area planting.		
Green/Blue Interventions	Rain gardens with species chosen from character area planting		
Boundary Treatments	Neatly clipped formal hedges		Mix of ornamental planting instead of hedges
Planting	The planting bed is to be situated between the hedge and the building edge, on smaller plots ornamental bark mulch should be placed instead of planting behind the hedge		The planting beds are located next to the building with higher percentage of perennials.
Hardscape Materials	Refer to design code		

Street tree planting along the edge of the open space to create a transition between the street and open space

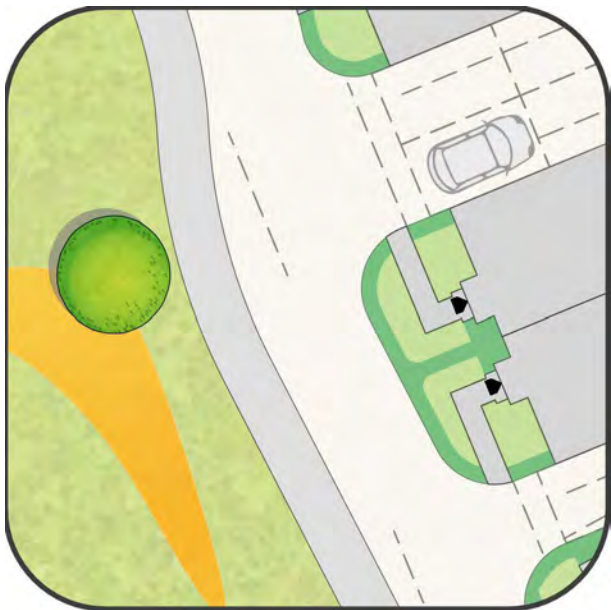


ON PLOT LANDSCAPE STRATEGY – PRIVATE DRIVE

CONTEMPORARY



NEIGHBOURHOOD



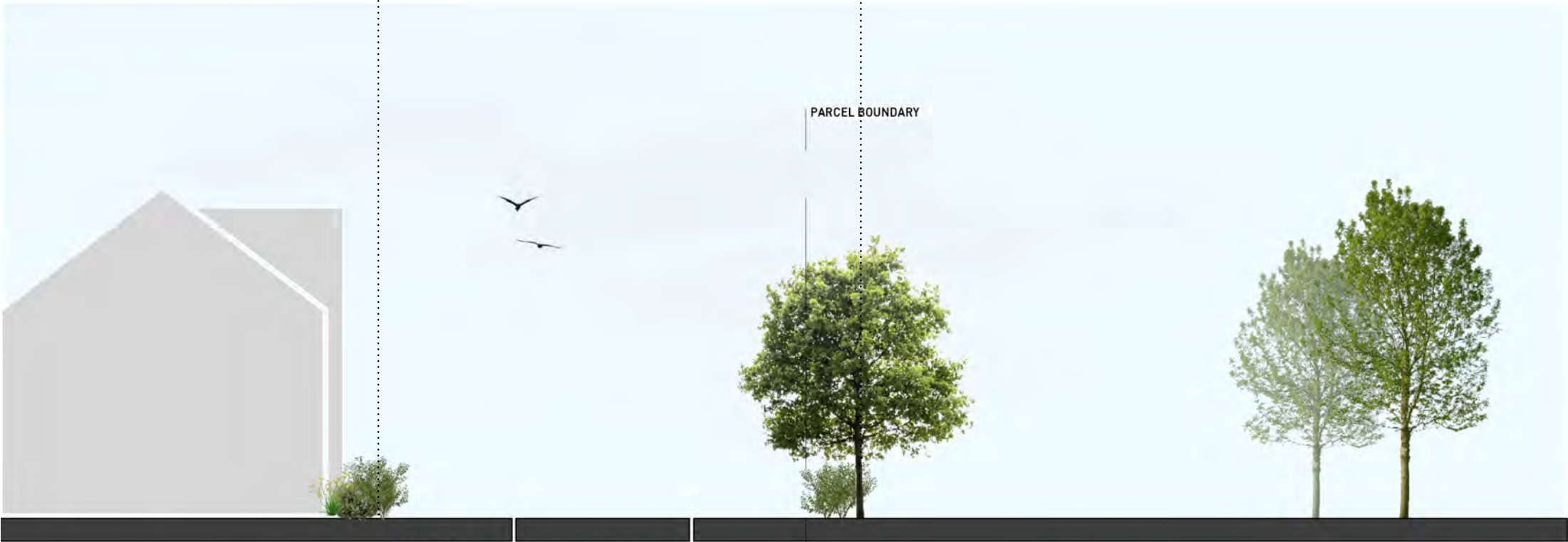
RURAL EDGE



On-plot
planting
in front of
dwellings



Focal trees
within the
public open
space



RESIDENTIAL DWELLING

FRONT
GARDENS

PRIVATE DRIVE

OPEN SPACE

PRIVATE DRIVE			
	URBAN	GENERAL	RURAL EDGE
Street Trees	Feature trees within the streetscape and trees between areas of parking. Focal trees within open space positioned to terminate vista from street. Tree species chosen from character area planting.		
Green/Blue Interventions	Rain gardens with species chosen from character area planting and swales adjacent to the streets within strategic open space.		
Boundary Treatments	Neatly clipped hedge or ornamental planting along the road/ footpath edges		Post and rail fence to key plots
Planting design	Mix of ornamental planting planted next to the building		Rural-style planting planted next to the building
Hardscape Materials	Refer to design code		

ON PLOT LANDSCAPE STRATEGY – PARKSIDE CONTEMPORARY PLANTING PALETTE

ON PLOT LANDSCAPE STRATEGY	
URBAN RESIDENTIAL – CONTEMPORARY	PLANTING
LANDSCAPE CHARACTER	Formal in character with predominantly evergreen hedges and ornamental shrubs, focal colours are white and green. Ornamental grasses with a compact shape are used as feature planting within this character
STREET TREE PLANTING	• <i>Acer campestre</i> ‘William Caldwell’ • <i>Acer x zoeschense</i> ‘Annae’ (*) • <i>Betula utilis</i> ‘Jacquemontii’ • <i>Carpinus betulus</i> ‘Fastigiata’ • <i>Ligustrum lucidum</i> ‘Excelsum superbum’ (*) • <i>Prunus</i> ‘Sunset Boulevard’
SPECIMEN SHRUB PLANTING	• <i>Cornus controversa</i> ‘Variegata’ • <i>Exochorda x macrantha</i> ‘The Bride’ • <i>Laurus nobilis</i> (Topiary) • <i>Magnolia stellata</i>
HEDGE PLANTING	• <i>Griselinia littoralis</i> • <i>Osmanthus burkwoodii</i>
RAIN GARDEN PLANTING (*)	• <i>Bistorta amplexicaulis</i> ‘Blackfield’ • <i>Iris sibirica</i> • <i>Luzula nivea</i> • <i>Liatris spicata</i> ‘Kobold’ • <i>Miscanthus sinensis</i> ‘Morning Light’ • <i>Panicum virgatum</i> ‘Shenandoah’
SHRUB AND HERBACEOUS PLANTING	• <i>Bergenia</i> ‘Bressingham White’ • <i>Choisya ternate</i> • <i>Euonymus japonicus</i> ‘Green Spire’ • <i>Geranium macrorrhizum</i> ‘White-Ness’ • <i>Hebe rakaiensis</i> sp. • <i>Hydrangea arborescens</i> ‘Lime Rickey’ • <i>Liriope ‘muscaria monroe White’</i> • <i>Osmanthus heterophyllus</i> ‘Variegatus’ • <i>Pachysandra terminalis</i> ‘Green Carpet’ • <i>Pittosporum</i> ‘Golf Ball’ • <i>Prunus laurocerasus</i> ‘Otto Luyken’ • <i>Rosa ‘Kent’</i> • <i>Sarcococca hookeriana</i> ‘Humilis’ • <i>Skimmia japonica</i> ‘Kew Green’
HARDSCAPE MATERIALS	Refer to Design Code



ON PLOT LANDSCAPE STRATEGY – LUDGROVE CONTEMPORARY URBAN

ON PLOT LANDSCAPE STRATEGY	
GENERAL RESIDENTIAL – CONTEMPORARY	PLANTING
LANDSCAPE CHARACTER	Less formal character with a mix of evergreen and deciduous shrub planting. The feature colours are yellow and red. Topiary (ball on steam) feature shrubs to be characteristic for this area
STREET TREE PLANTING	• Acer campestre ‘Streetwise’ • Gleditsia triacanthos ‘Draves Street Keeper’ (*) • Liquidambar styraciflua Lane Roberts (*) • Malus trilobata
TREE AND SPECIMEN SHRUB PLANTING	• Euonymus alatus • Euonymus japonicus ‘Ovatus Aureus’ (Topiary) • Prunus fruticosa ‘Globosa’ • Viburnum tinus (Topiary)
HEDGE PLANTING	• Prunus lusitanica • Photinia fraseri ‘Robusta Compacta’
RAIN GARDEN PLANTING (*)	• Baptisia australis • Hemerocallis lilioasphodelus • Iris sibirica • Lysimachia punctata • Sesleria autumnalis • Rudbeckia ‘Goldsturm’
SHRUB AND HERBACEOUS PLANTING	• Aucuba japonica ‘Rozannie’ • Berberis thunbergii ‘Helmond Pillar’ • Brachyglottis ‘Sunshine’ • Cornus sanguinea ‘Midwinter Fire’ • Choisya ternata ‘Sundance’ • Escallonia ‘Glowing Embers’ • Heuchera ‘Lime Marmalade’ • Hebe ‘Green Globe’ • Hypericum ‘Hidcote’ • Kniphofia ‘Bees Lemon’ • Lonicera pileata ‘Moss Green’ • Pittosporum tenuifolium ‘Tom Thumb’ • Pittosporum ‘Golf Ball’ • Skimmia japonica ‘Rubella’ • Salvia officinalis ‘Icterina’ • Santolina chamaecyparissus • Uncinia rubra • Weigela florida ‘Wings of Fire’
HARDSCAPE MATERIALS	Refer to Design Code



ON PLOT LANDSCAPE STRATEGY – NEIGHBOURHOOD RESIDENTIAL

ON PLOT LANDSCAPE STRATEGY	
URBAN RESIDENTIAL – TRADITIONAL	PLANTING
LANDSCAPE CHARACTER	Similar to Urban Contemporary with a formal character featuring evergreen shrubs and hedges. Ornamental grasses have not been included in this character area
STREET TREE PLANTING	• Acer campestre ‘William Caldwell’ • Ligustrum japonicum (*) • Prunus ‘Sunset Boulevard’ • Pyrus calleryana Chanticleer • Carpinus betulus ‘Fastigiata’
SPECIMEN SHRUB PLANTING	• Amelanchier lamarckii • Ilex aquifolium ‘Silver Queen’ • Malus prairifire • Viburnum plicatum ‘Kilimanjaro’
HEDGE PLANTING	• Griselinia littoralis • Ilex crenata ‘Dark Green’ • Pyracantha
RAIN GARDEN PLANTING (*)	• Alchemilla mollis • Cornus sericea ‘Kelsey’ • Erysimum ‘Bowles’s Mauve’ • Hebe sp. • Geranium macrorrhizum ‘Alba’ • Itea virginica • Persicaria bistorta
SHRUB AND HERBACEOUS PLANTING	• Aucuba japonica ‘Rozannie’ • Abelia × grandiflora • Ballota pseudodictamnus • Bergenia ‘Bressingham White’ • Choisya ternate • Euonymus japonicus ‘Paloma Blanca’ • Euphorbia characias ‘Silver Swan’ • Hylotelephium spectabile ‘Stardust’ • Hebe sp. • Lavandula angustifolia • Potentilla ‘Abbotswood’ • Pittosporum sp. • Prunus laurocerasus ‘Otto Luyken’ • Stachys byzantina ‘Silver Carpet’ • Skimmia japonica ‘Kew Green’ • Weigela ‘Ebony and Ivory’ • viburnum tinus ‘Lisarose’ • Vinca minor f. alba
HARDSCAPE MATERIALS	Refer to Design Code

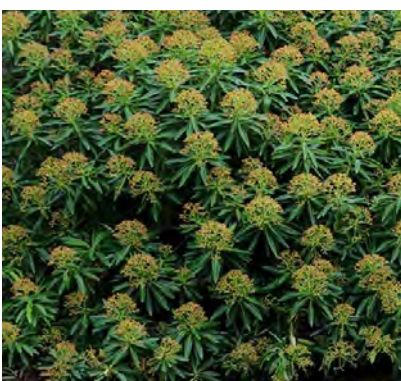


ON PLOT LANDSCAPE STRATEGY – WATERLOO EDGE

ON PLOT LANDSCAPE STRATEGY	
GENERAL RESIDENTIAL – TRADITIONAL	PLANTING
LANDSCAPE CHARACTER	Less formal character with a mix of evergreen and deciduous shrub planting. The feature colours are pink and purple.
STREET TREE PLANTING	• Acer campestre Queen Elizabeth • Acer platanoides ‘Olmsted’ (*) • Magnolia Kobus (*) • Prunus sargentii • Sorbus aucuparia ‘Streetwise’
TREE AND SPECIMEN SHRUB PLANTING	• Aucuba japonica variegata • Fatsia japonica • Magnolia ‘Susan’
HEDGE PLANTING	• Lonicera nitida • Viburnum tinus
RAIN GARDEN PLANTING (*)	• Bergenia cordifolia • Calamagrostis acutiflora ‘Karl Foerster’ • Liatris spicata ‘Kobold’ • Panicum virgatum ‘Shenandoah’ • Phlox paniculata ‘Discovery’ • Salvia nemorosa ‘Ostfriesland’
SHRUB AND HERBACEOUS PLANTING	• Aucuba japonica ‘Rozannie’ • Asplenium scolopendrium ‘Crispum’ • Bergenia cordifolia • Ceanothus ‘Blue Mound’ • Caryopteris × clandonensis sterling silver • Cotoneaster ‘Coral Beauty’ • Erysimum ‘Bowles’s Mauve’ • Geranium macrorrhizum • Hebe sp. • Prunus ‘Otto Luyken’ • Potentilla ‘Pink Beauty’ • Sedum spectabile ‘Brilliant’ • Sarcococca hookeriana ‘Humilis’ • Symphyotrichum oblongifolium ‘October Skies’ • Stephanandra incisa ‘Crispa’ • Skimmia japonica ‘Kew Green’ • Skimmia japonica ‘Rubella’ • Stachys byzantina ‘Silver Carpet’ • Liriope muscare • Viburnum tinus ‘Lisarose’ • Weigela ‘Florida Variegata’
HARDSCAPE MATERIALS	Refer to Design Code



ON PLOT LANDSCAPE STRATEGY	
RURAL INTERFACE	PLANTING
LANDSCAPE CHARACTER	A naturalistic character high percentage of perennial within mixes, varieties of colours without clear colour domination and planting by the buildings
STREET TREE PLANTING	• Acer platanoides ‘Drummondii’ (*) • Amelanchier arborea ‘Robin Hill’ (*) • Prunus ‘Accolade’ • Sorbus hupehensis
SPECIMEN SHRUB PLANTING	• Corylus avellana ‘Contorta’ • Euphorbia mellifera • Hamamelis × intermedia ‘Jelena’ • Ribes sanguineum ‘Pulborough Scarlet’
HEDGE PLANTING	• Lavandula angustifolia ‘Munstead’ • Ligustrum ovalifolium
RAIN GARDEN PLANTING (*)	• Anemanthele lessoniana • Aquilegia sp. • Bistorta amplexicaulis ‘Orange Field’ • Carex testacea ‘Prairie Fire’ • Geranium ‘Johnson’s Blue’
SHRUB AND HERBACEOUS PLANTING	Anemone × hybrida ‘September Charm’ Artemisia ‘Powis Castle’ Astrantia major ‘Rubra’ Carex Testacea Caryopteris × clandonensis ‘Grand Bleu’ Centranthus ruber Cistus criticus Choisya ternata ‘Aztec Pearl’ Geranium × oxonianum ‘Wargrave Pink’ Hebe sp Hydrangea macrophylla ‘Altona’ Nepeta racemosa ‘Walker’s Low’ Phlomis italica Perovskia ‘Little Spire’ Pittosporum sp. Rudbeckia ‘Goldsturm’ Rosa ‘Surrey’ Rosmarinus officinalis Salvia × sylvestris ‘Mainacht’ Stipa tenuissima ‘Pony Tail’ Syringa ‘Palibin’
HARDSCAPE MATERIALS	Refer to Design Code



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