

Appendix 4 - Landscape Requirements

General landscape requirements for Himley Village

INTRODUCTION

This statement sets out the landscape responsibilities future developers of Himley Village (‘the Site’) should adhere to in order to deliver the overall Landscape Strategy as detailed within the Design and Access Statement. It is necessary to set out broad principles in order to achieve the aspirations of the eco-town development as set out in the wider NW Bicester landscape masterplan prepared by Farrells and A2 Dominion (May 2014).

The landscape for each plot and the whole area of Himley Village is a piece of the wider jigsaw for the NW Bicester eco-town area and Bicester town. All aspects of the landscape will therefore require a coordinated approach through dialogue with the surrounding partners at each stage of the planning process to ensure a fully integrated and working landscape which delivers a bio diverse, sustainable, water resilient and usable amenity for all.

The landscape principles set out in this statement provide a detailed guide to deliver the landscape strategy for Himley Village. There will be a requirement for detailed landscape schemes to be developed as part of reserved matters applications which should demonstrate conversancy with the overarching principles set out within this statement.

The future sustainable stewardship of the landscape is an integral consideration and must be understood and reflected in the detailed landscape proposals. The mechanism for stewardship is outlined in Appendix 3 of the DAS;

The following general landscape principles should be adhered to:

LANDSCAPE SETTING

QUALITY

- Use of high quality material and planting palette that is simple, robust, responsibly sourced, sustainably designed and unified throughout the Site.

LANDSCAPE LED DEVELOPMENT

- Detailed design development should be co-ordinated with the appointed landscape architect and ecologist to ensure quality of landscape design, delivery and maintenance.

OPEN SPACE STRATEGY

- As set out in the PPS1 Supplement, delivery of 40% minimum high quality green space (of which half should be public), is required to achieve the eco-town standards. Responsibility of delivery should be shared amongst developers and development plots.
- Green Infrastructure (GI) (defined by Natural England below) will take precedence on the development of the open space network.

“Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed, as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.” (Natural England)

Appendix 4 - Landscape Requirements

General landscape requirements for Himley Village

SURFACE WATER DRAINAGE

On-site Management of Water

- All rainwater falling on and passing through the Site should be managed within the Site in accordance with the eco-town principles ensuring greenfield runoff rates.
- Discharge of any surface water run off into existing foul water or piped systems should be avoided by on-site infiltration and attenuation.

Soft Landscape Solution

- Surface water drainage strategy should be unified throughout the Site, and all drainage solutions should be achieved using soft-based solutions (e.g. landscape swale, ditch and planting based solutions) as detailed by the drainage strategy in the DAS (Chapter 3) and the Flood Risk Management in the ES.
- Landscape solution utilising SUDS should also be part of the public landscape contributing to the landscape design through ecology, high quality planting solutions and contouring. Swales, ditches and all contouring should be considered as landscape features available for play and amenity as well as making an integral contribution to landscape character.

CORRIDORS

Definition: Linear landscape spaces along the lines of the existing and new hedgerows that provide movement corridors for pedestrians and cyclists as well as play and growing opportunities:

Hedgerow Enhancement (refer to chapter 03/ 3.3 borders)

- All existing hedgerows should be retained and ecologically enhanced via a 10m minimum landscape treatment buffer on either side.
- Where partial removal of existing hedgerows is required, mitigation through associated re-planting and establishment should be in accordance with the ecological statement Chapter 7: Ecology as set out in the ES
- Existing hedgerows should be maintained through appropriate regimes during the development phases and delivered to the future

long-term management organisation in a healthy, well maintained condition.

- Legible Movement
- Corridors should have robust and permeable surfacing on pathways, clear legibility and wayfinding and lighting where appropriate for perception of safety (with the exception of the Bat corridor where there should be no lighting).
- Provision should be made for exercise, seating, play and socialising at no more than 75m intervals (see corridor illustration in Chapter 3 hedgerow enhancement)

GROWING ZONES

- Provision of allotment/growing space should be maximised in all public landscape areas. These spaces can be provided as grass areas where they can be taken up as growing zones as the stewardship organisation, working with residents, develops.
- The growing zones can be all shapes but must be convenient to shared water supply for irrigation, close to all zones and basic infrastructure including sheds for tools, potting and greenhouses
- All corridors should incorporate orchard trees for fruit harvesting. These can be in small zones of pocket orchards integral to the corridor design and as espaliers where appropriate.
- Orchard species should be developed in cooperation with adjacent plot developer so as to provide a commercial and varied mix and balance of fruit across the eco-town area.
- Zones for hazel nuts and other productive plants can also be considered as part of the landscape character as an alternative to fruit trees in some areas.
- Fruit or productive trees should be in groups of 10 or more every 100m of corridor.
- Residential Parklands (refer to strategic landscape and open space set out in the parameter plans in Chapter 4.2)
- Designed to promote social interaction through communal gardens and shared facilities. These areas should include tables and benches, seating, shelter/storage, edible beds and growing zones.
- Designed to strengthen the local areas distinct identity.
- Promote visibility and permeability to ensure a feeling of safety
- Accessible paths and provision to provide a variety of amenity



Neighbourhood Park



Communal courtyards

Appendix 4 - Landscape Requirements

General landscape requirements for Himley Village

such that the landscape strengthens community.

- Rich borders of planting and hedging will be established (with visually permeable temporary fencing) to form all boundaries avoiding the use of linear rigid fencing systems.

EDGE

Definition: this is predominately existing and proposed woodland edge but also includes existing hedgerows that will affect the plots to the north and south.

WOODLAND EDGE

- Buffer of woodland edge (existing and proposed) should be enhanced through appropriate planting and establishment of forest species.
- Landscape treatment to soften the edge of the site boundary.
- All woodland planting should be of a minimum 10/12 standard or whip size, spaced in accordance with arboricultural best practice.
- Forest buffer zones and structural tree planting of green areas should be undertaken as the first stage of site works to maximise establishment prior to people moving in.

ACCESS

- Woodland should incorporate footpath and accessible routes that link with wider circulatory routes and movement corridors. These should be provided using an appropriate permeable material.
- The woodland should be designed to promote access for children and allow informal den making, and the exploration of the wood through play.

WOODLAND MANAGEMENT

- The woodland areas should be managed by skilled practitioners to maximise biodiversity, structured growth and provide fruit, nuts and timber for use by the stewardship organisation.

POND/WETLAND

WATER

- Wastewater should be treated on site using biological methods to river water quality standards; wastewater should be integrated into the landscape for amenity, ecological and educational use (e.g. wetland, lake pond).

PLANTING

SPECIES

- Planting strategy should be developed by appointed landscape architects and ecologists to promote use of native and rich species mixes.
- Use of appropriate varieties to ensure sustainable habitats and to provide enhancement of biodiversity (refer to ES Chapter 7: Ecology).
- Productive Planting/ Foraging
- These are integral to the landscape design and will inform the distinct future landscape character of each area.
- Timing of Planting
- Developers should submit as part of detailed reserved matters applications phasing plans, which seek to maximise the delivery of forest buffer zones and all areas of dedicated planting for corridors within the first stage of site works to maximise establishment prior to resident occupation. This should be co-ordinated with the HFLT as set out in Appendix 3 of the DAS.



Neighbourhood Park



Communal courtyards

Appendix 4 - Landscape Requirements

General landscape requirements for Himley Village

PLAY

PLAYABLE LANDSCAPE

- There is an aspiration to give all children growing up on Himley Village the opportunity to engage with the landscape and to establish a strong relationship with the surrounding environment in which they live. The play strategy (set out within Appendix 2 of the DAS) requires the whole public landscape to be designed to be accessible and provide possibilities for exploration and discovery as well as formal opportunities for play.
- In order to achieve this, future detailed applications should demonstrate how the detailed landscape would contribute towards delivering the play strategy.

SERVICES

LANDSCAPE COORDINATION

- Coordination between all parties and service providers should ensure appropriate location of combined service trench with access and maintenance points that minimise future impact on the landscape and planting of all areas. Proposals for service trench routes and future access methodologies for maintenance, repair or replacement should be submitted to planning and approved at detailed design stage. Refer to the indicative service trench locations shown below.

SUMMARY

Plot developers should follow the principles set out in this statement in order to achieve the ambitions of the Himley Village masterplan and wider eco-town vision as set out by the NW Bicester masterplan. This should ensure that all residents are provided with direct and local access to a healthy and active lifestyle; access to sourcing and growing local food; to promote sustainable transport methods; to provide a net gain in biodiversity; and to create a vibrant community for the future.

Appendix 4 - Landscape Requirements

Detailed landscape requirements for Himley Village

INTRODUCTION

The following landscape requirements set out in further detail of what should be required by plot developers in order to address the landscape principles set out above.

The landscape requirements should be achieved through subsequent detailed design development and through reserved matters approval. This is necessary to deliver the landscape elements as an essential part of development of the NW Bicester eco-town.

SETTING

MATERIALS

Road - Dutch brick pavers are proposed for their flexible laying options eg. easy to lay in a variety of patterns and easily replaceable/ maintained.

Footway/cycleway (road network)

Dutch brick pavers of distinct colour with delineation between carriage/footways

FURNITURE

50% to be bespoke in response to character area

OPEN SPACE

The 40% of green space required throughout the site (of which half should be public) should be distributed between:

Existing woodland – Linear buffer strip of plantation woodland on the Eastern boundary (See Edge section)

Proposed woodland – Linear buffer of mixed plantation woodland on Western boundary (See Edge section)

Playing fields

To be accessible to public. Linear tree planting for windbreaks and copse planting to be integrated

Use a seed mix to reduce the mowing regime, store carbon in soil and increase durability.

NEWT CORRIDOR

Protected nature area to include educational signage/wayfinding elements, wet grassland seed mix, aquatic planting, boardwalks/viewing platform, informal play.

HEDGEROW CORRIDORS

Ecological green corridors for pedestrian and cycle movement. Vehicular access should be limited for maintenance/allotment and orchard access only.

Minimum width of bat corridors: 40m

Minimum width of hedgerow corridors: 20-25m

VILLAGE GREEN

Central park to include amenity water body, orchard, flexible event and community space, area of wildflower meadow, area large enough to incorporate mowing informal ball game court (area to match MUGA dimensions 18.5x37m)

Residential Parkland Community Resource

Local linear West-East parks, clear circulation of lit 3m wide path, social and play areas within each neighbourhood with shared facilities.



Play integrated in landscape



Informal play as part of swale network

Appendix 4 - Landscape Requirements

Detailed landscape requirements for Himley Village

DRAINAGE

SOURCE CONTROL

- Considered use of source control required per unit of housing (e.g. green roofs, rain gardens, rainwater harvesting).
- Primary Swale and Secondary Swale -
- Swales should have a maximum width of 2.5m (secondary swale) -5.0m (primary swale), maximum depth of 1m and a gradient of maximum 1in4
- Swales should not to be linear and rigid in design but natural and fluid.
- Check dams incorporated as per engineer's requirements
- Banks of Swale should be seeded with species rich native grassland mix e.g. Emorsgate MG8 mix
- Gravel filtration beds should be located at confluence and head of swales as close to each sub catchment area
- Swales should have tree planting to stabilise banks, aid with water uptake and break linear character

CONVEYANCE CHANNEL

- Rigid channel construction in keeping with material palette/vernacular (e.g. granite setts to convey run off to swale network)
- Channels activate the streetscape during and after periods of rain – ensure channel visibility
- Maintain creativity and flexibility of design – incorporating child friendly play elements i.e. wider in parts with stepping stones.

STORMWATER PLANTERS

- Street planters should receive rainwater runoff and act as infiltration beds, Overflow linked to swale network
- Minimum of 3 trees in planters. For design development see guidance from CIRA, 'The Stockholm

Solution' (if structural loading is required) and Trees in the hard landscape.

ATTENUATION

- Attenuation volume should be distributed throughout the swale system see drainage strategy (REF FHA & ABA)
- Sacrificial areas for flooding in event of 100-year storm should be designed as part of public spaces, as gently graded areas. (e.g. pathways).

CORRIDORS

ACCESS

- Path and cycle network should be 3m wide self binding gravel permeable surface with mown grass pathways from housing units (seed mix to be hardwearing, require less mowing, store carbon in soil)
- Flexible vehicular access required for maintenance/deliveries to the allotments should be provided

HEDGEROWS

- Existing hedgerows should be left to grow out into tree belts
- 10m buffer on each side of hedgerows should be managed as diverse and rich border including new planting and mowing regime to allow strip of long grass and scrub should develop within 10m buffer for invertebrate habitat.
- Edible species should be added to hedgerow to provide future foraging opportunities.

– ALLOTMENTS

- Standard traditional allotment plot size of 8.30m long by 3.30m wide, minimum of 10 plots to be grouped
- Provision should be made for irrigation services, basic infrastructure – greenhouse, tool shed, compost bays,

- seating area, rabbit proof fencing and low defensible hedging (possibly edible) to frame allotment space.
- Legible movement
- Clearly marked cycle and footpaths with unified wayfinding elements (e.g. signage totems, inlaid paving stone symbols/markers, timber signage, design to reflect character of site and proposed materiality).
- Lighting should be designed for low energy usage, enhancing safety.

EDGE

WOODLANDS

- Existing woodland should be planted to improve and diversify the age, species and structure of the woodland and create an improved woodland edge – planting should marry in with existing species.
- Proposed woodland buffer to the western edge should be created to provide screening to proposed housing. Species mix should be native.
- Access
- Bridle path/footway cut through existing woodland, timber used to create habitat, path minimum of 3m wide paved with a permeable surface.
- Trim trail fitness elements situated at 50m intervals
- Play elements incorporated into the path layout and wood

MANAGEMENT

- Existing woodland on eastern edge should be skilfully managed by HFLT to create rides and glades within circulation network, to increase light reaching the understory, to diversify and create habitat and to increase longevity of the woodland.
- Woodland should be managed as productive working woodland, by HFLT, resources to be retained on site (e.g. coppiced hazel for use in allotments, charcoal making for revenue generation for HFLT).

Appendix 4 - Landscape Requirements

Detailed landscape requirements for Himley Village

POND/WETLAND

DESIGN

- Amenity water bodies should have standing water all year and varying depths to allow for marginal aquatic planting,
- Design should be irregular and natural in shape, to incorporate island for habitat and nesting birds and to include an inaccessible area for habitat,
- Grass sloping bank to the waters edge for relaxing and hard edge for amenity use (e.g. timber deck)
- Village green should have large body of standing water and a series of smaller shallower ponds/wetland within the newt corridor, with marginal planting and seasonal flooding/change in water level.

PLANTING

PHASING

- Implementation of landscape strategy from Phase 1 - establishment of proposed woodland and enhancement of existing should be planted in first planting season.
- All hedgerow enhancement planting should be completed in Phase 1
- Street tree sizing should be of extra heavy standard and spaced every 10m layout to be agreed at a later stage.
- Minimum 50% of plant and tree stock grown by HFLT for planting should be delivered in conjunction with construction phasing – not after completion.
- Co-ordination with landscape architect and ecologist should ensure best practice for planting and establishment during the construction phasing.
- Planting should comply with best horticultural practice BS 3975
- glossary P 4&5 and BS 4428 and BS 5236.
- All plant and tree failures in first five years should be replaced
- All tree and plant stock should be planted with mycorrhizal fungi

MANAGEMENT/MAINTENANCE

- Hedgerow management by HFLT should commence from Phase 1, left to grow out.
- 5m strip on each side planted irregularly with native scrub and woodland mix, edible species and fruit trees should be randomly included
- 5m strip on each side with twice annual mowing regime to allow development of long grasses.



Drainage features integrated as play areas



Clear movement routes

Appendix 4 - Landscape Requirements

Character areas landscape requirements for Himley Village

WOODLAND EDGE

- Western edge of site newly planted woodland (phase 1) mix of native species
- Management techniques of selective thinning, coppicing and spacing in planting gives views out into wider landscape and develops diverse understory
- Woodland ride, with bridleway and path of permeable surfacing minimum 5m wide to run through woodland and connect to circulation route of wider masterplan and Himley Village masterplan
- 5m strip of grass and scrub on each side of the path with annual mowing regime to encourage invertebrate habitat.
- Scalloped edge on rotational coppicing to encourage diversity
- Woodland planting should come outwards from the plantation and surround proposed development plots/individual houses.
- Central green corridor connecting with circulation footpath and allotment provision
- Trim trail fitness elements set at maximum 40m intervals

NEWT CORRIDOR

- Linear park of ecologically rich wetland – central corridor of inaccessible wet planting links the two newt ponds.
- Newt corridor should have timber bridges to minimise disturbance of habitat.
- Central path running through the park to be surfaced with permeable material and be a minimum of 4m wide.
- Two existing newt ponds linked via inaccessible wet corridor.
- Educational and recreational boardwalk/decking areas at appropriate meeting points
- Allotments in plots of 10 backing on to borders of private gardens, divided by edible hedges, espalier fruit trees and low timber gates
- Play elements should be incorporated into planting, level change and landscape elements (i.e. boulders)

NEIGHBOURHOOD PARK

- Primary access paths minimum 3m wide permeable surface (e.g. self binding gravel)
- Circulatory path of mown grass (appropriate durable grass mix selection)
- Areas of wildflower meadow grass
- Central areas of mown grass around social areas
- Provision for shared facilities, tables and seating, paved central area with shelter
- Borders to be soft and diverse edges, composed of native hedge mix (see ES Chapter 7: Ecology) with potential for future hedge laying, espalier fruit trees, edible hedges, rural style gate to mark threshold or entrance from gardens
- Informal play elements should be integrated into the parkland
- Pocket orchards of a minimum of 5 trees should be incorporated into corridors, species selected for diversity, heritage variety, cropping variety. Understory of orchards planted with wildflower mix

BAT CORRIDOR

- Wide GI corridor with central (5m minimum) pathway
- Large orchards of mixed fruit trees including heritage varieties underplanted with meadow grass
- Seating and social spaces every 50m
- Central play area i.e. tennis court/mini football pitch, play equipment and social area located within close proximity
- Allotments on the fringes and borders of the corridor backing onto private gardens,
- Permeable borders divided by hedgerows of native and edible species
- Swale with check dams is playable part of the landscape, i.e. concrete, timber, boulders
- No lighting so as not to disturb bats.



Cycle routes along green corridors



Wide playable streets and homezones

Appendix 4 - Landscape Requirements

Character areas landscape requirements for Himley Village

GREEN CORRIDOR

- Linear park of pedestrian and cycle movement from east-west
- Play provision – ball court, area of mown grass for informal sports
- Pocket orchards with wildflower planting
- Allotments
- Private garden border corridor with defensible planting of edible and native hedgerows, espalier fruit trees
- Strip of 2m mown grass either side of the pathway, surrounded by long meadow grass to minimise cutting regime



Appendix 4 - Landscape Requirements

Character areas landscape requirements for Himley Village

Where development and the landscape infrastructure elements come forward in full or part, depending on phasing, the required areas of public space should be comprehensively provided for in a co-ordinated manner and delivered in accordance with eco-town standards.

A – Provision for landscape Area A:

1. A public accessible green space with a footpath (minimum 3.0m wide) linking the sports pitches with the newt corridor adjacent to the existing hedgerow
2. Proposed housing in woodland setting

B – Provision for landscape Area B:

1. A public accessible green space with shared cycle/ footpath (minimum of 5.0m wide), informal play and social areas including a 5.0m wide primary swale - Approximate area of public space: 9,500m²
2. Proposed housing in woodland setting
3. A public accessible green space along the existing hedgerow with a footpath (minimum 3.0m wide) linking the existing farm to the 'Green corridor' (south)

C – Provision for landscape Area C:

1. A public accessible green space with shared cycle/ footpath (minimum of 5.0m wide), informal play and social areas to be integrated so as to link the east boundary with the existing hedgerows - Approximate area of public space: 11,700m²
2. Proposed housing in woodland setting

D – Provision for landscape Area D:

1. A public accessible green spaces with shared cycle/footpath (minimum of 5.0m wide each), informal play and social areas to be integrated so as to link with the green spaces identified in Area C - Approximate area of public space: 16,200m²
2. A series (approximately three areas) of public accessible green spaces with a footpath (minimum 3.0m wide) and informal play zones linking the bat corridor with the existing hedgerows - Approximate area of public space: 14,250m²

E – Provision for landscape Area E:

1. A public accessible green space with a footpath (minimum 3.0m wide) and informal play areas/social spaces to be integrated along the existing hedgerows to link the proposed woodland with the bat corridor
2. A woodland buffer to the proposed housing
3. Proposed housing in woodland setting

F – Provision for landscape Area F:

1. A public accessible green space with a footpath (minimum 3.0m wide) linking the bat corridor with the sport pitches along the existing hedgerow

G – Provision for landscape Area G:

Refer to chapter 6/ Appendix 3

NOTE:

1. This key should be read in conjunction with Chapters 3.3, 4 & 5 and Appendix 4 of the Design and Access Statement.
2. In order to deliver the Landscape Strategy, provision should be made for the above as part of detailed applications, as relevant to each area.

— Area outline (refer to Land Use Parameter plan for character description)



