

4 LANDSCAPE CODE

A Green Infrastructure Framework has been established through the outline consent for the site.

This Landscape Code presents coding and guidance to support the delivery of a multi-functional and diverse landscape including informal landscape spaces, formal sports and recreational areas, play spaces, and ecologically rich areas, connected via a network of footpaths, cycleways and bridleways.

The landscape and open space reserved matters must deliver the following objectives:

- a landscaped gateway along Bloxham Road;
- choice and accessibility to and within the open space network;
- attractive, safe and appropriate facilities for play and recreation activities;
- integration of existing public rights of way into the landscape and open space network;
- multi-functional green corridors which convey surface water drainage and provide pedestrian and cycle connectivity;
- leisure and recreation provision including sporting facilities;
- areas of habitat biodiversity;
- tree planting within the spine road, primary streets and residential streets;
- an appropriate landscaped edge between development and Salt Way track and woodland planting to the south; and
- retain existing ecological features, where appropriate.



PARKLAND
GATEWAY

LOCAL CENTRE

SALT WAY

SPINE ROAD

SPINE ROAD

WESTERN
GREENWAY

CENTRAL
GREENWAY

SOUTHERN
GREENWAY

EASTERN PARK

CHARACTER OVERVIEW

The overarching vision for the landscape design at Wykham Park Farm is to create a landscape that is appropriate to its local context and creates a diverse character across the development. The landscape will form a verdant setting for the development, drawing upon the unique qualities of the site and help to create a distinctive identity for the new community. The Landscape Code seeks to achieve this vision by setting out the key characteristics, design guidelines and mandatory rules for each of the seven landscape coded areas, which are:

- **Parkland Gateway;**
- **Eastern Park;**
- **Greenways;**
- **Salt Way;**
- **Spine Road and Greenway Nodes;**
- **Residential Areas;** and
- **Local Centre.**

The character overview sets the bigger picture for the landscape spaces at Wykham Park Farm, describing the character and proposed identity of each of the spaces. The summary table provides the key information for the seven character areas, allowing an overview and comparison of the function, characteristics, landscape typologies, key tree species, play and public art strategy for each space.

For the Greenways and Residential Parcels there is a further character breakdown – for example the Greenways will have three different planting characters and the residential parcels will be categorised and coded differently within the core areas and suburban areas. Furthermore, street tree planting is also coded within this section. The detailed coding for each of these areas follows in the preceding sections.

PARKLAND GATEWAY

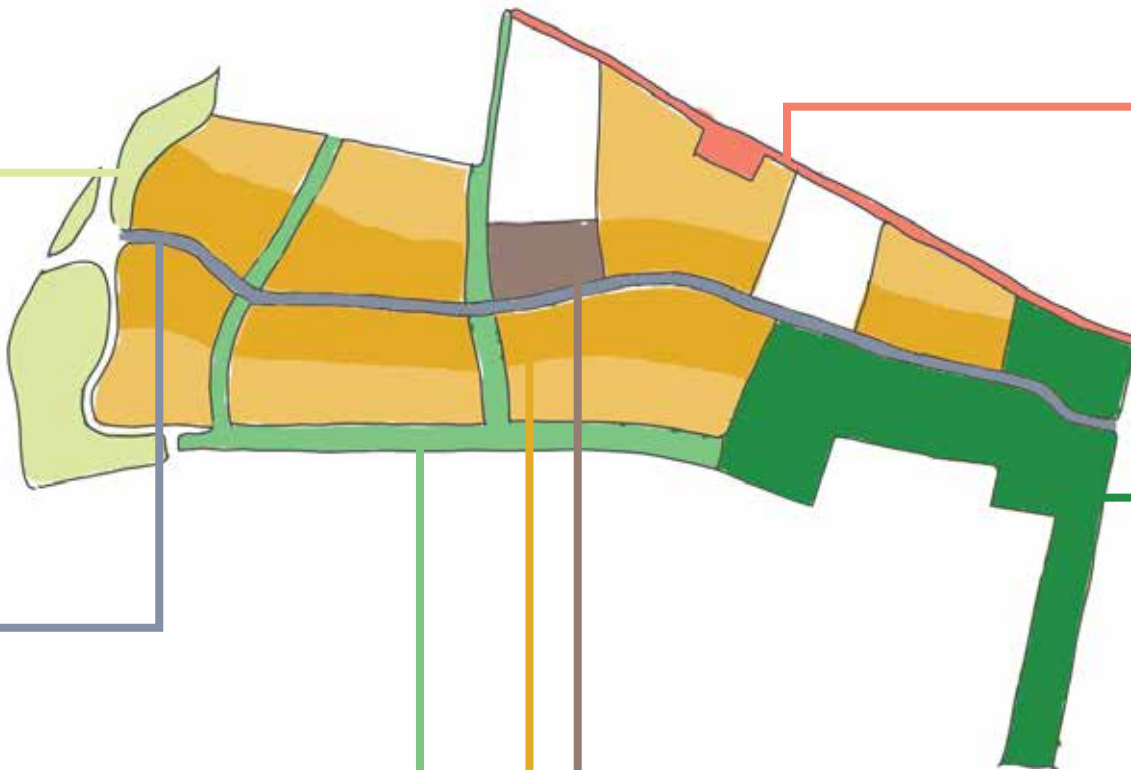
- Gently rolling topography with earthworks/landforms integrated into the terrain;
- Divides into two spaces: naturalistic and wooded character on the slopes to the west, and semi-formal parkland to the east adjacent to development; and
- Sense of openness with framed views created.

SPINE ROAD AND GREENWAY NODES

- A 4m verge proposed on the north side, planted with amenity grass and street trees at 20m centres;
- The spine road will continue the character across from the adjacent development to the east with Lime trees forming a strong avenue character; and
- Pairs of Ginkgos mark the greenway nodes forming punctuation and an entry feature to the greenway pedestrian routes.

GREENWAYS

- Three Greenways with varied characters, as follows:
- West Greenway – informal/habitat focus;
- Central Greenway – formal/amenity focus;
- Southern Greenway – open character, woodland understorey and bulbs; and
- Footpaths at lower tier level provide access for informal recreational use.



SALT WAY

- Ecotone edge with native tree and shrub strengthening the habitat transition;
- Retain the enclosed and historic nature of the Salt Way, but with three new openings created; and
- Parkland character within 20m buffer, with a leisure route, scattered trees and occasional specimen trees.

EASTERN PARK

- A series of outdoor rooms enclosed with structural woodland and trees;
- A mixture of formal grids and rows of trees to delineate spaces blending into a more informal, organic planting style around boundaries; and
- Biodiversity enhanced through planting around edges of amenity spaces, and attenuation areas.

LOCAL CENTRE

- Formal planting that is urban in character with areas of herbaceous and shrub planting within the public realm.
- A social space with a balance of hard landscaped areas and garden spaces to allow for a flexible range of activities; and
- Focal trees and public artwork providing distinctiveness.

RESIDENTIAL PARCELS

- A wide variety of colour and plant types within front and rear gardens to provide diversity;
- Variety of street trees used to give identity to individual streets; and
- Where incidental spaces occur (eg. at LAPs or areas of broader setback), a larger specimen tree to be used.

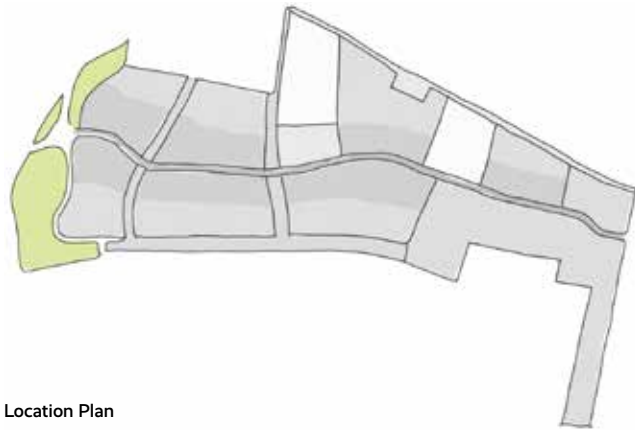
CHARACTER OVERVIEW

Landscape Character Area	Function	Characteristics	Landscape Typologies	Key Tree Species	Play	Public Art
Parkland Gateway	An attractive arrival landscape and informal recreation space with a natural habitat focus.	<ul style="list-style-type: none"> Gently rolling topography and earthworks/landforms integrated into the terrain; Divides into two spaces: naturalistic and wooded character on the slopes to the west, and semi-formal parkland to the east adjacent to development; and Sense of openness with framed views created; 	<ul style="list-style-type: none"> Wildflower meadow Oak parkland Native Copses 	<ul style="list-style-type: none"> Oak spp. (<i>Quercus</i>. <i>robur</i>, <i>rubra</i>, <i>petraea</i>, <i>palustris</i>, <i>ilex</i>) <i>Juglans regia</i> (walnut) <i>Metasequoia</i> <i>Pinus sylvestris</i> <i>Fagus sylvatica</i> 	LEAP integrated within stands of beech and grass mounds	Public art to act as a marker to the viewpoint and a 'beacon' for visitors arriving with opportunity to use a 'land art' approach using the proposed topography of the site.
Eastern Park	An active space with a range of community facilities including sports pitches, destination play, allotments and attenuation/wildlife spaces.	<ul style="list-style-type: none"> A series of rectilinear outdoor rooms enclosed with structural woodland and trees; A mixture of formal grids and rows of trees to delineate spaces, and more informal, organic planting at ground level; and Biodiversity increased through planting around edges of amenity spaces, and attenuation areas. 	<ul style="list-style-type: none"> Sports Pitches Tree grids and rows Native Woodland Orchard 	<ul style="list-style-type: none"> <i>Castanea sativa</i> <i>Liquidamber orientalis</i> <i>Carpinus betulus</i> 'Franz Fontaine' <i>Alnus cordata</i> <i>Salix viminalis</i> <i>Malus</i> spp. (orchard) 	NEAP set within woodland glade and tree clusters	Interactive/playable sculpture/art feature to sit within the NEAP or adjacent to the pavilion.
Greenways	A network of linear green spaces with swales, providing walking routes, informal recreation and sustainable drainage.	<ul style="list-style-type: none"> Three Greenways with varied characters: West Greenway – informal/habitat focus; Central Greenway – formal/amenity focus; and Southern Greenway – open character, spring bulb display. 	<ul style="list-style-type: none"> Wetland planting (marginals and acquatics, wet meadow) Wet woodland trees Meadow grasses 	<ul style="list-style-type: none"> Western - <i>Alnus glutinosa</i>, <i>Crataegus monogyna</i>, <i>Salix cinerea</i> Central - <i>Sorbus</i> spp. and <i>Salix</i> shrub spp; Southern - <i>Tilia cordata</i>, <i>Betula pendula</i>, <i>Malus sylvestris</i> 	Informal/natural play opportunities provided on edges of swales	n/a
Salt Way	A buffer space to protect and enhance the historic Salt Way, and provide access to it.	<ul style="list-style-type: none"> Ecotone edge with native tree and shrub strengthening; Retain the enclosed nature of the Salt Way, but with three new openings created; and Parkland character with pathway, scattered trees and occasional specimen trees. 	<ul style="list-style-type: none"> Ecotone native planting Wildflower meadow Tree/hedgerow enhancement 	<ul style="list-style-type: none"> <i>Corylus avelana</i> (Hazel) <i>Malus sylvestris</i> <i>Prunus avium</i> <i>Sorbus aria</i> <i>Fagus sylvatica</i> 	LEAP designed with recilinear/formal style	n/a

Spine Road and Greenway Nodes	Primary vehicular access with pedestrian and cycle provision.	<ul style="list-style-type: none"> Form a consistent avenue character connecting to David Wilson Homes development to the east; A 4m wide verge to the north side of the street planted with amenity grass; Trees planted in a regular spacing of 20m to create an avenue character; and Greenway Nodes form punctuation points along the route with pairs of contrasting trees planted as 'sentries' marking pedestrian entry points to greenways. 	<ul style="list-style-type: none"> Street trees Verge planting 	<ul style="list-style-type: none"> Tilia cordata 'Rancho' Ginkgo biloba – pairs framing entrances at greenway nodes Castanea sativa at Eastern Park (set back from verge) 	n/a	n/a
Residential Parcels	Trees and landscape to provide greening and amenity within residential areas.	<ul style="list-style-type: none"> Boundary treatment varies from hard in core areas to soft in suburban areas to provide varied character; A wide variety of trees, shrubs and climbing plants to be used to add a diverse green character across the site including within smaller spaces; and Where incidental spaces occur, opportunities should be taken to provide tree planting and urban greening. 	<ul style="list-style-type: none"> Street trees Gardens (front and rear) Incidental greens 	<ul style="list-style-type: none"> A wide range of fastigate trees of up to 12m height and 4m diameter to be used Ornamental flowering trees and shrubs used in gardens depending on available space. 	LAP spaces provide informal play opportunities	n/a
Local Centre	A vibrant community and mixed-use space forming a hub to the site, with functional, flexible and attractive external spaces.	<ul style="list-style-type: none"> Formal planting that is urban in character with areas of herbaceous and shrub planting within the public realm. A social space with a balance of hard landscaped areas and garden spaces to allow for a flexible range of activities; Focal trees and public artwork providing distinctiveness. 	<ul style="list-style-type: none"> Flexible social space (play, outdoor dining, socialising etc) Formal tree planting and hedgerows Gardens and plazas 	<ul style="list-style-type: none"> Corylus colurna (Italian Hazel) Pyrus calleryana 'Chanticleer' Koelreutaria paniculata Betulus 'Edinburgh' (Silver birch) Ginkgo biloba 	Multi-functional space to include potential for play.	Playful sculpture/s within the public realm/gardens to potentially feature animals or insects and function as play features/ seats.

LANDSCAPE CODE

PARKLAND GATEWAY



Location Plan

Area Description

Parkland Gateway is a strategic landscape area that will help to deliver an appropriate interface between the urban edge of Banbury and the surrounding rural landscape. It will create a landscaped sense of arrival to the site from Bloxham Road and will complement and reinforce the parkland setting of Tudor Hall School. Visibility into the site will be limited to the gateway entrance, due to the recontoured parkland landform and existing and new planting. The existing Public Right of Way 49 is to be retained (with some reconfiguration to alignment as shown on regulating plan).

Key Characteristics

- Gently rolling topography with earthworks/landforms integrated into the terrain;
- Divides into two spaces: naturalistic and wooded character on the slopes to the west, and semi-formal parkland to the east adjacent to development; and
- Sense of openness with framed views created.

Key Tree Species

- Oak spp. (*Quercus. robur, rubra, petraea, palustris, ilex*) – mix of species forming parkland character
- *Juglans regia* (walnut) – feature/landmark tree
- *Metasequoia* – formal/feature evergreen
- *Pinus sylvestris* – marking high point
- Beech – planted in stands and copses



Mown grass footpath



Mown grass footpath



Existing tree forming landmark within meadow



Mown grass footpath



Land art example – The Lady of the North



Design Principles

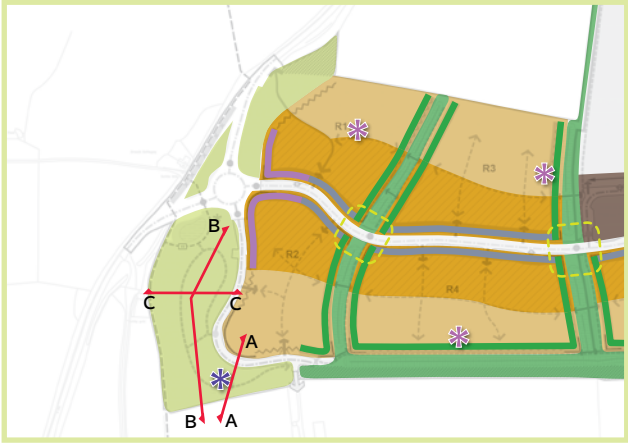
1. Dry pond related to street drainage
2. Footpaths
3. Viewpoint on top of earthworks
4. Connections to existing public right of way 49 (yellow dashed line)
5. Local Equipped Area of Play (LEAP) integrated with parkland character
6. Large deciduous canopy trees (Oak spp.)
7. Proposed native copse planting on slope sides
8. Existing woodland/hedgerow edge
9. Meadow grassland
10. Earthwork formation
11. Public Right of Way 49 diversion around pond
12. Existing farm access retained within scheme to provide emergency access and lit pedestrian/cycle route
13. Public art potential location

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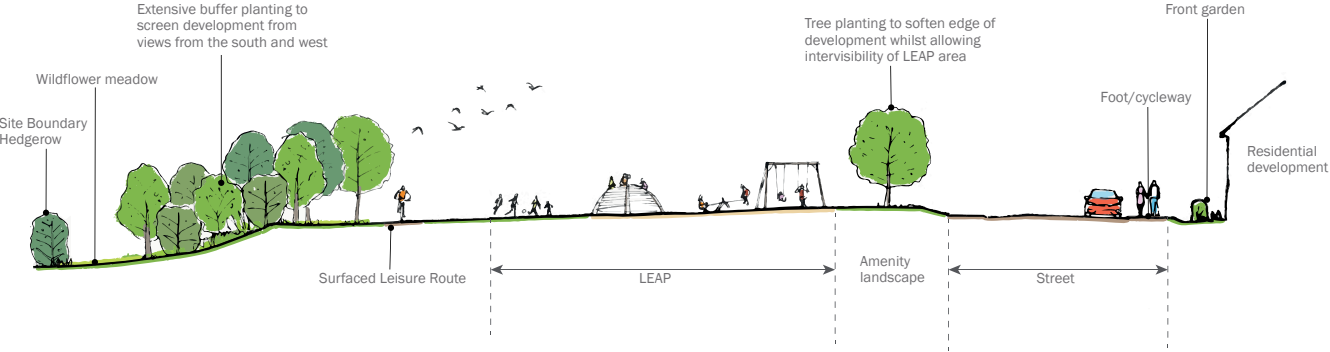
Landscape reserved matters for Parkland Gateway must:

- deliver new tree planting to complement existing trees adding richness to the species make-up resulting in the parkland character aesthetic that exploits the topographic setting.
- provide a leisure route and section of diverted PRoW 49 as shown indicatively on the Regulating Plan which will meander through the parkland of meadow and mown grass.
- provide areas of native shrub and hedge planting to create habitat value for birds, insects and mammals.
- design attenuation basins in accordance with appropriate ROSPA guidance; deliver a planted boundary treatment and provide wetland meadow grass planting in and around the basin.
- deliver a LEAP (within an activity area of at least 400sqm) at the south west of the parkland, designed for children agreed 4–6 and to reflect the informal parkland landscape character integrating planting and natural play elements. The variation in ground levels across this part of the site will provide opportunities for landform to create areas of interest and play. The play area will be accessible and will be well surveilled by adjacent homes.
- Existing farm access retained as emergency access and will provide lit foot and cycle connection between Bloxham Road and residential parcel R1.

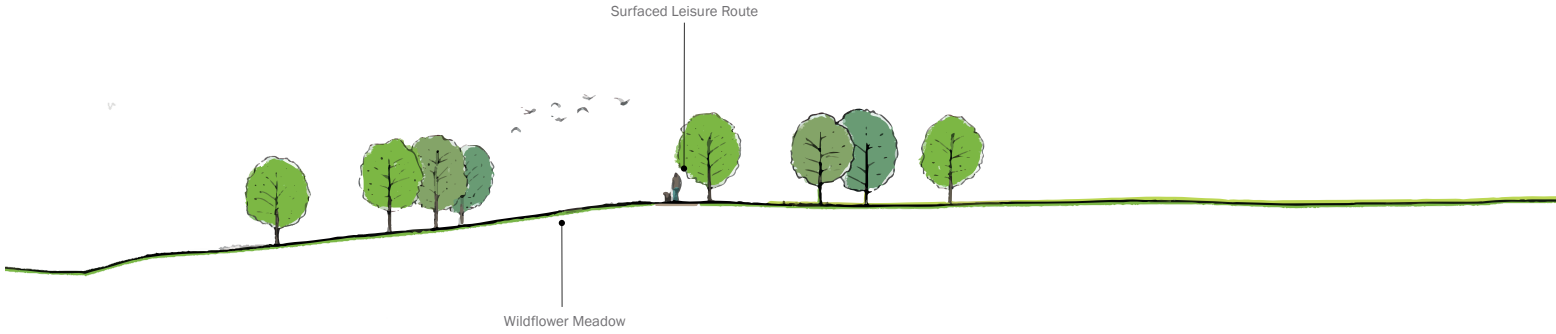
PARKLAND GATEWAY



Location Plan

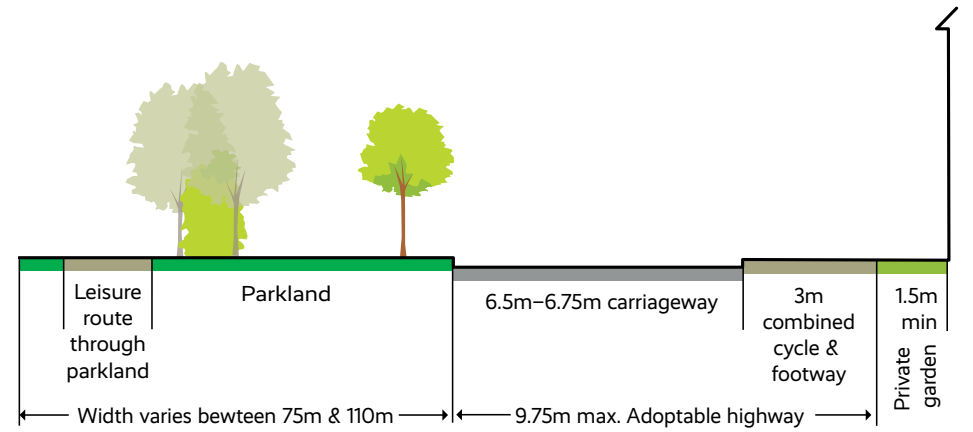
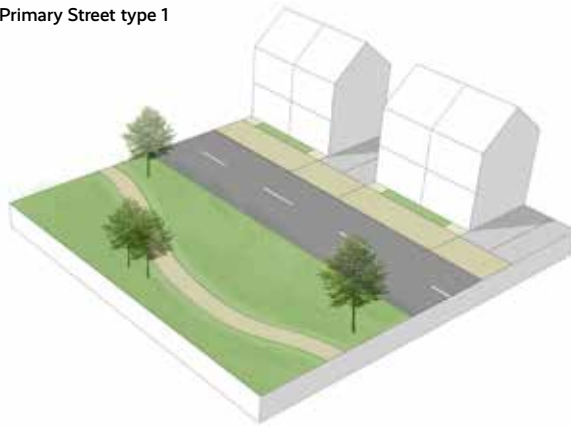


Section A-A

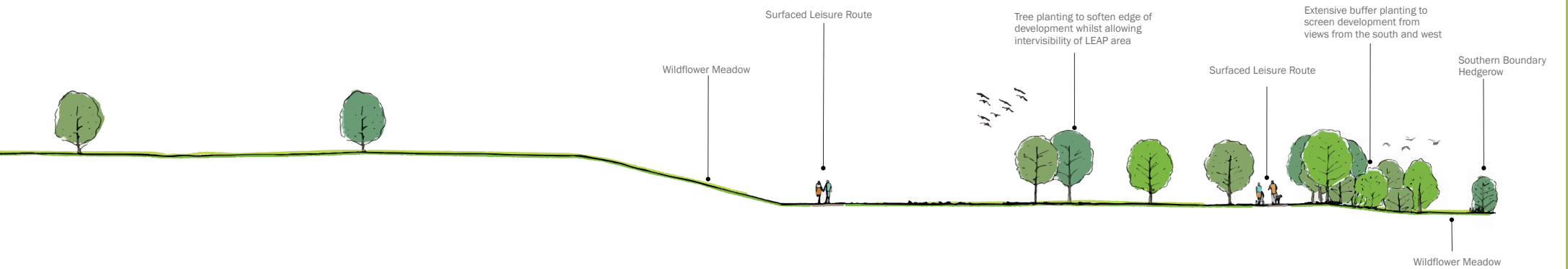


Section B-B

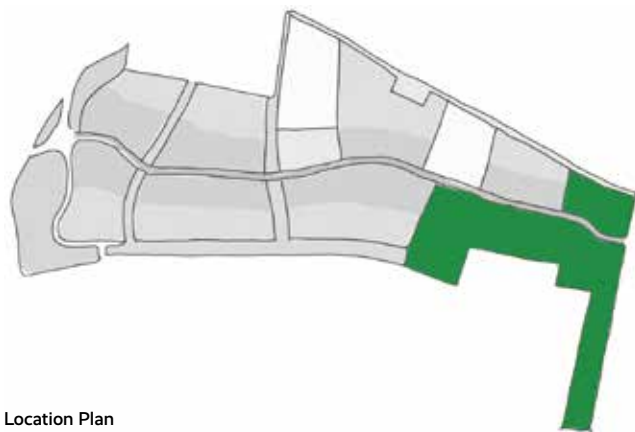
Primary Street type 1



Section C-C



EASTERN PARK



Location Plan

Area Description

The Eastern Park provides a large, multifunctional green space at the eastern extent of the development; providing the recreational heart for the development including play provision in the form of a NEAP (Neighbourhood Equipped Area of Play), two adult sport pitches and allotments. The existing Bridleway 11 and Public Right of Way 45 and 47 will be retained with some reconfiguration to the alignment of PRoW 47 (shown on regulating plan) which will be joined by new leisure routes and a new section of bridleway along the southern edge of the site. The footpath network will create a number of circular routes for walkers and cyclists, which connect to the adjacent development and provides connections to the Salt Way. Two attenuation basins are to be created within this space; with associated wetland and wet grassland planting, these features will create additional habitat value as well as capacity for temporary rainwater storage and surface water drainage management for the whole development.

Key Characteristics

- Active Landscape – sports, play, food growing functions together with attenuation features
- Series of outdoor rooms created, separated by woodland belts and tree lines/grids, including the existing north–south tree belt
- NEAP designed to sit within a series of woodland glades

Landscape reserved matters for Eastern Park must:

- provide for the bridle route, leisure routes and the footpath 47 diversion as shown on the Regulating Plan.
- retain the strong north-south tree belt, safeguarding it as an existing wildlife habitat and core component of the movement network.
- provide planting that is informal in character to contrast the formality of the spine road tree planting.
- provide scattered trees planted alongside footpaths to provide shading and interest along leisure routes. Specimen trees will be placed at nodal points at key intersections to provide seasonal colour and texture for users.
- deliver mown grass with areas of meadow grass to the outer areas with occasional tree planting. More formal tree planting and areas of herbaceous and shrub planting to define the pavilion and car park.
- deliver areas of native shrub and hedge planting to provide habitat value for birds, insects and mammals; and wetland meadow grass planting in and around the attenuation basin.

Key Tree Species

- *Castanea sativa* – feature/landmark tree
- *Liquidambar orientalis* - ornamental tree
- *Carpinus betulus* ‘Franz Fontaine’ – ornamental tree
- *Alnus cordata* – native wetland
- *Salix viminalis*
- *Malus* spp. – orchard trees

- deliver a NEAP (play equipment for older children) in the location shown on the Regulating Plan designed as an ecological play space. The NEAP must comprise at least 1,000sqm of activity space. The NEAP will include an interactive and playful piece of public art.
- deliver an area of allotments (in accordance with the specification within the S106), in the location shown on the Regulating Plan, to be accessed from the spine road and bridleway and defined by an informal hedgerow.
- provide seating within visible and convenient locations within the open space with supporting street furniture elements such as bins and dog/ waste bins.
- provide cycle parking for the community pavilion and NEAP.
- design attenuation basins in accordance with appropriate ROSPA guidance; deliver a planted boundary treatment and provide wetland meadow grass planting in and around the basin.

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SuDS designed as wet meadows with interspersed tree planting



Community orchard



Carpinus butulus 'Frans Fontaine'



Natural play features



Public art integrated with play features

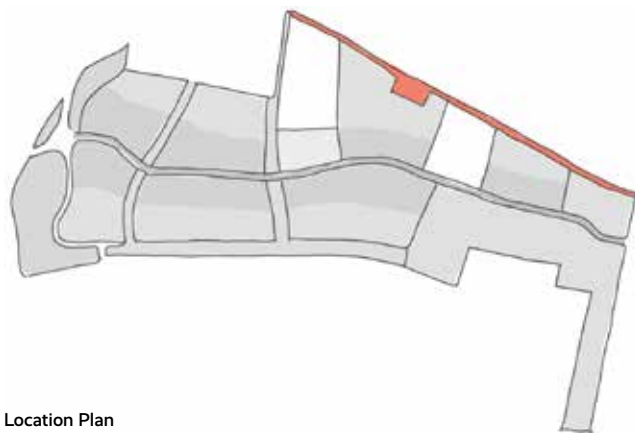
EASTERN PARK PLAN



Design Principles

- Existing hedgerows and trees to be enhanced
- Leisure route and bridle route
- Mown pathway ramps down into pond
- Informal recreation space within pond mown into meadow banks
- Grid of *alnus cordata* arranged on pond edge
- Permanently wet area within corner of pond planted with aquatics and marginals
- Swale inlets and channels to southern and eastern edges of the pond
- Leisure route and bridle route
- Formal rows of trees provide vertical definition to outdoor rooms eg. *Carpinus betulus*
- Existing pathway running through linear woodland
- Connection to Salt Way
- Neighbourhood Equipped Area of Play designed as a series of glades within the wooded area with different activity zones for various age groups separated
- Opportunity for public art either at sports pavilion, integrated into boundary treatment or as part of the NEAP.
- Pavilion building and car park for sports area
- Access track to allotments (3m wide)
- Dry SuDS pond
- Allotments parking area
- Allotment plots
- Orchard
- Sports Pitches
- Native hedge

SALT WAY



Location Plan

Area Description

An informal linear green space will be created along the northern edge of the development adjacent to the Salt Way which provides a biodiverse landscape buffer to Salt Way. It will reinforce the Salt Way setting with an attractive footpath and cyclepath supporting the existing east–west movement along it, as well as providing opportunities for new north–south links with Easington and schools to the north of the site. Located centrally along the Greenway, a LEAP with associated 400sqm activity area will be provided with a range of play equipment included to cater for predominately primary school age children.

Key Characteristics

- Woodland edge character with ecotone of native tree and shrubs providing a diverse habitat buffer
- Retain the enclosed nature of the Salt Way, but with three new openings created.
- Parkland character with pathway, scattered trees and occasional specimen trees.
- LEAP with 400sqm activity area.

Key Tree Species

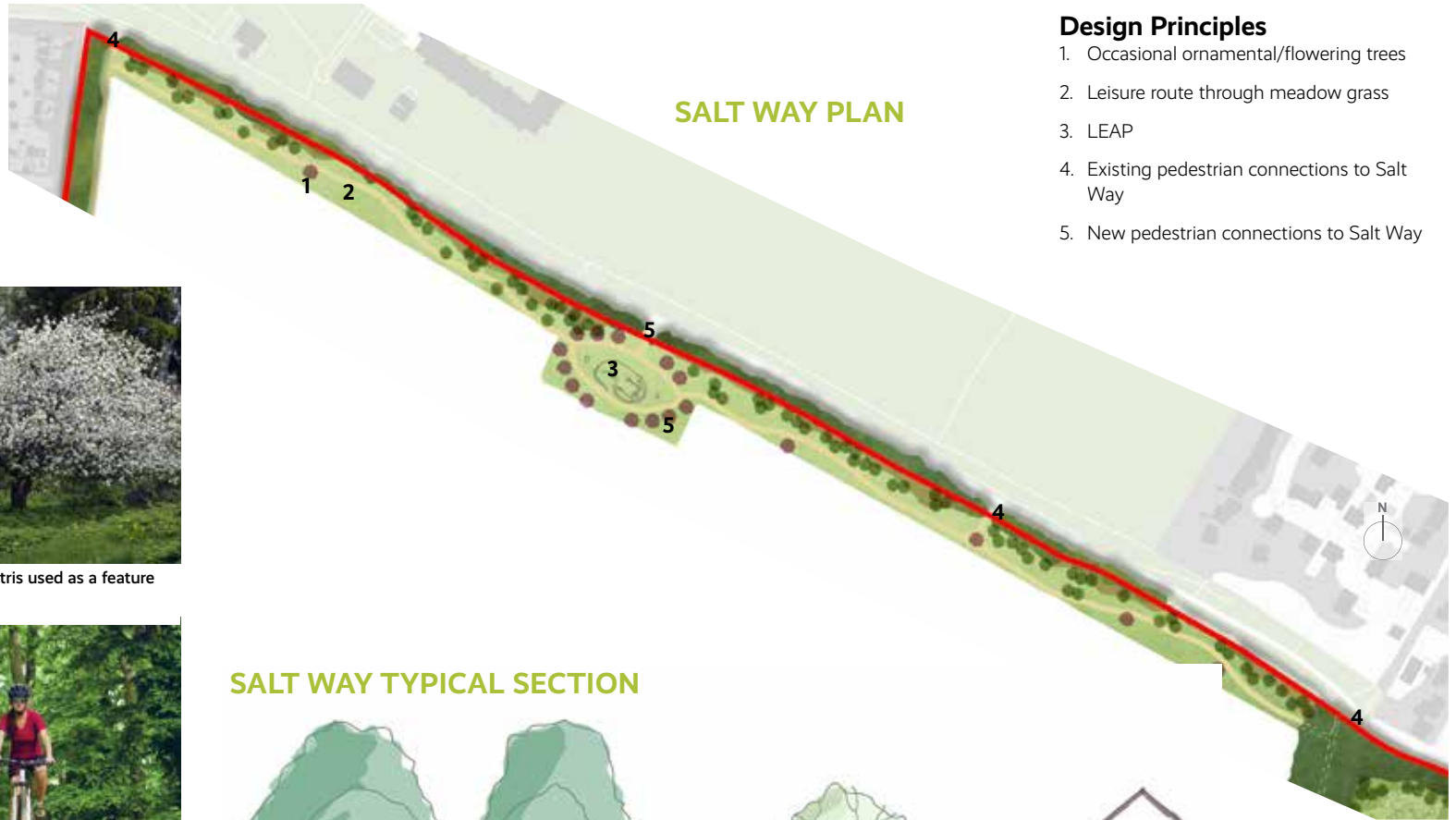
- *Corylus avellana* (Hazel)
- *Malus sylvestris*
- *Prunus avium*
- *Prunus padus*
- *Viburnum opulus*
- *Sorbus aria*
- *Fagus sylvatica*

Landscape reserved matters for Salt Way Edge must:

- ensure no part of any building on the site is located within 20m of any part of the Salt Way unless otherwise agreed with the prior written agreement of the local planning authority, as required by Condition 37 of the outline permission.
- ensure no operational development including roads/driveways (with the exception only of footpath, bridleway and cycle links to the Salt Way together with associated infrastructure) be located within 5m of any part of the existing vegetation belt that lines the southern boundary of the Salt Way as required by Condition 46 of the outline permission.

- provide a LEAP with an activity area at least 400sqm, and designed for children between 4–6 year, centrally within the linear green space, located between the primary school and secondary school playing fields and will provide a range of play equipment to cater for children of predominantly primary school age.
- provide leisure routes as shown indicatively on the Regulating Plan.
- support the ecological value and diversity of the Salt Way by adding additional native habitat ecotone planting to its southern edge and enriched habitat. New planting will include native trees, shrubs and meadow grassland planted and managed in such a way as to create a diverse ecotone edge more reminiscent of a natural woodland edge.

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Design Principles

1. Occasional ornamental/flowering trees
2. Leisure route through meadow grass
3. LEAP
4. Existing pedestrian connections to Salt Way
5. New pedestrian connections to Salt Way



Alnus glutinosa



Malus sylvestris used as a feature tree



Native shrub ecotone

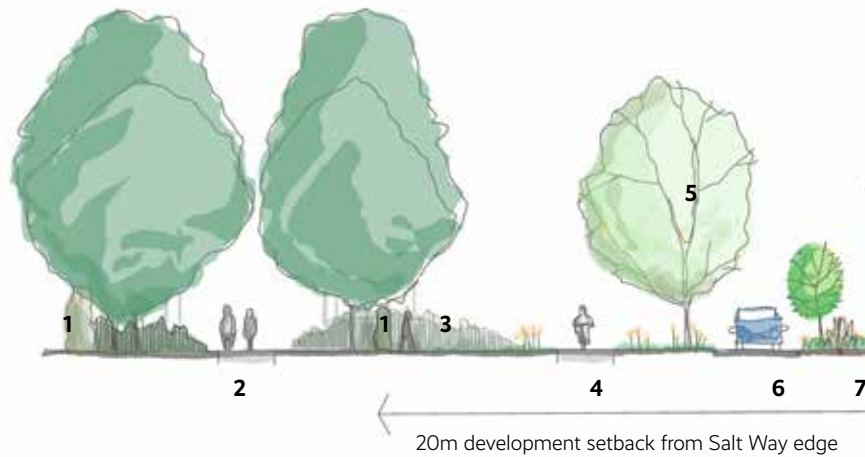


Active travel route with wooded character



Play space precedent with houses overlooking

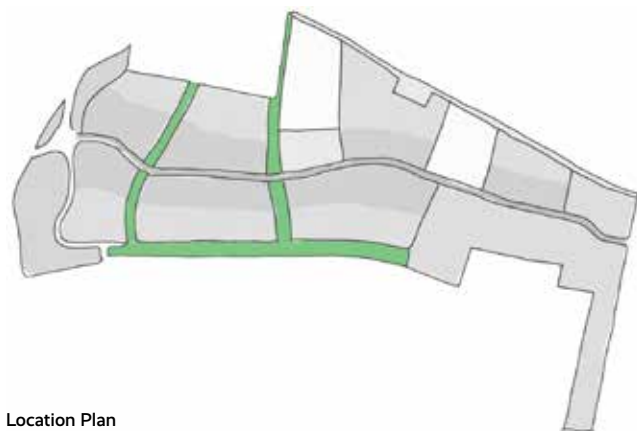
SALT WAY TYPICAL SECTION



Design Principles

1. Existing hedgerows and trees
2. Existing Salt Way track
3. Ecotone planting of native trees, shrubs and field layer to form a habitat transition to development
4. Proposed footway/cycleway
5. Occasional ornamental/flowering trees with bulb planting underneath
6. Edge of Parcel street
7. Minimum 2m frontage set back

GREENWAYS



Location Plan

Area Description

The Greenways are multifunctional and biodiverse informal open space corridors that create a green structure for sustainable movement, drainage and as open space destinations in their own right. They include retained landscape hedgerow features and will be planted with additional trees to enhance the landscape value. Informal leisure routes provide non-vehicular connectivity between parcels, with at-grade crossings provided at key points (as per the Regulation Plan) as well as accommodating movement along the Greenways either at street level or within the lower terrace level to provide a closer relationship with the water. A section of the new bridle route is accommodated to the east. A primary function is to provide surface water drainage via swales; to collect, carry, clean and store surface water before being discharged in a controlled fashion.

The swales will be predominantly dry features, except at times of prolonged rainfall where they provide storage and conveyance of surface water. 1:100 year flood events are contained within the drainage channel – shown in blue in the below sections (pp.44-46).

Three Greenways are proposed: **western, central and southern**. Each has been designed to have a slightly different character, which is set out in the following pages and coded in more detail. The objective is to provide more differentiation across the masterplan through the use of different planting approaches as well as the different physical layout of the swale profiles and walking routes.

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Landscape reserved matters for the Greenways must deliver:

- Swale, landscaping and leisure route elements and features as presented in the sections.
- Some tolerance will be given within the sections to accommodate detailed design.
- Leisure routes and bridleway in the locations as shown on the Regulating Plan, informed by the relevant sections illustrated.
- Design guidance for connections between residential parcels and across greenways is provided in Greenway Frontage Built Form Code page 97.

Delivery

L&Q will design and seek approval for all Greenways and undertake excavation of the swale channels and deliver culvert crossing points across the swale ditch.

- **Western Greenway** – Housebuilders to deliver detailed landscaping, including leisure route
- **Central Greenway** – L&Q to deliver leisure route + bridleway. Housebuilders to deliver detailed landscaping.
- **Southern Greenway** - L&Q to deliver full extent (landscaping, swale channel, leisure/bridle route)



GREENWAY PLAN

Design Principles

1. Western Greenway
2. Central Greenway
3. Southern Greenway
4. Proposed interconnected swales design to capture development run-off water
5. Breaks in swale to provide natural bridging points
6. Proposed leisure and bridle route to provide north-south and east-west movement corridors
7. Ecotone of native planting to maximise biodiversity
8. Existing north-south tree belt to be retained

GREENWAY – WESTERN



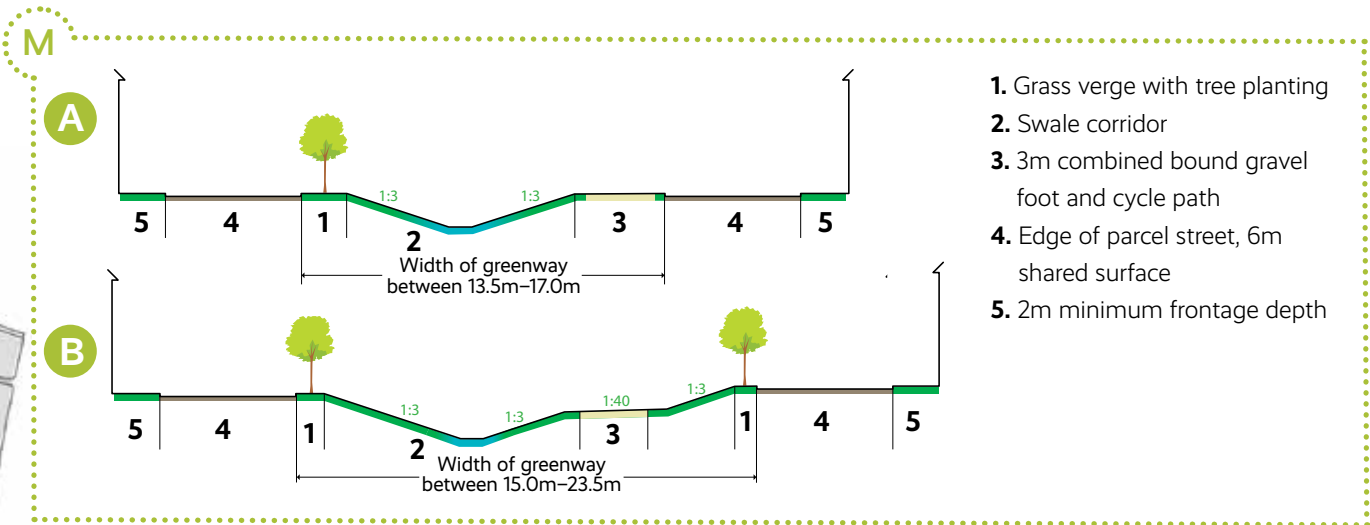
Location Plan

Key Characteristics

- Informal planting character with mixed groupings of native, moisture loving trees.
- Wet woodland habitat creation.
- Ecotone of planting typologies with native scrub to maximise biodiversity.
- Occasional groupings of feature trees at crossing points.

Key Tree Species

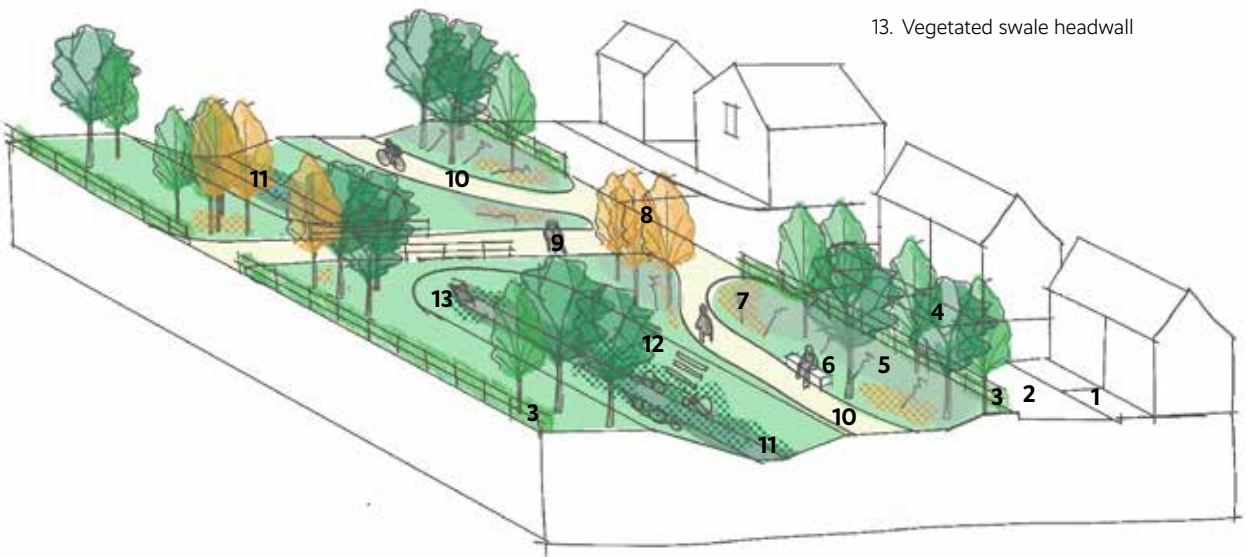
- *Alnus glutinosa*
- *Crataegus monogyna*
- *Salix cinerea*



1. Grass verge with tree planting
2. Swale corridor
3. 3m combined bound gravel foot and cycle path
4. Edge of parcel street, 6m shared surface
5. 2m minimum frontage depth

Design Principles

1. 2m minimum frontage depth
2. Edge of parcel street
3. Post and rail fence with native hedgerow
4. Clusters of native trees and shrubs
5. Wildflower meadow grass banks
6. Bench seating
7. Swathes of bulb planting at key locations
8. Feature trees at crossing points
9. At-grade crossing provided to link across greenways and provide connectivity between residential side streets
10. 3m bound gravel leisure route drops down into the lower level tier of swale
11. Vegetated swale with marginals and aquatics within base channel
12. Opportunity for informal play/recreation space to access waterside with natural features such as boulders or simple timber structures
13. Vegetated swale headwall



GREENWAY - CENTRAL



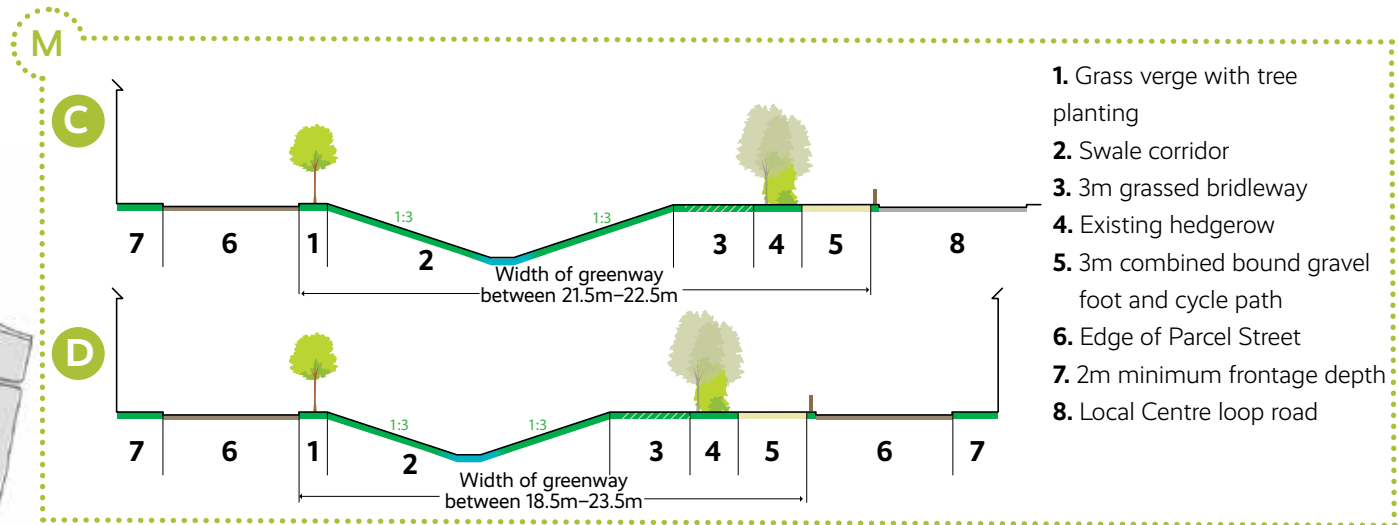
Location Plan

Key Characteristics

- Character transition from formal to semi informal.
- Focused around the amenity value.
- Informal play created through natural features such as boulders and logs will provide opportunities for 'play on the way'.

Key Tree Species

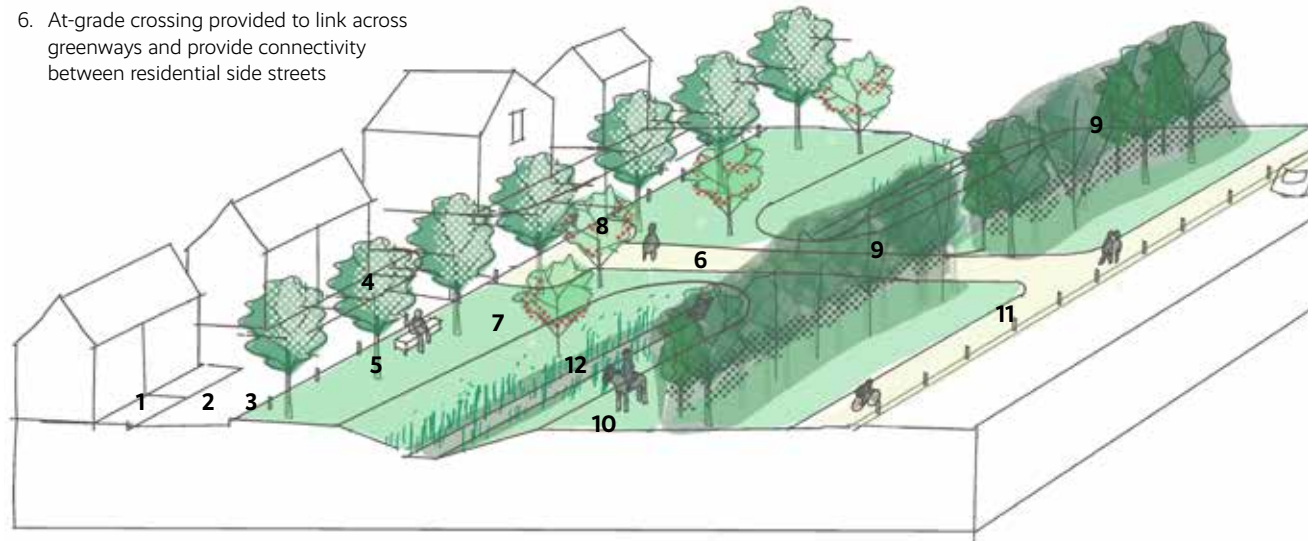
- Sorbus aria
- Sorbus aucuparia
- Salix rubra and shrub spp



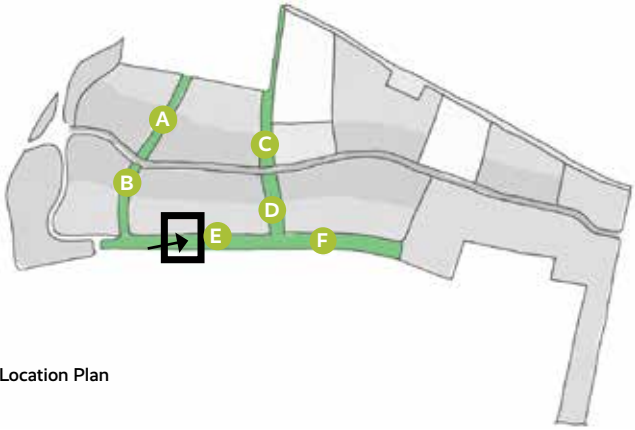
1. Grass verge with tree planting
2. Swale corridor
3. 3m grassed bridleway
4. Existing hedgerow
5. 3m combined bound gravel foot and cycle path
6. Edge of Parcel Street
7. 2m minimum frontage depth
8. Local Centre loop road

Design Principles

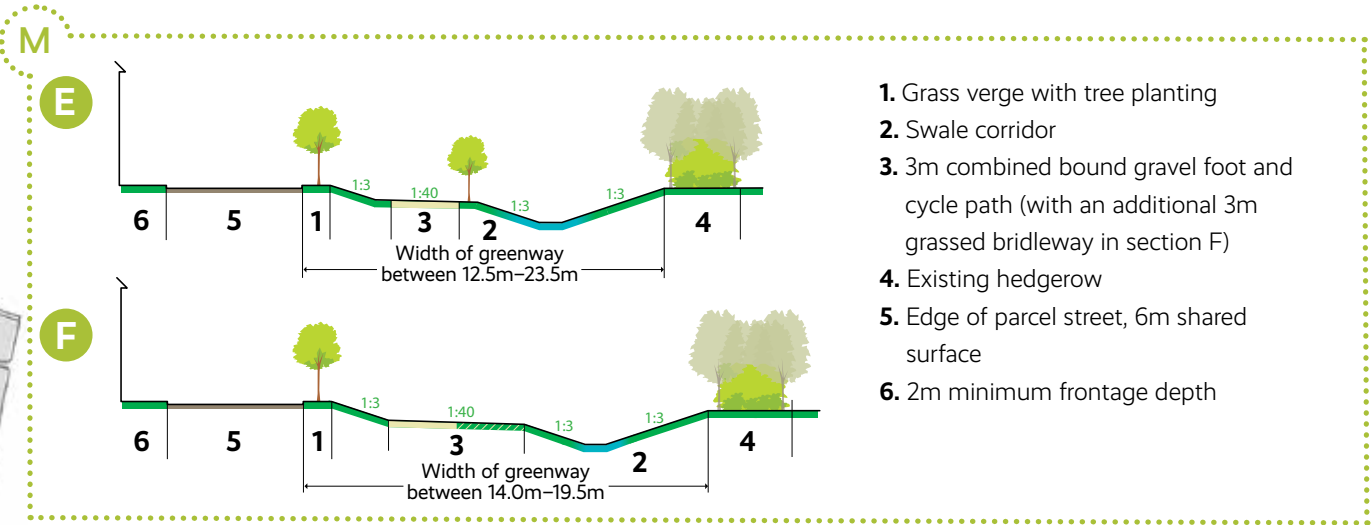
1. 2m minimum frontage depth
2. Edge of parcel street
3. Open edge with knee timber bollard to prevent informal parking
4. Formally planted trees in rows - Sorbus aria
5. Wildflower meadow grass banks
6. At-grade crossing provided to link across greenways and provide connectivity between residential side streets
7. Swathes of mixed spring bulb planting
8. Scattered ornamental trees (Multi-stem birch)
9. Existing tree belt/hedgerow to be retained
10. 3m wide grass verge bridleway
11. 3m wide bound gravel leisure route with timber bollards to prevent informal parking
12. Vegetated swale with marginals and aquatics within base channel



GREENWAY – SOUTHERN



Location Plan



1. Grass verge with tree planting
2. Swale corridor
3. 3m combined bound gravel foot and cycle path (with an additional 3m grassed bridleway in section F)
4. Existing hedgerow
5. Edge of parcel street, 6m shared surface
6. 2m minimum frontage depth

Key Characteristics

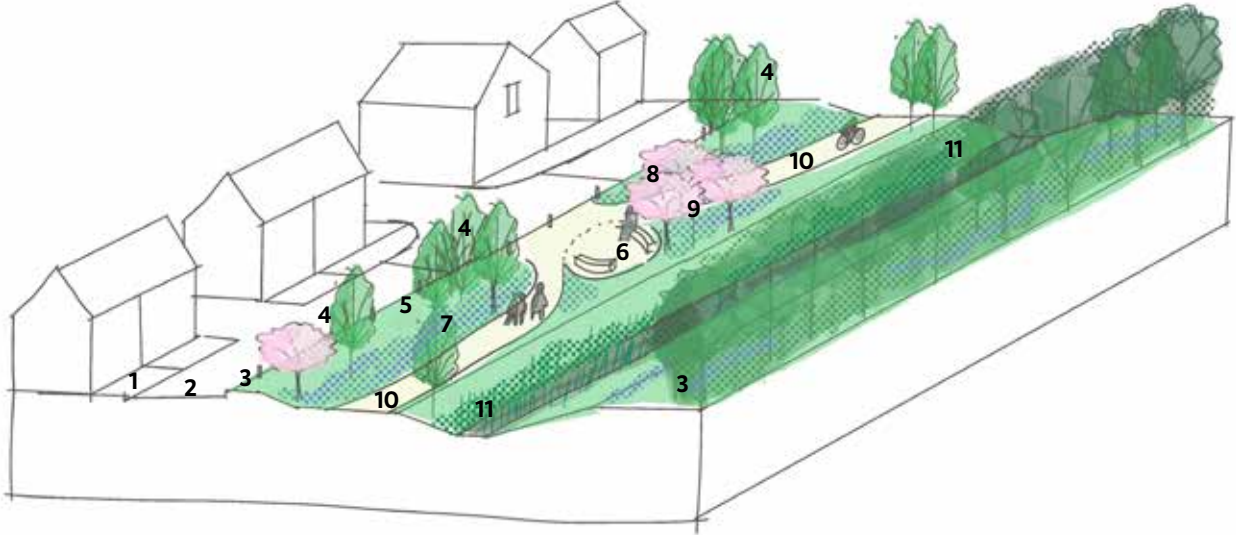
- Character transition from formal to semi informal.
- Focused around the amenity value.
- Informal play created through natural features such as boulders and logs will provide opportunities for ‘play on the way’.

Key Tree Species

- Tilia cordata
- Betula pendula
- Malus sylvestris

Design Principles

- | | | |
|---|---|---|
| 1. 2m wide front gardens | 5. Wildflower meadow grass banks | 9. Existing tree belt/hedgerow |
| 2. Edge of Parcel street | 6. Bench seating at informal nodes (potential LAP location) | 10. Leisure route drops down into the lower level tier of swale |
| 3. Existing hedgerow with shade understorey planted to swale side (bluebells and ferns predominantly) | 7. Swathes of woodland bulb planting (bluebells, hyacinths and snowdrops) | 11. Vegetated swale with marginals and aquatics within base channel |
| 4. Clusters of flowering trees (Prunus serrulata) | 8. Feature trees at entry points | |



GREENWAY – WESTERN



Boulders within swale



Native hawthorn spp.



Meandering pathway, bench and meadow grass



Timber post and rail fence with native hedge

GREENWAY – CENTRAL



Signage provided to bridleway



Salix shrubs - winter colour



Sorbus aucuparia – feature trees



Sorbus aria – formal edge trees

GREENWAY – SOUTHERN



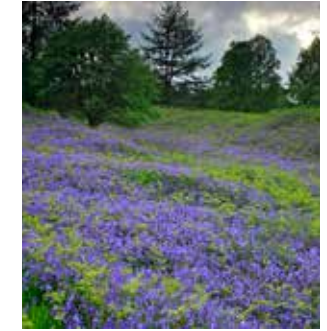
Malus sylvestris



Betula pendula

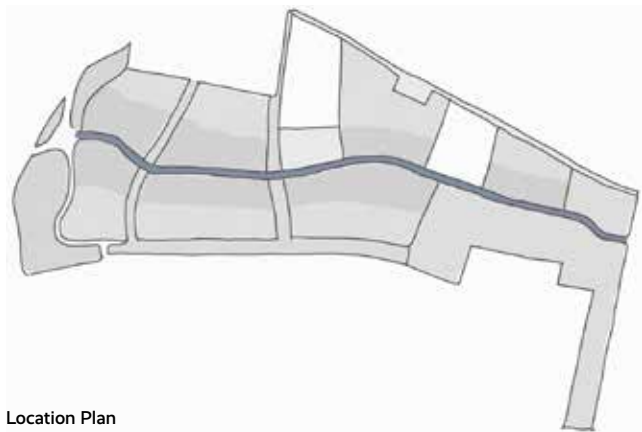


Bound gravel leisure route



Bluebell and ferns on shaded slopes

SPINE ROAD AND GREENWAY NODES



Location Plan

Area Description

The spine road will have an avenue character with a 4m wide verge and formally planted avenue trees. A consistent tree planting approach is taken to provide a more unifying character, with lime trees providing a strong repeating pattern at 20m spacings, with punctuation provided by pairs of Ginkgos at the Greenway Nodes.

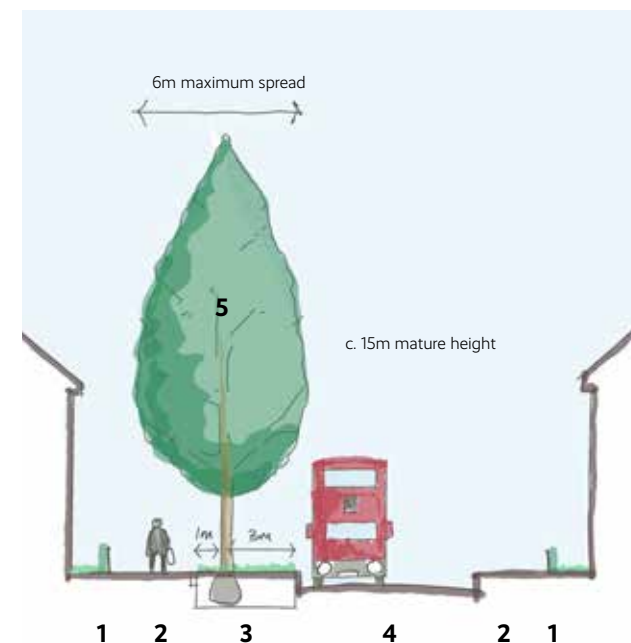
The Local Centre will continue the avenue character using the Ginkgo's along the frontage. At the eastern gateway a double row of trees will be formed with sweet chestnuts in the parkland behind to create a layered effect and provide greater canopy cover.

Key Characteristics

- A spine road of consistent planted character connecting A361 Bloxham Road to White Post Road;
- A 4m wide verge to the north side of the street planted with amenity grass;
- Trees planted in a regular spacing of 20m to create a consistent and formal character; and
- Greenway Nodes form punctuation points along the route with pairs of contrasting trees planted as 'sentries' marking pedestrian entry points to Greenways.

Key Tree Species

- Primary Avenue Tree is *Tilia cordata* 'Rancho';
- Greenway nodes marked by *Ginkgo biloba*'s planted as pairs.
- *Castanea sativa* at Eastern Park, planted behind the footway (ie. no trees in verge) to provide larger canopy growth space.




SPINE ROAD TYPICAL SECTION

1. 1.5m minimum frontage depth
2. 3m Combined foot/cycleway
3. Verge with amenity grass and tree planting – 4m wide
4. Carriageway – 6.75m wide
5. Street trees – to be positioned 3m back from carriageway to allow maximum canopy width of up to 6m diameter, 20–25cm girth and 5m–5.5m height (Semi Mature)

Landscape reserved matters for the Greenways must deliver:

- Generally 4m verge to be provided to north side of the carriageway, located within adoptable highway.
- Within initial spine road section between main access junction and first residential street junction there will be no verge to north, planting will therefore be encouraged within verge to south having regard to private drive accesses.
- Tree planting at 20m centres within grass verge (subject to design, engineering requirements).

 Principal Avenue Tree



Tilia cordata 'Rancho'
at 20m spacing

 Punctuation Tree

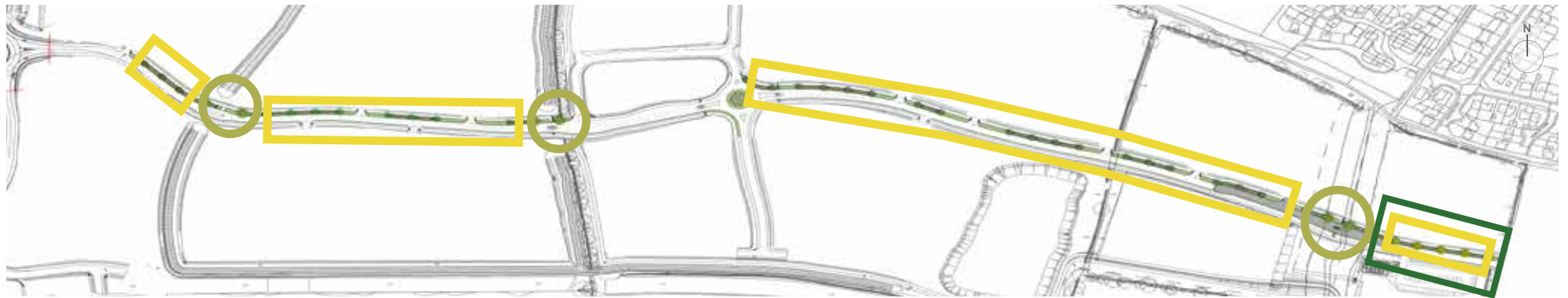


Ginkgo biloba
Pairs at Greenway Nodes

 Canopy Tree

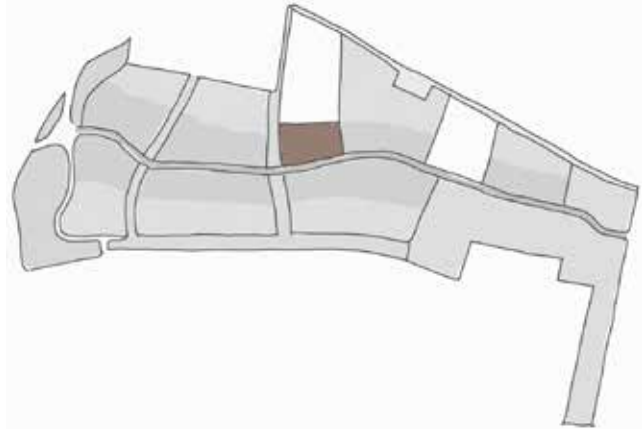


Castanea sativa
Outside verge behind footway



SPINE ROAD PLANTING STRATEGY

LOCAL CENTRE



Location Plan

Area Description

The Local Centre will be the central hub of the development providing a range of services and a social hub for the community. This area will complement the characteristics of adjacent areas but will be more urban in character and made distinguishable through the intended use of structural and ornamental planting.

Tree planting along the southern boundary of the Local Centre will be planted at regular intervals to allow for continuation of the tree planting along the spine road. Planting areas will be characterised through the use of formal herbaceous, ornamental shrubs and clipped hedges providing visual and sensory amenity.

Key Characteristics

- Formal planting that is urban in character with areas of herbaceous and shrub planting within the public realm.
- A social space with a balance of hard landscaped areas and garden spaces to allow for a flexible range of activities;
- Focal trees and public artwork providing distinctiveness.

Key Tree Species

- *Corylus colurna* (Italian Hazel)
- *Pyrus calleryana* 'Chanticleer'
- *Koelreutaria paniculata*
- *Betulus* 'Edinburgh' (Silver birch)
- *Ginkgo biloba*



Birch with perennials and ornamental grasses



Corylus colurna



Winter colour with betula bark and rubrum



Clipped lonicera hedges provide formal contrast to looser planting



Potential for raised planters at community centre gardens



Example of community building with cafe seating in a simple hard landscaped space (Houlton, Rugby)



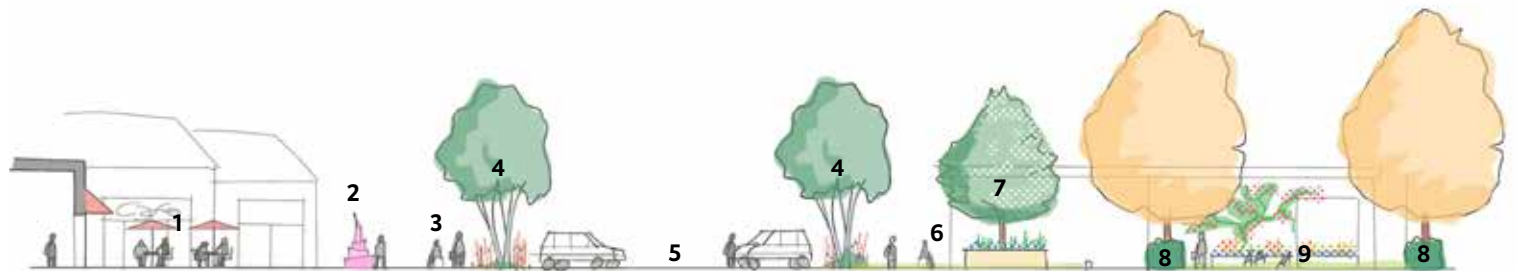
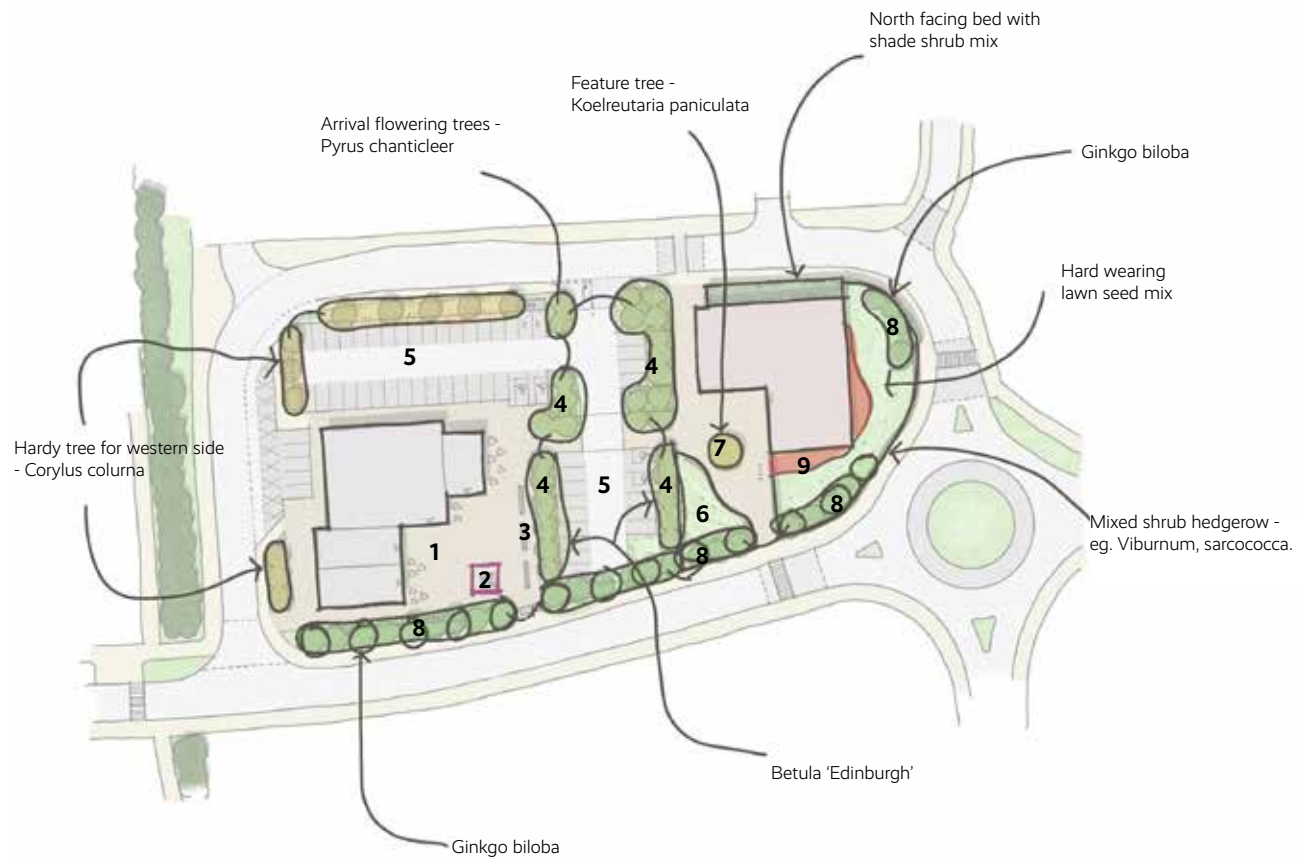
Ginkgo biloba along Spine Road



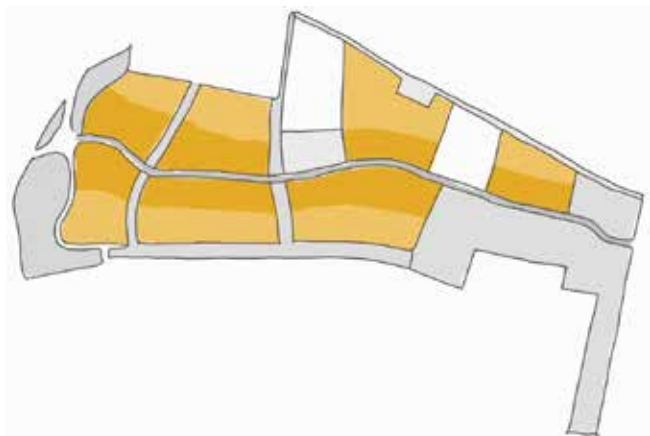
South facing perennial border

Design Principles

1. Hard landscaped space with outdoor seating
2. Public art feature
3. Bench seating alongside landscape beds
4. Silver birch underplanted with ornamental grasses, salix shrubs and flowering perennials
5. Car parking area
6. Garden space with biodiverse lawn and seating
7. Feature tree – Amalanchier, planted with a circular seat wall/raised bed with clipped shrubs and perennial bedding
8. Mass planting of shrubs to form a hedge to define and enclose space with Ginkgo biloba to have a consistent approach to Spine Road frontage
9. South facing walls with raised beds and perennial flower displays and climbing roses.



RESIDENTIAL AREAS



Location Plan

Core Area Description

The core character area comprises of higher density and more formal and continuous frontage to enclose the street and express importance of spine road. Residential parcels will contain landscape features appropriate to the scale of spaces and unit density.

Plot frontage planting will consist of a mix of ornamental shrub species that can be formally clipped, or allowed to grow more naturally. Species will seek to add texture colour and seasonal interest. An indicative species list is provided to support the intended planting strategy to be established to help reinforce distinction in character within the Core development areas. Species suitability to be verified through the detailed design process.

Suburban Area Description

The suburban character area is more informal in layout and built form and provides a transition to the structuring landscape that defines the edges of the site.

A more informal and verdant character with strong visual connectivity and close proximity to the Greenways and areas of parkland open space will contain larger shrubs and trees that will have space to grow larger and therefore be less formally clipped. This will give a softer more natural character, whilst still providing vibrant colours and seasonal interest as well as large structural landscape features.



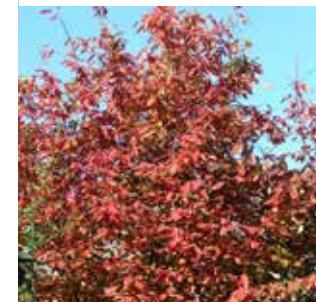
Ceonothus burkwoodii



Hydranger paniculate grandiflora



Magnolia 'Susan'



Amalanchier lamarckii



Arbutus unedo



Cercis chinensis

An indicative selection of large shrubs/small trees for use across residential areas in front and back gardens to provide seasonal interest

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Boundary Treatment

To help emphasise the character proposed for each residential character area a different approach to boundary treatments will be taken.

CORE AREAS

A hard landscaped boundary to provide a more urban and formal character, using either:

- Railings,
- Brick wall, or
- Ironstone wall to match properties with Ironstone elevations

SUBURBAN AREAS

Typically an open, soft landscape treatment with no boundary to provide a greener and more informal character, using either:

- Lawn and trees with no physical boundary to the back of footway,
- Hedgerow or mixed shrubs, or
- Ironstone wall to match properties with Ironstone elevations.



Soft landscaping to front garden



Front boundary wall with planting behind



Opportunities to plant trees along sides of gardens



Example of integrating tree planting and shrub planting around parking areas



Example of integration of planting within a smaller garden on a green edge street



Example of using local stone and brick to complement houses

Street Tree Planting

Within the residential areas two street types in the proposed street hierarchy will be planted with street trees:

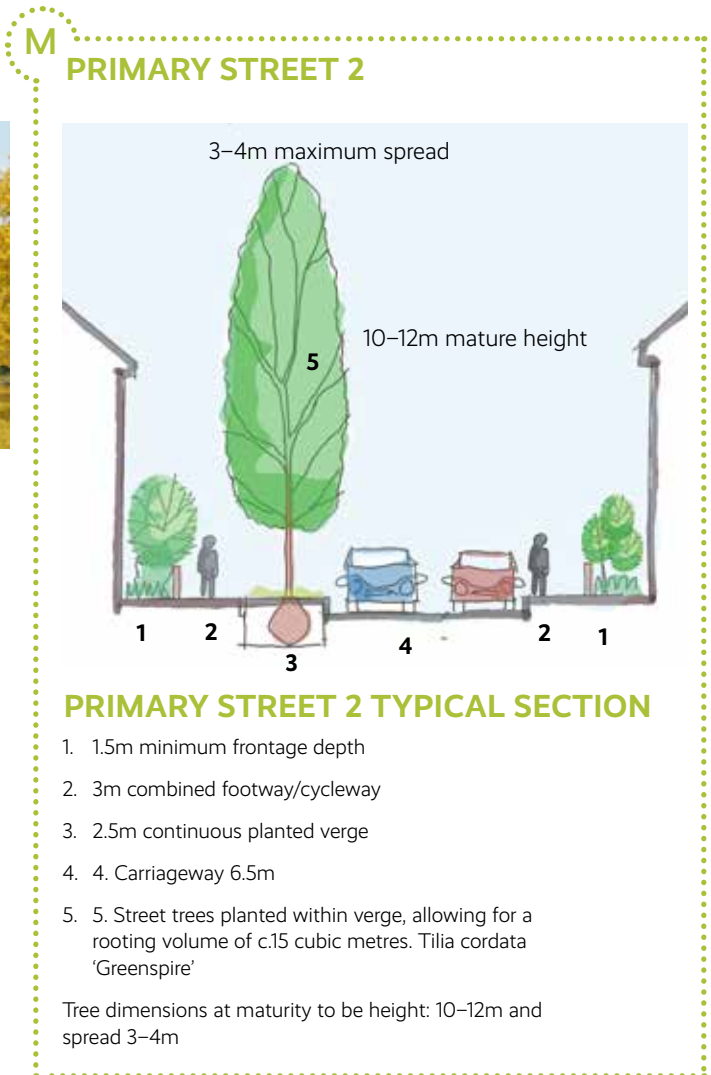
- Primary Street 2; and
- Residential Streets.

Primary Street Type 2 will have a continuous verge on one side, whereas Residential Streets will have tree planting build-outs. These areas may be underplanted with shrubs and bulbs.

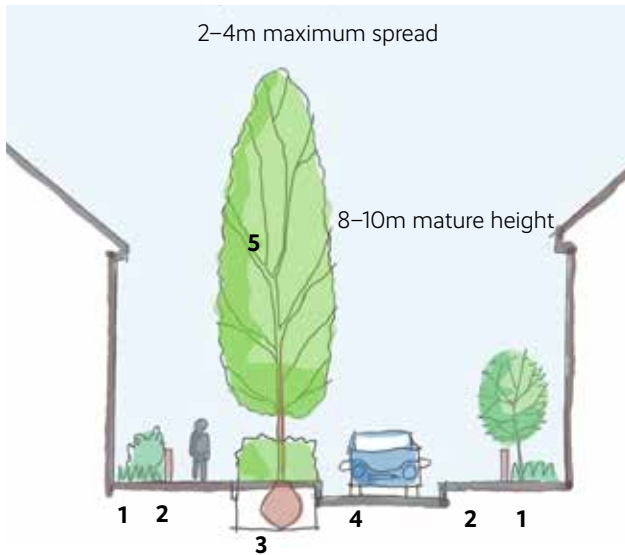
An indicative tree list is provided for residential streets, though this is not to limit the tree selection and any suitable tree that is within the dimension parameters and would promote diversity across the scheme.



Tilia cordata 'Greenspire'

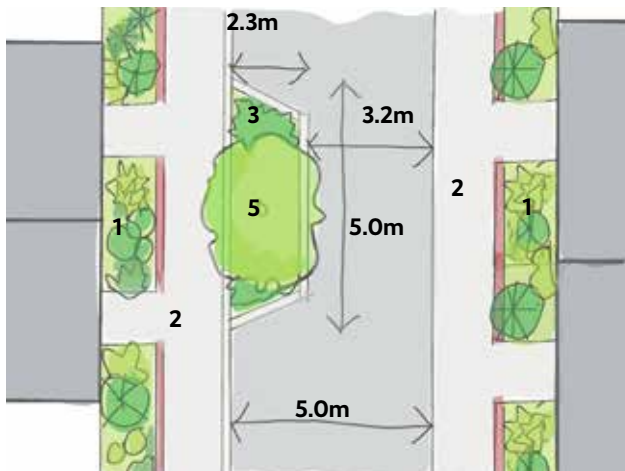


RESIDENTIAL STREETS



Build-outs to be every 50-70m, on alternating sides of the road. Driveways to be located away from build-outs to ensure adequate access.

RESIDENTIAL STREET TYPICAL SECTION



1. 1.5m minimum frontage depth
2. Footway – 2m wide
3. Verge build-out with shrub planting and street tree – 2.3m wide and 5m long (minimum dimensions) – Allows for 10m³ rooting volume
4. Carriageway – pinch point of 3.2m wide minimum
5. Street trees planted within verge. Tree dimensions at maturity to be height: 8-10m and spread 2-4m

RESIDENTIAL STREET PLAN SHOWING TREE PLANTING BUILD-OUT

INDICATIVE TREE PALETTE



Prunus 'spire'



Carpinus betulus 'franz fontaine'



Acer campestre 'Streetwise'



Pyrus calleryana 'Chanticleer'



Liriodendron tulipifera 'fastigiata'



Acer campestre 'Elsrijk'

The above trees are within the mature height and spread parameters for use on residential street types.

PLAY STRATEGY

The outline consent has fixed areas of formal play (1 NEAP and two LEAPs) within the development as shown on the Regulating Plan. The design of play areas and approach to planting must reflect the landscape coding as relevant to their location.

Five LAPs are also to be provided within the development and are marked indicatively on the Regulating Plan. LAP provide an additional element of doorstep play within, or adjacent to development parcels. Each LAP must contain an activity area of no less than 100sqm, and designed for children aged 2–4 years old.

The design of LAPs should reflect their location. These could be provided within development parcels as formal urban play spaces or located to the periphery of development parcels adjacent to open spaces as more natural informal features. All LAPs must receive natural surveillance from adjacent dwellings and access routes.

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Planting to Play Spaces

- ensure formal and informal planting species reflect location of each play space within its landscape coded area (refer to relevant section of code).
- provide flowering species within the herbaceous and shrub planting.
- no toxic, thorny or spiked leaved plants to be used.
- be designed to enable natural surveillance into and out of play.






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Reserved matters applications that include areas for play must:

- be universally accessible.
- be designed to have natural surveillance from adjacent development and/or access routes.
- be designed and specified to be safe, secure and robust.
- be accessible from the leisure route network be designed to reflect their location within the development.
- incorporate planting and natural materials.
- integrate a variety of elements to provide sensory richness.
- be intelligent and challenging for the appropriate range of age groups.
- include appropriate street furniture elements such as seating in locations which are accessible and offer good visual contact with the play space, and incorporate bins.
- include natural play features such as grass mounds, logs and boulders.
- include equipment and elements constructed from natural materials finished in earthy colours.
- include areas which offer shade from the sun delivered through tree planting, where possible.



PLAY AND RECREATION

-  LAP (Local Area for Play) – indicative locations, subject to detailed design to be determined through reserved matters applications
-  LEAP (Local Equipped Area for Play)
-  NEAP (Neighbourhood Equipped Area for Play)
-  Sports pitches
-  Allotments

LANDSCAPE AND BIODIVERSITY STRATEGY

The existing retained vegetation within the site, accommodated as part of the design of the greenways and defining the edges of the site will contribute significantly to the establishment of an appropriate and diverse planting strategy across the site that provides biodiversity benefits, celebrates seasonal changes, and reinforces the creation of key strategic landscape areas as well as encouraging distinction between character areas and frontage typologies across the site.

A Landscape and Ecological Management Plan will be prepared for the site (as required by Condition 18). This will support the retention and management of existing site features as well as ongoing management for areas of new planting and habitat creation. This Code provides coding to support the planting strategy which will secure variety in species selection for different parts of the site including open space areas, as well as landscape treatment within development parcels, which will contribute to the creation of areas of diverse ecological habitat.

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Landscape treatment and species selection identified within reserved matters must deliver the following objectives:

- include deciduous and evergreen species;
- include native species with the introduction of some ornamental species to add vibrancy and distinction;
- designed and specified with ease of maintenance and management in mind;
- where planting is to be provided within streets, to be designed as part of an integrated process;
- with highways and lighting in order to coordinate the positions of street trees;
- be fit for purpose in terms of location and intended use;
- include flowering species which are pollinator friendly;
- designed to enable sufficient levels of visual permeability for effective natural surveillance;
- provide visual amenity and sensory richness;
- be of sufficient size at the time of planting to withstand the risk of vandalism; and
- designed to be resilient to extreme weather events such as drought and heavy rainfall.



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Landscape reserved matters must deliver the following biodiversity objectives, in line with the LEMP to be prepared for the site:

- **Objective 1:** The enhancement of the Salt Way potential Local Wildlife Site (pLWS) and its immediately adjacent habitats, through sensitive management and creation of new complementary habitats, including new native tree and shrub structure planting and meadow grassland, with a reptile hibernaculum, bird and bat boxes installed within appropriate locations;
- **Objective 2:** Enhancement and integration of a network of existing and new ecologically-valuable habitats, comprising the Salt Way, Parkland, new Greenway/swale corridors and existing hedgerow network, using complementary planting and appropriate management to benefit biodiversity, landscape and visual amenity;
- **Objective 3:** Support a range of native faunal protected/priority species/groups by habitat enhancement and creation, including:
 - Tree, shrub and hedgerow planting to provide foraging, nesting and sheltering opportunities for birds, badgers, hedgehogs, amphibians and reptiles;
 - Installation of reptile hibernacula, bird and bat boxes to benefit reptiles, nesting birds and roosting bats;
 - Planting palette to comprise fruiting and nectar bearing species to attract foraging birds, badgers and invertebrates, including disease-resistant elm varieties to benefit the white-letter hairstreak butterfly;
 - Greenways that enable species to continue to move through and around the development;
 - Creation and sensitive management of swales and attenuation ponds to benefit amphibians and reptiles;
 - A sensitive approach to lighting including dark corridors along the Salt Way and Greenways to encourage nocturnal species such as bats and badgers;
- **Objective 4:** Provide access to nature to promote human wellbeing and afford environmental education opportunities through the provision of leisure routes and interpretation boards.

PUBLIC ART STRATEGY

Public art is proposed to be distributed through the site to contribute to the distinctiveness, quality and character of the development. The location of the three pieces of art work are identified on the Regulating Plan.

These include:

- **Gateway entrance artwork:** To contribute to a sense of arrival to the development.
- **Placemaking artwork:** To signify the centre of the community, providing visual and amenity value and opportunities for interaction.
- **Interactive/feature fencing:** To sit alongside the NEAP offering opportunities for interaction and play.

Further design guidance is included in the relevant preceding sections in relation to the artwork strategy.

L&Q will deliver the public art pieces with the exception of the Local Centre piece which could be designed and delivered by the commercial developer.

Condition 28 of the outline consent requires details of a scheme of artwork (including a timetable for its provision) prior to the occupation of 350 dwellings on the site.

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The public art scheme must:

- distribute art through the site in accordance with the locations shown on the Regulating Plan.
- locate artwork in visually prominent places in order for the pieces to be viewed and enjoyed by as many people as possible when using the open spaces and moving through the development.
- ensure a variety of types of artwork will be installed, each responding to their location and setting through their design, scale, theme and materiality.
- where appropriate and safe to do so, art elements should offer opportunities for interaction and play.



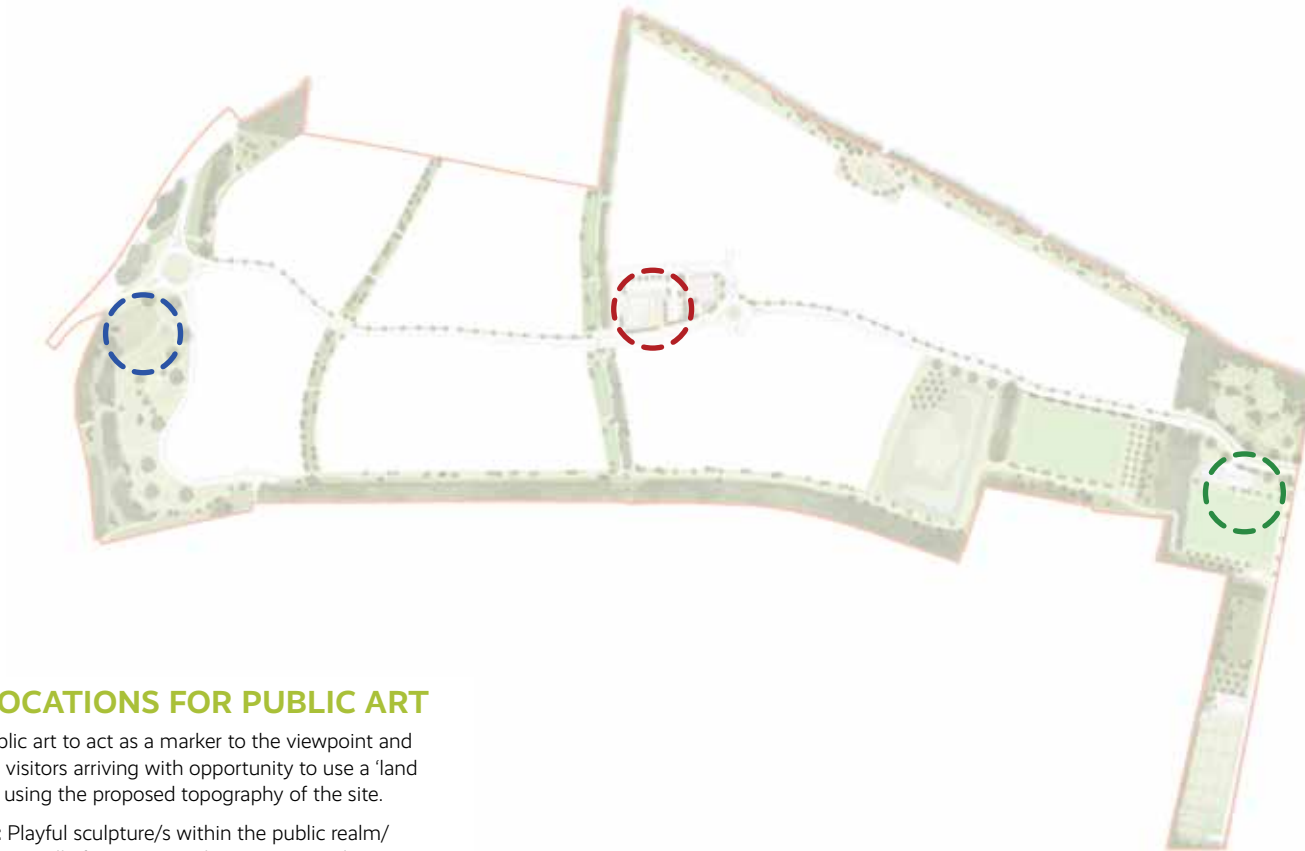
Local Centre artwork example






Gateway entrance artwork example



Interactive play / feature fencing example



INDICATIVE LOCATIONS FOR PUBLIC ART

-  **Gateway:** Public art to act as a marker to the viewpoint and a 'beacon' for visitors arriving with opportunity to use a 'land art' approach using the proposed topography of the site.
-  **Local Centre:** Playful sculpture/s within the public realm/ gardens to potentially feature animals or insects and function as play features/ seats.
-  **Eastern Park:** Interactive/ playable sculpture/ art feature to sit within the NEAP or adjacent to the pavilion.

STREET FURNITURE & LIGHTING STRATEGY

Street furniture

Street furniture is proposed to be distributed through the site to contribute to the quality, character and usability of the external environment. It must be accessible and usable for people of differing ages and abilities and encourage the use and enjoyment of the external environment as well as offering opportunities for social interaction. The choice and selection of street furniture should enhance people's experience of being in and using the external environment of the development, promote active modes of travel such as walking and cycling; and promote recycling.

Lighting Strategy

Good lighting design is important in creating an attractive and safe environment and must be an integral part of the street and public realm design. The design of lighting units must take a comprehensive site-wide approach and be in accordance with OCC's Street lighting design requirements (revised in June 2017). For streets, lighting levels will be set by the British Standards.

Minimising light pollution on Salt Way is important in respecting the rural character of the site. The Greenways will remain largely unlit to promote and support ecological habitats as set out in the Biodiversity Objectives. It is proposed that the pedestrian routes will not be illuminated to a specific lux level and will only be illuminated where necessary for safety reasons, at key locations. These locations include greenway crossing points and short

sections of pedestrian and cycle links crossing green spaces to key destinations. In general, landscape spaces should be treated as 'dark zones' in order to reduce light pollution in the environment and any harmful effects on wildlife.

Lighting Design

Along the spine road Kirium Pro LED units on 6m high poles is proposed. This lighting can be replicated on lower order streets, utilising a lower pole (c.4m) on the residential streets. In some locations, such as the narrower streets, wall mounted luminaires could be more appropriate.

Within landscape areas, low level, discrete downlighting will be provided using a number of different light types such as bollards or recessed spots that will allow for the safe navigation of the site. This approach helps to minimise light pollution with unnecessary lighting and also leads to a visually interesting environment.

Providing certain lighting treatments to landscape features and illuminating key vertical surfaces will make all spaces feel inviting and comfortable to use. This would be appropriate at key spaces such as the Local Centre, the community facilities at the eastern parkland and potentially in combination with the public art works on the site.

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The design and distribution of street furniture will be considered as part of landscape reserved matters and must achieve the following:

- located in accessible positions close to or on pedestrian and cycling routes which are safe and convenient to use.
- be constructed from robust and durable materials which are fit for purpose.
- use earthy tones as part of a suite of elements which is consistent across the site and use natural materials where appropriate to do so.
- consider maintenance and management requirements in the design and specification of equipment.
- reflect the formal or informal character of the location within the site.
- provide public benches within or nearby all play spaces (NEAPs and LEAPs) in locations which provide good visual contact with the play space.
- seating will also be provided at the Local Centre, sports pitches and allotments.
- provide public cycle parking including at the LEAPs, NEAP, Local Centre, sports pitches and allotments.
- cycle stand design must be secure and highly visible. Depending on context and expected use stands could be located within public spaces, adjacent to pavements or within a purpose-built shelter alongside sports uses.
- Litter bins and dog waste bins must be provided in key locations throughout the site, including along the spine road, at places of play and sport, at the allotments and along key pedestrian routes. Co-locating compatible street furniture such as bins, seating and bicycle stands will be encouraged.
- Consistent lighting design should be used to include luminaire family, luminaire type, light sources and performance.
- All luminaires are to be LED to ensure maximum energy saving and consistency.
- Within landscape areas, low level, discrete downlighting will be provided.



INDICATIVE LOCATIONS FOR STREET FURNITURE

- Litter and Dog Waste Bins
- Signage
- Benches
- Bicycle Stands



Example imagery showing indicative character of street furniture items