

LAND SOUTH OF GREEN LANE, CHESTERTON

LANDSCAPE STRATEGY
TO SUPPORT THE DESIGN & ACCESS STATEMENT

Prepared on behalf of
Wates Developments

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2930-RE-01
Rev A





LANDSCAPE

Introduction

The landscape section sets out the wider strategy for open space and amenity, ecological enhancements and play. It further describes the key design principles within each of the key landscape character zones within the site; including materiality and uses of each.

The overarching principles of the proposals are:

- To integrate development sensitively into the landscape
- Respect the rural edge setting and create a new distinct but soft edge to the village of Chesterton
- Protect the wildlife and natural elements in the landscape
- Provide attractive streetscapes, edges and open spaces
- Improve the wildlife and amenity benefits of the site to the wider community
- Improve permeability and connectivity
- Create a high quality development that will enhance the lives of existing and future residents.

The outline application comprises proposals for up to 150 units, including the access and associated open spaces.

The proposed scheme will provide a variety of amenity landscape areas:

- The central corridor with raingardens
- Meadow Walks permeating the residential parcels and providing car-free green corridors
- Southern Fields retaining visual separation from the wider countryside; providing community assets including woodland, playing fields and growing space.

AMENITY SPACE (P.43)



Existing provision

Chesterton has limited play and open space provision. The closest LEAP (locally equipped play area) is located at Chesterton Community Centre, less than 100m north of the site boundary, which will directly serve the development. A further playground located at Penrose Gardens is approximately 300m north of the site and requires crossing of Green Lane so is less likely to directly serve the new housing.

Requirements

The Cherwell Adopted Local Plan (2011 – 2031) Policy BSC 11: Local Standards of Provision - Outdoor Recreation sets out the following requirements with thresholds:

	per 1000 pop	Threshold unit no
Green space	2.74ha	6
Play space	0.78ha	10 LAP 50 LEAP 100 NEAP
Outdoor sports	1.13ha	65
Allotments	0.37	275

The development meets the dwelling threshold for on-site provision of public green space (amenity and natural), outdoors sports as well as equipped and informal play areas.



Sculptural seating with play value

The area requirements based on the Local Plan and the likely population generated by 147 units (at 2.4 persons per dwelling) are as follows:

	per 1000 pop	Required (ha)	Required (m2)
Green space	2.74ha	0.97ha	9700
Play space	0.78ha	0.28ha	2800
Outdoor sports	1.13ha	0.40ha	4000
Allotments	0.37	0.13	1300

LAP will be located throughout the development within the Meadow Walks as informal, sculptural, incidental play areas for toddlers, with seating. They will be designed to complement their setting and will not be enclosed by fencing. (LAP are recommended to be 100m², 5m away from dwellings.)

LEAP are equipped play spaces for 0-11 year olds. One LEAP will be located within the central Meadow Walk to serve the whole of the development. It will form an exciting play space combining a range of timber play items, themed to complement the meadow character and will include accessible play. (LEAP are min 400m², with the active play zone 20m from residential properties.)

NEAP are equipped play spaces to cover all age groups. There is opportunity to incorporate this provision within the western field adjacent to the sports pitches. It will provide an extensive, adventurous area for play and social gathering for all ages and abilities. (NEAP minimum 1000m², 30m distance of active play to dwellings).

The recreational space in the western field will provide picnic areas for residents and the public and provide sports pitches to extend the current provision associated with the Community Centre.



Adventurous, natural play space



Imaginative playground within natural setting

LANDSCAPE (PAGE 43 ONWARDS)



Illustrative landscape masterplan

LANDSCAPE



Landscape Character

The site comprises four distinct landscape character areas:

- The residential parcel served by shared surface Lanes providing access, parking, integral traffic calming and space for socialising;
- Meadow Walks amenity green spaces with an open grassland character, incorporating rainwater attenuation and play;
- Eastern Parkland with the potential for community playing pitches, open parkland and play opportunities close to the Village Green; and
- The woodland with its informal woodland walks and potential for incidental play and wildlife elements.

- Application boundary
- Access road serving residential Lanes
- Raingarden / swale
- Native boundary vegetation
- Green Living residential served by Lanes
- Village Green (off-site)
- Meadow Walks with SUDs basin
- Eastern Parkland with community assets including sports pitches, picnic areas and potential for NEAP
- Woodland

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Residential parcels

The residential parcels will encourage 'Green Living' by providing a spacious, medium density environment with a strong green character where sustainable landscape elements such as trees, hedges and food growing opportunities play an important role.

Grass verges and front lawns will be seeded with a flowering lawn mix to increase ecological value and provide habitat connection throughout the site as well as encourage pollinators into the productive landscape.

All units will be accessed via Lanes, utilising distinctive surface and landscape treatments and providing greening at every level.



Playable street



The Lanes as an extension to the usable private demise - shared community space



CONNECTIONS

Extensive pedestrian and cycle connections within the site and into the wider context promoting a healthy lifestyle

COMMUNAL SPACES

Lanes will provide multi-use spaces for socialising outside residents' front doors and encourage strong community feel

RESIDENTIAL PARKING

Residents' and visitor parking will be integrated within the shared surface Lanes, interspersed with trees and planting beds to break up hard surfaces

- - - Foot and cycle paths
- - - Access road
- - - Lanes
- - - Mown paths

LANDSCAPE

Access Road

A single access from Green Lane is formed which runs parallel to the Meadow Walks and serves the Lanes within the development parcels.

The street features a footpath on the residential side whilst being bordered by the open green of the Meadow Walks on the other, with street trees providing shading to the public realm.

North facing, private frontages onto the access road are defined by low hedges, with gravel maintenance strips for narrow gardens or grassed areas where space allows.

Materials

Both, road surfaces and footpaths, will be asphalt, separated by grass verges and tree planting. Small unit concrete paving blocks in traditional warm colour with contrasting trims where appropriate. Parking bays will be demarcated with darker toned pavers in charcoal.

In key locations along the tertiary streets, raised block paved tables at corner points will to create informal meeting places.

Planting

The residential access roads will have robust mixed planting with year-round interest and a few feature species to create distinctiveness from one street to the next.

Residential verges where not associated with private plots will be seeded with flowering lawn mixture which can be regularly mown (bi-weekly to monthly) and still provides food sources for pollinators.



Amelanchier lamarckii 'Ballerina'



Defensible mixed planting to private frontages



Flowering lawn



Concrete block paving



Robust mixed planting to streets



Prunus 'Sunset Boulevard'



Prunus maackii 'Amber Beauty'

LANDSCAPE

Lanes

The Lanes will form the central hub of community life, providing break out space for children's play and socialising as well as connectivity. In line with the Green Living character, boundary treatments to define private frontages will be productive where aspect allows - espalier trained fruit trees on a timber framework, fruit or nut bearing trees and shrubs or culinary herbs as defensible planting. The Lanes will further encourage community interaction through incorporating of seating opportunities within the street scape associated with trees and the shading they provide.

Materials

The shared surface lanes will be paved in resin bound surface with trims and accentuating bands in small unit concrete or granite paving setts in silver grey. Parking bays will be demarcated with darker toned pavers in charcoal.



Informal pedestrian space with seating - inviting social interaction



Resin bound gravel surface with stone sett trim



Natural sett with charcoal bands

Trees

Street trees will be chosen for their benefit to a sustainable community as well as habitat connection and ecological benefits. These may include fruit/nut bearing Mulberry, Hazel, Apple, Pear and Fig trees as appropriate.

Large trees will be situated near benches to provide sheltered seating opportunities.



Edible street - Pear trees lining street



Malus 'John Dowie'



Mulberry tree

Planting

The residential streets will have robust mixed planting with year-round interest and a few feature species to create distinctiveness from one street to the next.

The use of culinary herbs such as Rosmary, Lavender, Thyme and Sage will further strengthen the self-sufficiency character of this area.



Culinary shrubs in border



Espalier fruit defining boundary, underplanted with fragrant Lavender

LANDSCAPE

Meadow Walks

Two green corridors dissect the site into three distinct residential parcels and allow the surrounding landscape to permeate the development and incorporate existing site features.

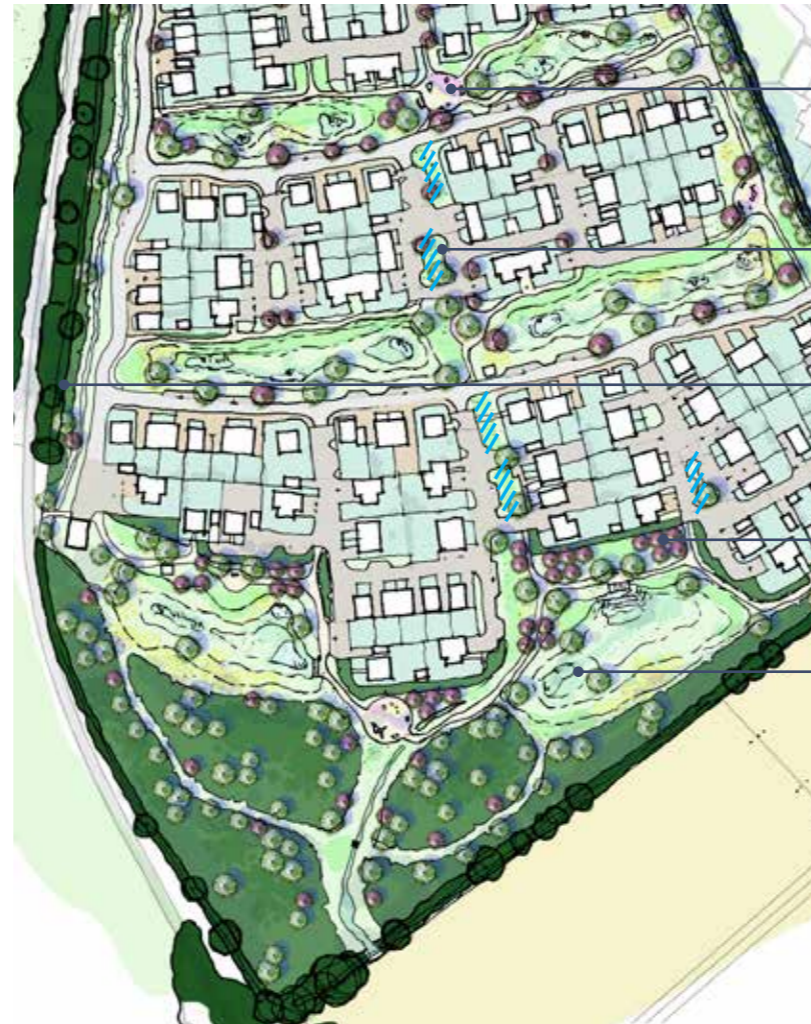
The residential parcels are bookended to the south by a third open parkland Meadow Walk and a small, roughly triangular woodland at its southern tip, forming the Southern Field.

Retained drainage ditches, scrub and trees set the framework for the green spaces, enhanced through meandering paths, groves of trees as well as tall meadow grass swards next to cut verges.

Linear landscape elements and open grassland reflect the typical local landscape with its large parklands and geometric field patterns thus integrating the development into its context.

At key locations connections into the residential parcel will provide permeability and create opportunities for informal seating areas to encourage community spirit.

- Providing recreational routes for residents and the public which meander through a landscape created by swales and attenuation basins and are framed and separated by lines and groves of native trees & meadow areas.
- Creating informal nodes at connection points into residential parcel containing natural play elements and seating.
- Opportunities to incorporate small orchard groves as part of the 'productive landscape' which strives to encourage community spirit.
- Areas for ecological enhancement, comprising a variety of grasslands with differing mowing regimes to provide a mosaic of different habitats.
- Boundaries will be planted with a native scrub mix and trees on a loose grid with woodland meadow being established beneath.
- Wetland meadow to be established at bottom of swales where water levels allow and banks to be seeded with a tussock grass mixture.
- Special pollen and nectar meadow in proximity to productive landscape elements such as the orchards to encourage pollinators and improve cropping.



- NODES**
Informal nodes as social spaces and informal play
- RAINGARDEN**
Seasonal raingarden with wetland planting
- NATIVE BUFFER**
Native boundary vegetation
- ORCHARD**
Opportunity to integrate productive landscape elements to encourage community spirit
- SUDS**
Rainwater attenuation basin providing visual and ecological enhancement



Natural character green fingers through residential parcels



Multi-use green space with seating opportunities

LANDSCAPE

Materials

The linear green spaces provide open access for the development across a variety of grassland types with meandering, low key material footpaths.

Benches in strategic locations, where access from the surrounding residential streets is most likely, will provide incidental meeting spaces.

Placement of glacial boulders and tree trunks in open glades will create informal play opportunities as well as provide ecological benefits.

Planting

Within the Meadow Walks only native tree species such as Alder and Silver Birch will be utilised to allow for ecological enhancement and habitat connection. Where distances to buildings require, smaller varieties of native species will be specified to ensure sufficient tree cover.

Tussocky grassland will colonise the swale embankments with damp meadow species inhabiting the seasonally wet soil at the bottom of basins and swales. Flowering lawn meadow mixture, which allows more regular mowing, will be used to edges and verges and where access is required.



Raingardens within shared surface Lanes



Stand of Silver Birch



Emorsgate Flowering Lawn mix



Permeable, self-bound path with playable features



Attenuation basin on the edge of housing



Permeable, self-bound path with playable features



Play boulders within grassland



Seasonal wetland planting

LANDSCAPE

Eastern Fields

The area directly south of Chesterton Community Centre will provide opportunity to extend the current sports and play provision provided there.

There is opportunity to provide a NEAP type play area between the playing fields and northern meadow, with the community car park to the west and existing, enhanced boundary vegetation beyond.

There is potential to include a community orchard/ garden to the south of the car park.

LINEAR LANDSCAPE ELEMENTS

Retention of boundary vegetation and hedges, provision of new elements such as lines of trees, meadows, native hedgerows and swales to strengthen

COMMUNITY GROWING

Opportunity area for allotments, orchard or community garden initiative

COMMUNITY SPORTS

Playing pitches extend the existing sports provision within the Village Green to the north

WOODLAND

New woodland planting creates visual buffer towards the open countryside and softens the settlement edge as well as providing ecological enhancement



Parkland character with informal paths and native trees



Playing fields



Picnic benches for community use

LANDSCAPE

Materials

This semi-natural green space will provide pedestrian access through mown paths only. A reinforced gravel, permeable lane will provide vehicular access to the car parking area.

Timber benches and picnic sets will provide seating opportunities at regular intervals and can be utilised to watch activity on the playing fields.

Timber play items in open grassland glades will create an exciting playscape to benefit the residents and wider community.

Planting

Native trees and scrub will provide ecological benefits and tree cover as well as screening where required. Orchard tree species in small clusters will create opportunities for community growing.

Varying meadow mixtures will be used to create a variety of habitats to encourage wildlife and biodiversity.



Rustic timber picnic table



Native boundary vegetation



Native scrub planting within grassland



Rustic timber picnic table



Natural play



Reinforced grass parking area



Native parkland trees - Lime



Field Maple

LANDSCAPE

- Residential area
- Public Open Spaces
- Woodland
- Native buffer
- Seasonal wetland planting



Street trees					
	Carpinus betulus 'Frans Fontaine'	Prunus 'Sunset Boulevard'	Amelanchier lamarckii 'Robin Hill'	Sorbus aucuparia	Pyrus 'Chanticleer'
Parkland trees					
	Sorbus aria	Tilia cordata	Alnus glutinosa	Acer campestre	Prunus avium
Woodland trees					
	Acer campestre	Carpinus betulus	Betula pendula	Fagus sylvatica	Quercus robur

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Acer campestre
(Field maple)

Carpinus betulus
(Common hornbeam)

Corylus avellana
(Common hazel)

Rosa canina
(Rosehip)

Fagus sylvatica
(Beech)

Crataegus monogyna
(Common hawthorn)

Ilex aquifolium (Holly)

Sambucus nigra (Elder)

Ligustrum vulgare (Privet)

Native buffer mix



Aquilegia vulgaris
(Granny's Bonnet)

Lythrum salicaria
(Purple Loosestrife)

Iris Pseudacorus
(Yellow Flag Iris)

Mentha Aquatica
(Water Mint)

Lychnis flos-cuculi
(Ragged Robin)

Persicaria bistorta
(Bistort)

Filipendula ulmaria
(Meadow Sweet)

Ranunculus lingua grand.
(Water Buttercup)

Mentha pulegium
(Pennyroyal)

Native wetland mixes



Choisya ternata 'Sundance'

Ferns

Caryopteris 'Heavenly Blue'

Lonicera nitida 'Maigrun'

Spirea japonica 'Candlelight'

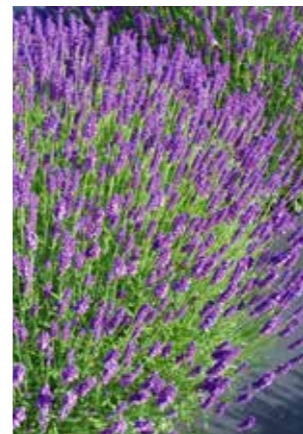
Cistus 'Silver Pink'

Pittosporum tenuifolium 'Tom Thumb'

Ornamental grass

Hebe 'Mrs Winder'

Ornamental shrubs and herbaceous



Ceanothus thyrsiflorus var. repens

Syringa meyeri 'Palibin'

Hebe albicans

Viburnum davidii

Euonymus 'Emerald and Gold'

Sarcococca hookeriana 'Digyna'

Lavendar 'Munstead'

Prunus lusitanica

Cornus sanguinea

Ornamental shrubs and herbaceous



Achillea millefolium



Centaurea nigra



Daucus carota



Galium verum



Knautia arvensis



Leontodon hispidus



Leucanthemum vulgare



Rough grassland

Open grassland



Plantago lanceolata



Poterium sanguisorba -
(Sanguisorba minor)



Primula veris



Prunella vulgaris



Ranunculus acris



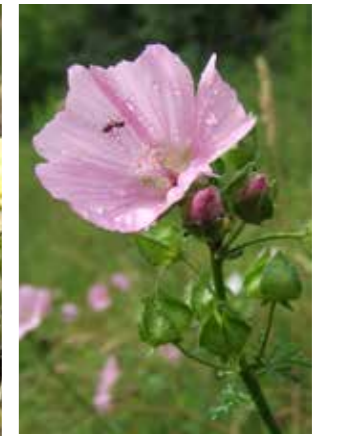
Rhinanthus minor



Rumex acetosa



Primula vulgaris



Malva moschata

Open grassland