

SIBFORD FERRIS

LANDSCAPE STRATEGY

Prepared for

Gade Homes

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arc

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ARC LANDSCAPE DESIGN AND PLANNING LTD.

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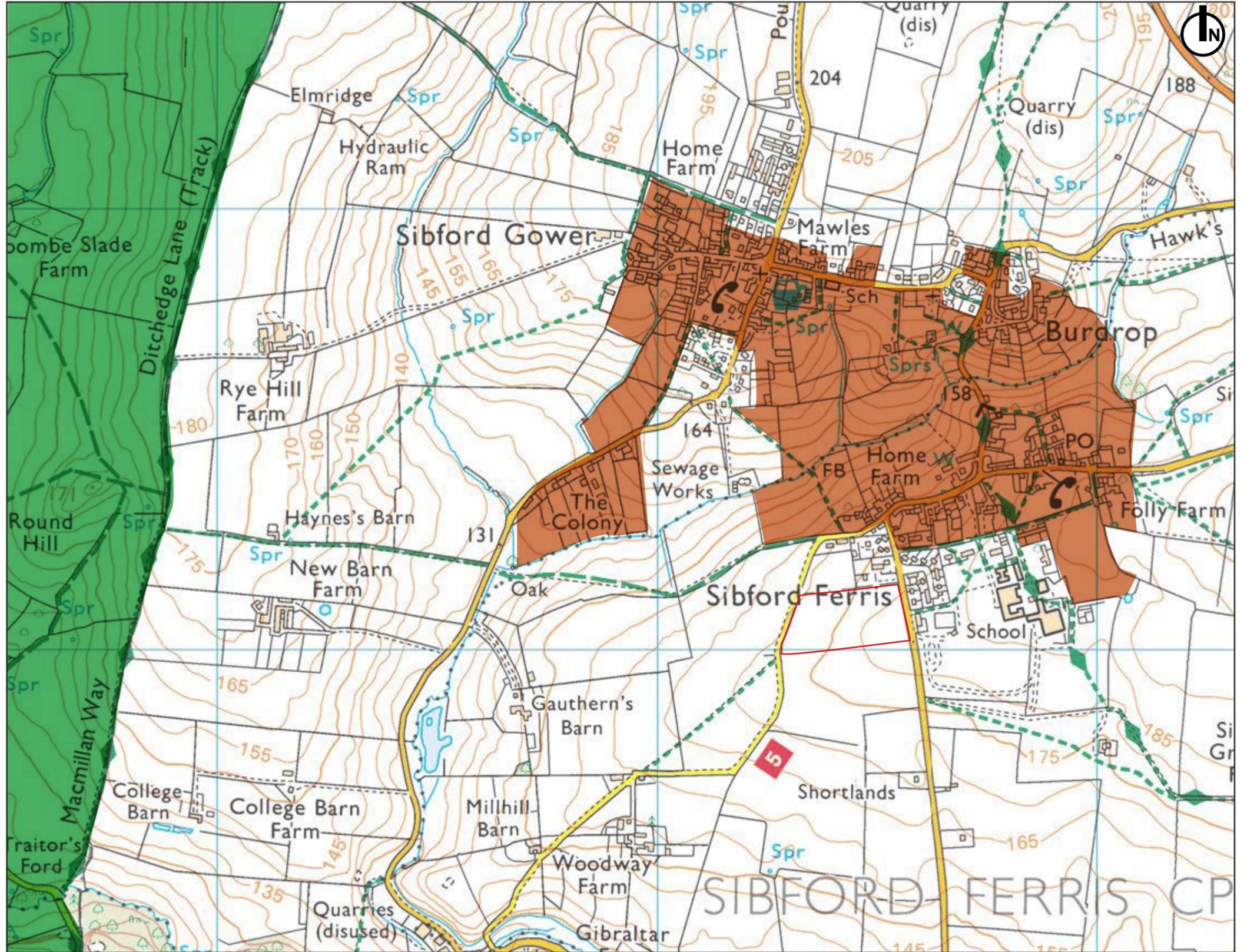
INTRODUCTION

This Landscape Strategy has been prepared by Arc Landscape Design and Planning Ltd. on behalf of Gade Homes and describes the landscape proposals for the proposed residential development on land to the south west of Sibford Ferris, Banbury.

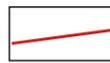
The village of Sibford Ferris is located approximately 10km to the south west of Banbury and is situated to the eastern edge of the Cotswold in North Oxfordshire. The site is approximately 1.5km from the Cotswold Area of Outstanding Natural Beauty boundary. Sibford Ferris, along with adjoining villages Sibford Gower with Burdrop are designated Conservation Areas within Cherwell District Council.

The development received outline planning permission, with all matters reserved, in November 2019 following a planning appeal (ref APP/C305/W/19/3229631. The permission is for up to 25 dwellings. The proposed development follows the broad principles set out on the parameters plan (ref 6426/ASP3/PP-Rev D and the Landscape Strategy plan (ref 6426/ASP4/SLP-RevA).

Following receipt of the planning approval, the design proposals have been subject to extensive consultation with between Gade Homes and the Parish Council, and the proposals set out within this document reflect this consultation.



LEGEND

-  Application boundary
-  Cotswold Area of Outstanding Natural Beauty
-  Conservation Areas

Site Context
1:1000 @ A3



LANDSCAPE STRATEGY

The landscape strategy has been developed from the principles set out in the planning approval. The design proposals also respond to constraints associated with the site such as the existing overhead power cables which are in part being grounded.

The proposals also address the requirements relating to below ground archaeology and the mitigation proposals which have been agreed between archaeological consultants Orion and the council’s archaeology officer.

The overarching strategy is to provide an attractive and sustainable landscape and green infrastructure network within the proposals to:

- Retain and enhance existing on-site vegetation and contribute to the wider green infrastructure network, connecting to existing green and ecological links;
- Provide high quality, high value multifunctional greenspace through a community focused development with connected safe and accessible open spaces that provide for play, recreation and promote healthy living;
- Provide a central focused younger children’s play area for a range of play;
- Optimise opportunities for walking through a considered path network that connects to the wider area;
- Create a green street scene for residential properties and use planting to assist in defining public spaces, entrance ways and private property boundaries while filtering views of and within the development;
- Provide for and enhance bio-diversity on-site
- Integrate Sustainable Drainage Systems features into the open spaces to create usable and accessible spaces.

Landscape Strategy
1:1000 @ A3



CENTRAL OPEN SPACE WITH TODDLER'S PLAY AREA

The central green open space provides a public amenity space in the heart of the development comprising of a grassed area, seating, footpath network, play area with tree and shrub planting.

The play area design for use by younger children includes a range of natural and timber play elements to provide for an exploitative play environment. Enclosed by a formal hedgerow, the play space includes mounded landform, play boulders, timber animals, timber logs and stepping stones. Timber benches provide a resting point for parents and carers to overlook the play area.



Central Open Space with Toddler's Play Area
1:300 @ A3



P1 - PLAYFUL LANDFORM GRASS MOUND



P2 - PLAY BOULDERS (UP SIDE OF SLOPE)



P3 - 2NO. TIMBER ANIMAL - STANDING AND SLEEPING SHEEP
Image - Timber Play



P4 - TODDLER PLAY PANEL
Image - Kompan



P5 - TIMBER LOGS AND STEPPING POSTS



WESTERN OPEN SPACE

The western half of the site is a wide open space, creating a green amenity buffer between the development and wider countryside.

The large space comprises of an open meadow area bordered by native planting buffers to the boundaries. A formal path connects east to west from the development to the wider footpath network and a network of informal mown grass paths lead around the space, with seating opportunities. The south western corner of the space provides for the allotment

allocation and is adjoined on the eastern side by the inaccessible wildlife area bound by a rural style timber fence.

Parking for the allotments is at the edge of the housing development, paved in grass crete for a subtle appearance.

To the north of the space is a community orchard with edible fruiting trees.



Public Open Space
NTS



NATIVE PLANTING AND MEADOWS



FRUITING TREES TO ORCHARD



ALLOTMENT GARDENS



WILDFLOWER MEADOW WITH MOWN GRASS PATHS

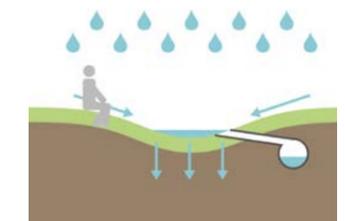
ATTENUATION AREA

An attenuation area is located centrally to the space, incorporating an attenuation basin and swale. The basins is designed with capacity to capture and hold water both above ground in heavy rainfall events. These are predominately dry features and will only be wet at times of heavy rain fall, their surface will porous/permeable to allow for infiltration below.

It is proposed that the attenuation area is planted with a wetland grass meadow with native planting to the boarders to promote biodiversity.



PLANTED ATTENUATION BASIN



ATTENUATION

HARD LANDSCAPE STRATEGY

The material and street furniture palette will use robust and appropriate materials to create a legible external environment. This will assist in the overall creation of character for the residential area taking account of its setting and context.

The final material palette should take consideration of the architectural design to provide a complementary ground floor plane to the building. The adjacent plan and images set out the hard landscape strategy with an indication of the proposed quality and aesthetic, alongside the intended use.

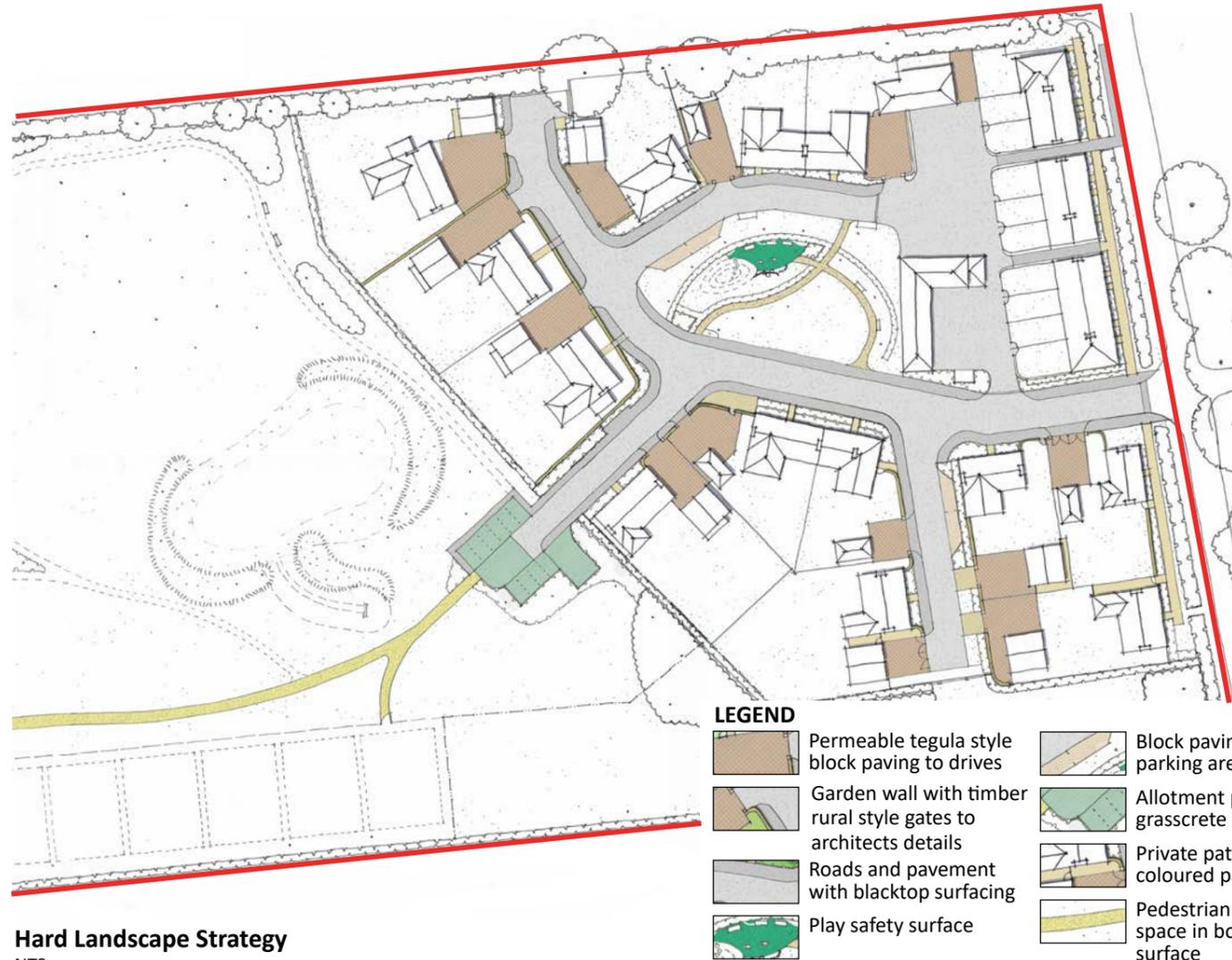
The following design requirements have been considered in the material selection:

- Materials will be safe and comfortable for all users, slip resistant and meet the current British Standards for paving.
- Materials will be high quality, robust and sustainably sourced and manufactured, wherever possible
- The paving palette will consist of a simple and limited range of materials

Street Furniture and Lighting Strategy

The detail design will make adequate provision for street furniture to assist in the functionality of the external areas including seating, visitor cycle stands, litter bins and lighting. Street furniture will be selected from a similar suite of elements with the same or complimentary style to provide consistency throughout the scheme.

External lighting will be carefully designed (by the project engineer) to ensure safety standards are balanced with an overall objective not to create any unnecessary light emissions and in consideration of the site's ecological habitats and proximity to the South Downs National Park.



Hard Landscape Strategy
NTS



ASPHALT SURFACE TO MAIN ACCESS ROAD



PERMEABLE TEGULA STYLE BLOCK PAVING WITH WARM TONES TO PRIVATE DRIVES



GRASSCRETE OR SIMILAR TO ALLOTMENT/ OPEN SPACE CAR PARK AREA



TEXTURED PAVING IN BUFF TONES TO PRIVATE PATHS



TIMBER STREET FURNITURE



RURAL STYLE TIMBER FENCE TO INACCESSIBLE AREA



BOUND GRAVEL PATHS IN WARM TONES TO OPEN SPACES



BOUND RUBBER MULCH SAFETY SURFACE

SOFT LANDSCAPE STRATEGY

The adjacent plan sets out the soft landscape strategy applied to the detailed planting proposals and the following pages provides an indication of the plants species.

The planting proposals utilises a combination of native and ornamental trees, shrubs, hedges, grassed areas and herbaceous planting to define character throughout the development with a focus on selecting attractive and resilient species that will also benefit wildlife.

The following set out the approach, principles and objectives to the planting:

- Retain existing mature trees and vegetation and enhance to create new green corridors contributing to the ecological framework.
- Vary planting depending on the location and function of the area to offer variation and definition across the development and to ensure plants are suitable for their immediate context.
- Provide opportunities to enhance biodiversity with wildlife friendly planting offering a wide range of natural and semi-natural habitats that will provide food and shelter for wildlife. To include wild flower meadows, native shrub planting and species that encourage pollinators and birds.
- Chose resilient planting and be mindful of the future effects of climate change within the plant selection.
- Use a range of plants both, native and ornamental to ensure year round sensory interest including evergreen species and seasonal variation in form of foliage, flowers, colourful bark, fruiting and sensory species.

Retained trees will be protected during construction in accordance with arboricultural consultants recommendations.

Tree species selection will respond to the growing space available, using larger growing species wherever possible.

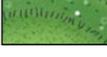
Lawn areas will include flowering species and the native meadow area will promote biodiversity.

The detailed planting plans include specification for adequate planting depths and quality.



Soft Landscape Strategy
NTS

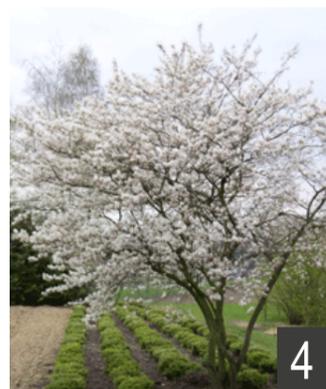
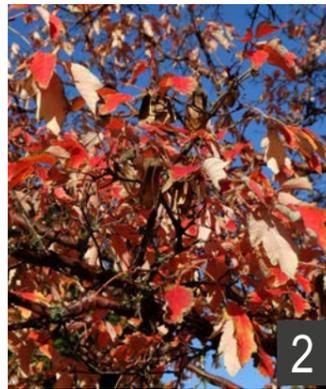
LEGEND

- | | | | |
|---|--|---|---|
|  | Existing trees to be retained - refer to arboricultural survey for details |  | Mixed hedges and shrub planting |
|  | Native/ornamental tree |  | Mixed shrub planting |
|  | Orchard tree |  | Allotments |
|  | Native planting |  | Attenuation area with water tolerant meadow and native planting to edge |
|  | Native hedge |  | Mown grass path in open space |

RESIDENTIAL

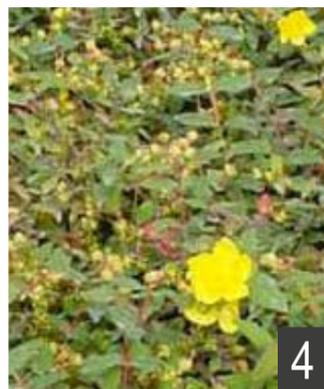
TREES

- 1- *Acer campestre* 'William Caldwell'
- 2- *Acer griseum*
- 3- *Alnus glutinosa* 'Laciniata'
- 4- *Amelanchier lamarckii*
- 5- *Liquidamber styraciflua*
- 6- *Sorbus aucupria* 'Sheerwater Seeding'



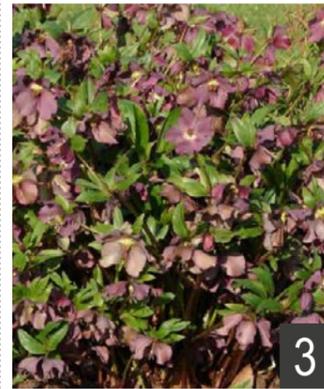
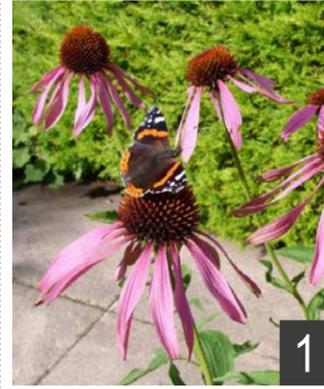
SHRUBS

- 1- *Choisya 'Aztec Pearl'*
- 2- *Hebe White Gem*
- 3- *Hydrangea arborescens 'Annabelle'*
- 4- *Hypericum x moserianum*
- 5- *Lavndula angustifolia*
- 6- *Viburnum tinus 'Eve Price'*



HERBACEOUS

- 1- *Echinacea pupurea*
- 2- *Geranium 'Rozanne'* - Geranium
- 3- *Helleborus orientalis*
- 4- *Kniphofia 'Bees' Senseset'*
- 5- *Rudbeckia fulgida deamii*
- 6- *Salvia officinalis 'Icterina'*



ATTENUATION AREAS*

- 1- *Asplenium scolopendrium* - Hart's tongue fern
 - 2- *Cornus stolonifera 'Flaviramea'* - Golden Dogwood
 - 3- *Iris pseudacorus* - Yellow Iris
 - 4- *Juncus effusus* - Common Rush
 - 5- *Osmunda regalis* - Royal Fern
 - 6- *Salix caprea* - goat willow
- *Grass/wildflower areas in attenuation areas to use seed mix





GREEN INFRASTRUCTURE CORRIDORS -
(PREDOMINATELY NATIVE SPECIES)

TREES

- 1- *Acer campestre* - Field Maple
- 2- *Pinus sylvestris* - Scots Pine
- 3- *Quercus robur* - English Oak
- 4- *Tilia cordata* - Small-leaf lime

SHRUBS

- 1- *Cornus sanguinea* - Common Dogwood
- 2- *Corylus avellana* - Common Hazel
- 3- *Crataegus monogyna* - Hawthorn
- 4- *Euonymus europaeus* - Spindle
- 5- *Prunus spinosa* - Blackthorn
- 6- *Sambucus nigra* - Elder



AMENITY OPEN SPACE

TREES

- 1- *Carpinus betulus* - Common Hornbeam
- 2- *Castanea sativa* - Sweet Chestnut
- 3- *Quercus ilex* - Holm Oak
- 4- *Salix alba* - White Willow



SHRUBS & HERBACEOUS

- 1- *Cornus sp.*
- 2- *Euonymus 'Emerald n Gold'*
- 3- *Ilex aquifolium* - Holly
- 4- *Iris sibirica* - Siberian Iris
- 5- *Miscanthus 'Kleine Fontane'* - Chinese Silver Grass
- 6- *Viburnum davidii*



BIO-DIVERSITY STRATEGY

The landscape strategy adopts a best practice approach to the green infrastructure which promotes the creation of multi-functional and multi-beneficial spaces.

Key to this approach is ensuring that the design and future management results in a landscape that encourages biodiversity. This not only provides nature-conservation benefits to the wider area but enables residents to have access to nature within their immediate neighbourhood.

The following sets out our approach to multi-functional spaces and enhancement of biodiversity:

- Introduce a range of trees species, focusing on native species in open spaces with some non-native and fruiting species that will each attract a range of insects, birds etc.
- Create linear green corridors linking to the wider green infrastructure network
- Include a varied mix of shrubs and herbaceous plants that will provide food and shelter for wildlife including specific plants for pollinators.
- Incorporate species rich grass / meadow mixes to swales and meadow grassed areas which are low-maintenance to promote increased biodiversity.
- Incorporate a range of bat and bird boxes throughout the development, focusing on creation of corridors.
- Include a structures such as log piles hibernacula, utilising wood from felled trees.
- Provision of hedgehog habitats including brash piles and increasing permeability across and beyond the site
- Adopt an appropriate management regime that promotes biodiversity.



MANAGEMENT AND MAINTENANCE STRATEGY

Details of the future landscape management and maintenance will be set out in a management plan containing guidance on standard landscape maintenance required for each of the open spaces based on the types of planting, surfaces and street furniture proposed for each area.

It is anticipated that the contractor responsible for implementing the landscape scheme will maintain the areas up to practical completion and that they shall be responsible for maintenance of all soft landscape area in accordance with the Management Plan for a minimum of one year following practical completion. Handover of the management is expected to be 12-24 months after practical completion, with the details of management to be confirmed when the detail design is complete with external areas outside of private ownership either to be adopted or managed by a management company.

Any plant failures that occur, post practical completion, should be replaced during the first available planting season. The maintenance and management of the landscape areas should provide for the overall design objectives of the landscape design proposals. The principal management objectives are summarised as follows –

- Through best horticultural practice, to ensure all plants are regularly maintained to promote growth and vigour.
- To ensure that existing retained trees and vegetation are monitored and managed using, as required, specialist arboricultural advice and methods.
- To ensure the objectives of the ecological management plan are maintained through the landscape maintenance regime.
- To ensure that all hard surfaces, street furniture and external elements are regularly inspected and maintained in good working order.
- To ensure integrated sustainable drainage interventions are functioning and safe - refer to engineer’s guidance
- That the health and safety of operatives and the public are considered at all times.
- Tidiness is maintained all year round through the careful removal of litter and weeds etc and through selective thinning, topping up mulch, replacement of plant failures etc.
- That all management and maintenance practices, consider issues of sustainability through the responsible use of natural resources such as water and limit the use of chemicals to a minimum.

The following table sets out an overview of the annual maintenance tasks for the key external areas.

ALL AREAS														
NO	TASK	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
1.0	GENERAL PLANTING AREAS													
1.0.1	Litter collection and removal from site	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	Keep litter free at all times
1.0.2	Weed control (by hand)		X	◆	X	◆	◆	◆	◆	◆	X	◆		And as necessary
1.0.3	Weed control (chemical)					◆		◆						
1.0.4	Fertiliser to trees, shrubs, herbaceous			◆										
1.0.5	Watering				◆	◆	◆	◆	◆	◆	◆			Daily if required in summer
1.0.6	Top up mulch					◆					◆			To 75mm as required
1.0.7	Firm up plants			◆						◆				
1.0.8	Check ties, supports, etc			◆						◆				
1.0.9	Pest & disease control			X	X	X	X	X	X	X	X			As required
1.0.10	Pruning to shrubs		X	X	X	X	X	X	X	X	X	X		As required for species
1.0.11	Dead head shrubs/ herbaceous					◆	◆	◆	◆	◆				Weekly as required
1.0.12	Thin out planting										◆			As required
1.0.13	Lift/ divide herbaceous										◆			As necessary for species
1.0.14	Replacement planting (all plant types)	X	X	X								X	X	By agreement as above
1.2	LAWNS													
1.2.1	Mowing to 30mm max length				◆	◆	◆	◆	◆	◆	◆			14-18 cuts per season
1.2.2	Trim / neaten edges				◆	◆	◆	◆	◆	◆	◆			
1.2.3	Translocated herbicide					◆								
1.2.4	Approved turf fertiliser	◆			◆									
1.3	WILD FLOWER AREAS													
1.3.1	Annual cut after flowering				◆					◆				Subject to flowering period
1.3.2	Remove arisings (after 5 days)				◆					◆				Subject to flowering period
2.0	HARD AREAS													
2.0.1	Sweep mulch from all hard areas		X		X		X		X		X		X	As required
2.0.2	Treat weeds in paved areas				X					X				
2.0.3	Check and make good timber edging			◆										
2.0.4	Clean / repaint rendered walls					◆								Annually if required
2.0.5	Clean / wash paved areas					◆								Annually if required
2.0.6	Wash steps and copings (repair a required)					◆								Annually if required
2.0.7	Clean lens on light fittings	X		X		X		X		X		X		As required
2.0.8	Replace bulbs in light fittings	X	X	X	X	X	X	X	X	X	X	X	X	As required
2.0.9	Monitor and repair play areas / equipment	X	X	X	X	X	X	X	X	X	X	X	X	As required

◆ - Critical months for operations. X - Operations to take place subject to site requirements