

**Key spaces and edges**

In consultation with the local authority, key infrastructure spaces, development edges and green corridors have been designed in greater detail as part of this Code. The design of these areas has also evolved to take account of comments and feedback from the public workshops. These landscape infrastructure areas are shown

on figure 3.5 and cross referenced to Appendix 1 where full details are provided. All Reserved Matters applications should reflect the layouts and design guidelines contained in the appendices. The design of the western development edge will incorporate occasional breaks in the habitat corridor to allow for vehicular access to the adjoining land.

**Figure 3.4**  
Safe and attractive public spaces and routes must be provided throughout Kingsmere. (This generic section shows buildings fronting green space)

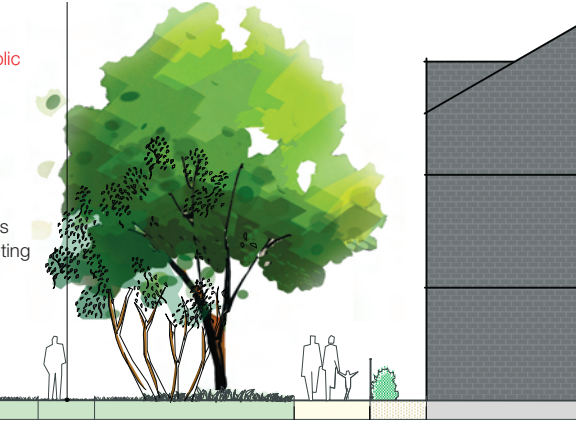


Figure 3.5 Landscape appendix plan. See Appendix 1 for details of each location.

3.2 continued:  
**Infrastructure**

**Existing vegetation**

Existing hedgerows, copses and trees are a major landscape asset, and where proposed to be retained will be protected during construction. Existing vegetation will help provide legibility and bestow a mature setting to the development. All existing vegetation to be retained should become a positive feature in the new development.

Colin Bashford Associates (CBA) has produced the following additional information:

- A full arboricultural survey of site vegetation.
- A tree protective fencing plan for all copses, hedgerows and trees.
- A Root Protection Area Plan for all vegetation to be retained

**Protective fencing must be erected prior to works commencing on the relevant part of the site and maintained for the duration of the contract.**

A detail showing options for tree protection fencing is included at the end of Appendix 1.

**Planting strategy**

**To reflect the character of the site and the surrounding area, and to provide a strong rural identity to the development, a high percentage of all planting must comprise native species common to the area. The infrastructure planting must comprise no less than 90% native planting.** Within each character area, the percentage of native species alters – refer to section 4. Plant species have been chosen to help encourage wildlife, an example of this being the inclusion of Devil’s-bits scabious (*Succisa pratensis*) which is a food source for the Marsh Fritillary butterfly. Plant species have also been included to promote white-letter hairstreak, Brown hairstreak, Small Blue, Grizzled Skipper and Small heath butterflies

Within the development area, the percentage of native species will vary according to the character area – refer to section 4.

Stock for new woodland, copses and hedgerows should be mainly transplant and whips to ensure good establishment. Larger stock should be used to provide immediate effect in key spaces such as squares or landscape features such as avenue planting.

A variety of grassland swards are proposed helping to maintain a rural character and maximise biodiversity across the development. Appropriate grassland species are set out in Table 3.6.

All hard and soft landscape schemes for the infrastructure and character areas should be designed to achieve as many ‘A’ ratings for landscaping as possible, as defined in the Green Guide to Housing Specification (Ecohomes), thereby helping to achieve the specified overall Ecohomes rating set out in section 5 of this code.

**Street planting**

The use of trees within the public realm is important in establishing a coherent streetscene and emphasising change in character. **All planting details for trees must comply with NHBC Technical Standards and avoid the need for special foundations for adjacent development. All planting must be in accordance with National Plant Specification.**

Section 4 sets out guidance for appropriate street tree species for each of the character areas.

**Plant schedule for landscape infrastructure**

The following planting list is intended to guide the design of planting for the landscape infrastructure. Whilst the species list can alter to achieve specific objectives, the overall percentages of 90% native trees and shrubs should be maintained.



**Table 3.6** Plant species selection for strategic landscape infrastructure outside of development area (90% native planting).

Woodland / Copse	
Acer campestre	Field Maple
Quercus robur	English Oak
Salix fragilis	Crack Willow
Fraxinus excelsior	Common Ash
Corylus avellana	Common Hazel
Ilex aquifolium	Common Holly
Taxus baccata	Yew
Hedgerows	
Acer campestre	Field Maple
Ulmus glabra	Wych Elm
Crataegus monogyna	Hawthorn
Sambucus nigra	Elder
Cornus sanguinea	Common Dogwood
Corylus avellana	Hazel
Euonymus europeans	Spindle Tree
Prunus spinosa	Blackthorn
Rosa canine	Dog Rose
Trees	
Fraxinus excelsior	Common Ash
Quercus robur	English Oak
Quercus petraea	Sessile Oak
Tilia cordata	Small-leaves Lime
Sorbus aria	Whitebeam
Sorbus aucuparia 'Sheerwater Seedling'	Mountain Ash
Alnus glutinosa	Common Alder
Prunus avium	Wild Cherry
Carpinus betulus 'Fastigata'	Hornbeam
Hedging	
Crataegus monogyna	Common Hawthorn
Taxus baccata	Yew
Shrubs	
Corylus avellana	Common Hazel
Cornus sanguinea	Common Dogwood
Cornus alba	Red Barked Dogwood
Cornus 'Kelsey'	Dwaft Dogwood
Crataegus monogyna	Hawthorn
Hammamelis mollis	Witch Hazel
Rosa rubiginosa	Sweet Briar
Ribes sanguineum	Flowering Currant
Salix alba	White Willow
Sambucus nigra	Common Elder
Viburnum opulus	Guelder Rose
Viburnum opulus 'Compactum'	Select form of Guelder Rose
Viburnum lantana	Wayfaring Tree
Euonymus 'Red Cascade'	Select form of Spindle Tree
Lavandula augustifolia 'Hidcote'	English Lavender

Herbaceous		
Foxglove	English Blue Bell	
Native Daffodil	Forget-me-knot	
Poppy	Buttercup	
Ox-eye Daisy	Common Honeysuckle	
Devil's-bits Scabious		
Aquatics / Marginals		
Brooklime	Branched Bur-Reed	
Lesser Water Parsnip	Water Figwort	
Water Forget-Me-Not	Fools Water-cress	
Floating Sweet Grass	Water Mint	
Perforate St Johns-wort		
Grassland		
Calcareous	Meadow/ Long Grass	Wetland Grass
Ladies Bedstraw,	Wild Carrot	Meadowsweet
Mouse-ear Hawkweed	Field Scabious	Wild Angelica
Burnet Saxifrage	Black Knapweed	Rough Hawkbit
Hoary Plantain	Ox-Eye Daisy	Perforate St Johns-wort
Salad Burnet	Self-heal	Common Fleabane
Red Clover	Cowslip	Water Mint
Meadow Buttercup	Ladies Bedstraw	Creeping cinquefoil
Sheeps Fescue	Ribwort Plantain	
Creeping Bent	Pepper Saxifrage	
Sweet Vernal Grass	Bush Vetch	
Crested Dogs-tail	Meadow Vetchling	
Smaller Cats-tail	Red Fescue	
Kidney vetch	Yorkshire Fog	
	Glacous Sedge	
	Sweet Vernal Grass	
	Common Bent	

**Note:**

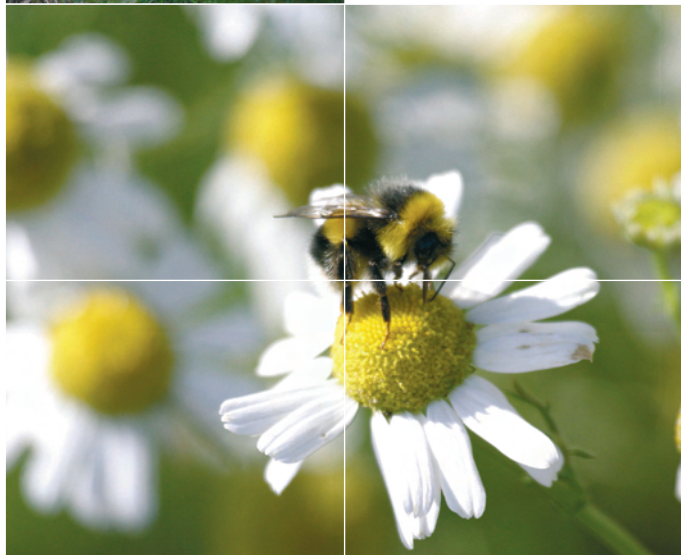
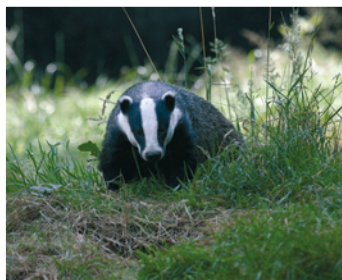
- (1) *Tilia cordata* must be substituted with *Tilia tomentosa* when used close to vehicular areas.
- (2) *Prunus avium* must be substituted with *Prunus 'Pandora'* when used close to paved or roadside locations.



### 3.2 continued: Infrastructure

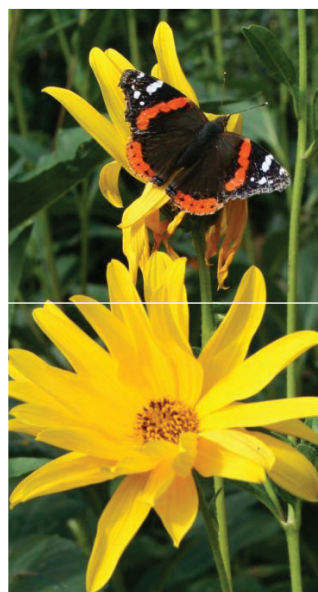
#### BIODIVERSITY AND WILDLIFE

Nature conservation and biodiversity are important components of the landscape infrastructure framework proposed for Kingsmere. Figure 3.7 illustrates the key landscape areas for biodiversity and wildlife protection and enhancement. The key priorities and objectives for each of these areas are set out below. Where appropriate, objectives have been cross-referenced to the Cherwell Biodiversity Action Plan.



#### Informal grassland

- Calcareous grassland is a priority habitat in the UK and within the Cherwell Biodiversity Action Plan (BAP). The calcareous grassland south of Middleton Stoney Road has no statutory or non-statutory designations (e.g. county wildlife site), but is recognised as important at a local level, due to the scarcity of the habitat in the area. The calcareous grassland covers a maximum area of 0.27ha.
- The aim of the translocation is to relocate the grassland and successfully re-establish it at a receptor site, which will remain free of built development. **The re-established grassland must be of equivalent area to the original grassland lost to the development.** Two receptor areas have been identified and detailed plans of the translocation process and subsequent management of these areas will be agreed independently of the Design Code, and as set out in the Environmental Management plan.



- **The management of the translocated sward should aim to replicate the effects of seasonal grazing which the site is subject to currently. A mowing regime will be implemented with different areas being cut at different times and at varying frequencies throughout the summer. With this variety of treatment there will always be a matrix of sward lengths to provide cover and shelter for invertebrates and other wildlife.**
- Areas of longer grass/meadow are proposed throughout the informal open space including current ridge and furrow pasture and areas of wetland grass along Pingle Brook. Management of these areas should also aim to benefit other species identified in Cherwell BAP.

#### Recreational grassland

- Areas of longer grass are proposed around the edges of grass pitches and adjacent to hedgerows.
- Where soil conditions are appropriate, edges of recreational areas will be a calcareous grassland mix to increase extent of this habitat.

#### Pingle Brook/water bodies

- **Proposals and management must ensure the continued suitability of habitat for wildlife.**
- The removal of grazing of banks will also benefit other species identified in the Cherwell BAP such as reed bunting and sedge warbler.
- **Two attenuation ponds in the north eastern area are proposed. The western pond will be designed to maintain permanent water. The margins will be planted with a species mix similar to that recorded along the Pingle Brook.**
- The seasonal wetness of the ponds will increase their attractiveness to wildlife.
- Attenuation ponds will be created in the south eastern corner of the site. The western pond will be permanently wet. Emergent aquatics will be planted to create a stand of common reed, bulrush and yellow flag iris.
- The creation of both permanent and temporary water bodies will provide a range of habitats for invertebrates and amphibians. Foraging bats will also use these areas.



Figure 3.7 Biodiversity and wildlife.



Habitat creation will be a major benefit of the proposals.



**Copses/woodland/hedgerows/trees**

- The area of wet woodland, a scarce resource in Cherwell District, in the eastern part of site, would be managed appropriately.
- Only 3.5% of Cherwell district is wooded. Plans will safeguard all existing woodland on site.
- Planting of native broad leaves may be required in some of the copses, particularly those where elm dieback is significant.

- Under planting with native shrubs may also be undertaken to increase both species and structural diversity.
- Appropriate management will benefit BAP species such as bats, song thrush and bullfinch.
- The maintenance of a network of hedgerows crossing the site is vital as commuting/foraging routes for bats.
- Hedgerows provide feeding/nesting habitat for birds as well as habitats for common insects and mammals.
- Appropriate management regimes will be implemented to promote biological diversity along hedgerows and immediately adjacent habitats.
- Additional native broad leaves will be planted increasing structural and species diversity along these green links.

**Perimeter road**

- There will be planting of additional areas of native woodland associated with the road, increasing the area of this habitat on site.
- Species rich hedgerows will be planted along the road corridor, these will act as dispersal corridors for some mammal, bird and insect species.

**Greenways/habitat links**

- **Existing hedgerows will be maintained and improved with additional planting of native species where necessary.**
- **Hedgerow management will aim to enhance the value to wildlife of these corridors.**
- **Pockets of scrub and areas of grassland will be included along the green links, improving their current ecological value and improving their viability as dispersal corridors for mammals, birds and insects.**
- Lighting levels along the green links should be kept to a minimum and tend to be located on the edges next to pathways ensuring these areas are suitable for commuting/foraging bats and other nocturnal species.