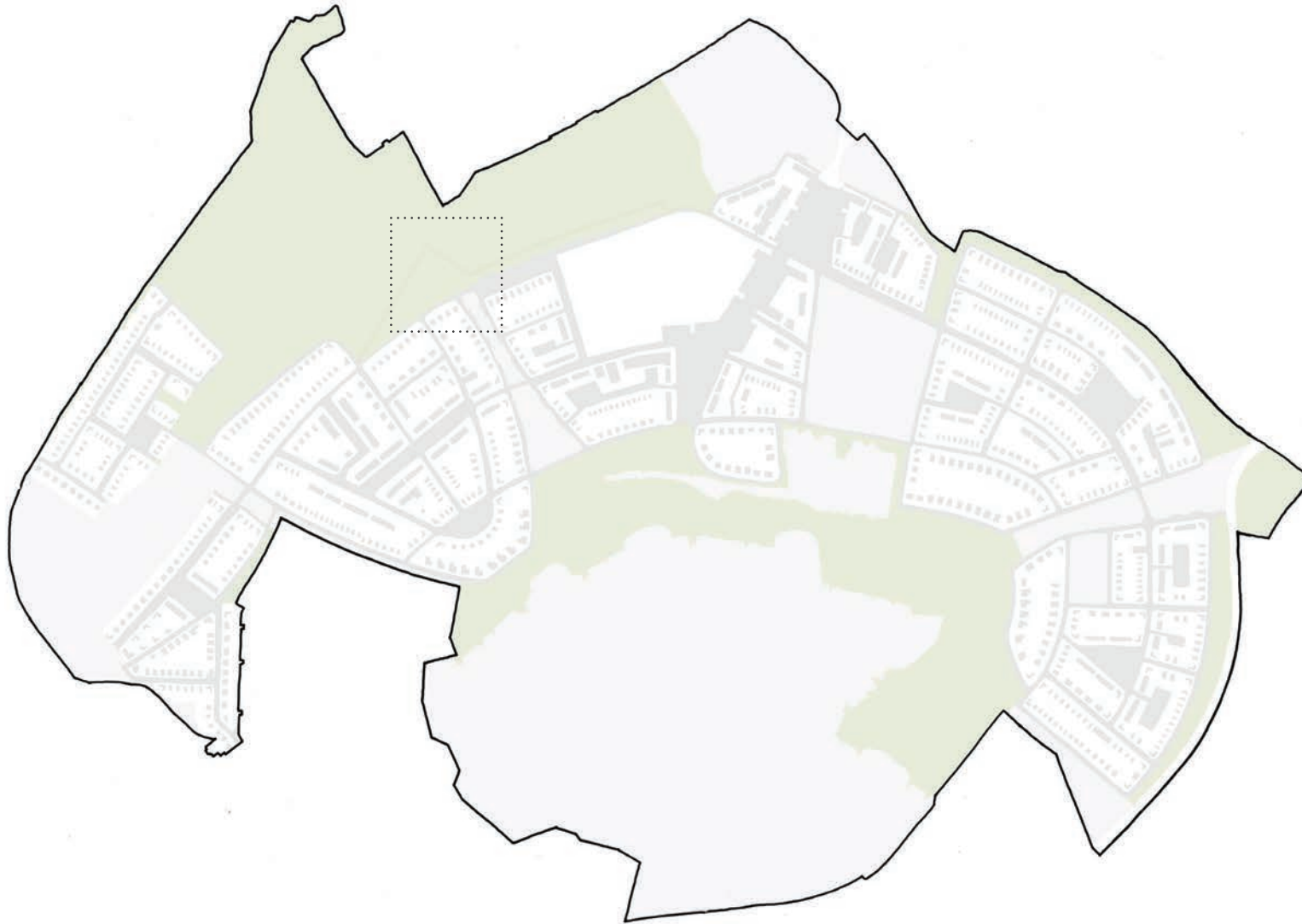


Meadows

Field habitats of long, tufty grasses & wildflowers.

● RURAL ● LOW DESIGN FREEDOM





ABOVE
Location of
Meadows.
Box shows
extent of plan
on page 43.

Overview

LOCATION

The meadows consist of existing pastoral farmland situated on the upper slopes of the central hillside & predominantly flat fields to the north-west & eastern boundaries of the site.

CHARACTER

The meadow spaces within the Graven Hill development provide an important rural backdrop to built development and reflect the agricultural heritage of the site. The meadows will be protected & will provide an ongoing habitat & amenity resource. Traditional management techniques are to be used to preserve the essential character of these spaces including grazing & seasonal cutting.

It is proposed that the peppering of existing military features dispersed throughout the meadows be left 'in-situ' wherever possible. These 'surprises in the landscape' help root the development to its historic context & add interest to recreational routes. Any existing variations in local topography (e.g. grass covered artificial mounds) are also to be retained as unique focal points.

DESIGN FREEDOM

As strategic amenity, the Meadows do not at this stage offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored

Case Studies



FAR LEFT
East Lothian, Scotland:
<http://goo.gl/9ukksT>

LEFT
RAF Bicester Heritage,
Caversfield, Bicester

BELOW TOP
Rivacre Country Park,
Cheshire:
<http://goo.gl/y08bp6>

BELOW
Grazed meadow,
Buckingham:
<http://goo.gl/3a7BHt>

LEFT Photo of an interesting topographical feature at Graven Hill, in this case a grass covered artificial mound. The quality of the unique landscape created by such features is to be preserved.

ABOVE A sunken air raid shelter left 'in-situ' at Bicester Heritage creates a natural gathering point for picnics, an instinctive viewing platform for events & a shady spot that offers some welcomed relief on hot summer days.



ABOVE Livestock grazing offers a traditional management solution to preserve character.

LEFT Example of modest furniture treatment desired.



Principles

Essential off plot principles for delivery of desired character

ABOVE

Indicative plan showing a typical area of the Meadows
N.B. variations will exist elsewhere

1 Hard Landscaping

- Footpaths
- Shared Cycle/ Pedestrian Paths
- Converted EWS Pond
- Elevated Walkway

2 Soft Landscaping

- Longer Grass
- Shrubs
- Trees
- Ditch

3 Lighting

- ✗ Any

4 Furniture

- ✓ Benches, Bins

5 Management

- ✓ Meadow Areas & Amenity Areas Strategy

OFF PLOT (DEVELOPER)

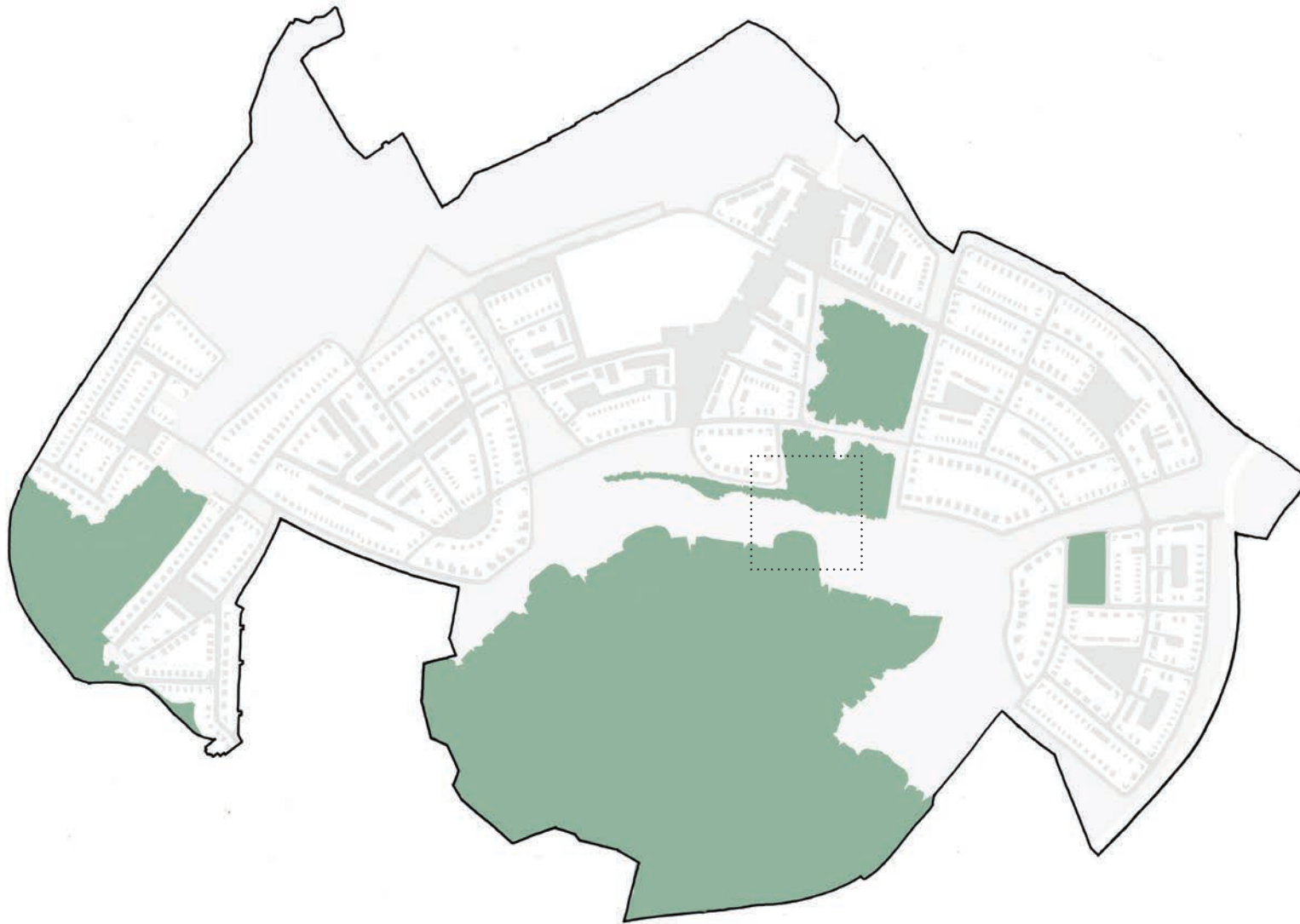
- To be as discrete as possible
- To be as discrete as possible.
- Existing Emergency Water Supply (EWS) pond structure to potentially be 'reinvited' & incorporated into design proposals.
- N.B. This feature forms part of the Circular Railway and not the Meadows component. This feature contributes to the design intention to incorporate 'reinvited' military features & so is annotated for indicative purposes.
- To contain wildflower species.
- Informal design of predominantly native species
- Informal arrangement..
- Varying profiles as part of SUDS.
- Not applicable. Meadows are to remain unlit.
- Modest design. To be a weathered timber finish.
- Report & undertake repair & replacement of trees, planted areas & grass once cause of loss/damage has been established
- Watering, weed control & general management of trees, woody & herbaceous planting during establishment period & beyond.
- Livestock grazing to assist with management of meadow areas adjacent to Graven Hill Wood (with phased access)
- Check and maintain livestock fencing & access points to all grazed meadow areas
- Bi-annual cutting of grass within remaining meadow with regular cutting of informal path links
- Removal of arisings to maintain nutrient-poor soils & encourage species diversity
- Removal of undesirable woody & herbaceous species from sward
- Collection & removal of litter & other foreign materials

Woods

Managed, tree-covered habitats.

● RURAL ● LOW DESIGN FREEDOM





ABOVE
Location of
the Woods.
Box shows
extent of plan
on page 47

Overview

LOCATION

The strategic location of new areas of woodland has been informed by the location of existing woodland areas & where the opportunity to fulfil additional functions can be best delivered. This has included the creation of new habitat corridors, woodland within amenity spaces and productive trees located near areas of food production.

CHARACTER

Woodland areas within Graven Hill reinforce the defining rural & otherwise natural backdrop to the built development. They play a strong role in reinforcing the identity of the Graven Hill development & its defining 'sense of place'.

The untouched & naturalistic appearance of the existing woodlands is to be both protected & enhanced through the adoption of a 'low intervention' approach throughout, with reliance upon natural processes, traditional management techniques that are sympathetic to woodland ecology & the use of existing pathways wherever possible, rather than the introduction of new routes.

DESIGN FREEDOM

As strategic amenity, the Meadows do not at this stage offer opportunities for community design. The potential for later involvement with the on-going management, use & evolution of these spaces is to be explored

Case Studies



LEFT
Nidderdale Greenway:
<http://goo.gl/v7jvYN>

RIGHT
Pocket of woodland at
Graven Hill, Bicester.

BELOW RIGHT
Cofton campsite,
Dawlish, Devon:
<http://goo.gl/lhO2Qo>

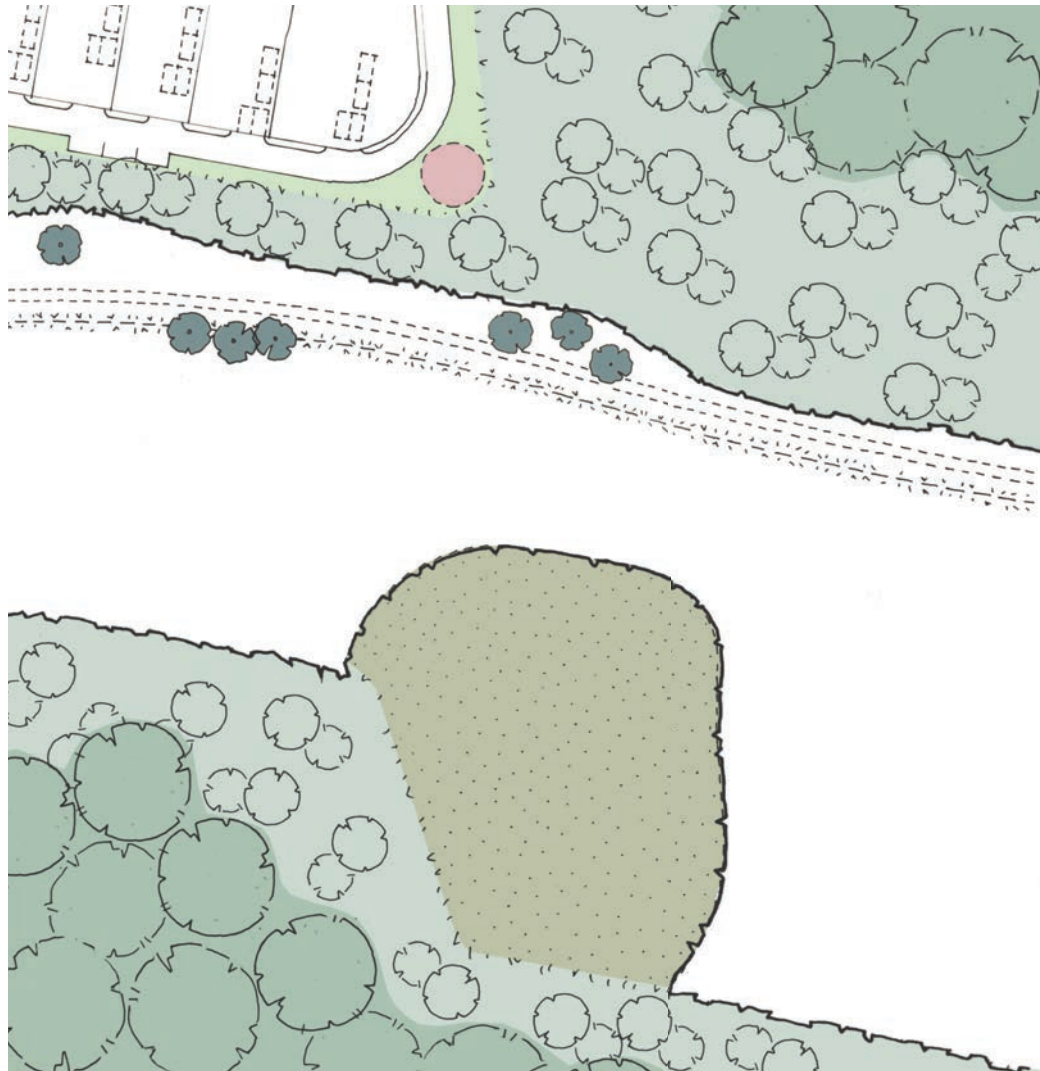


ABOVE Photo depicts an existing lowland pocket of woodland at Graven Hill with grassy ground cover. The untouched & naturalistic appearance of these woodlands is to be retained.



LEFT The playground at a campsite in Devon exemplifies the desired approach to playground equipment within the identified wooded provision. This includes the use of tree stumps, log frames, tyre swings & bark mulche ground covers.

FAR LEFT A wooded stretch of a former rail line at Nidderdale Greenway has been sensitively upgraded to form a well-used, meandering recreation route



Principles

Essential off plot principles for delivery of desired character

ABOVE

Indicative plan showing a typical area of the Woods

N.B. variations will exist elsewhere

1 Hard Landscaping

✓ Footpaths

✓ Shared Cycle/
Pedestrian Paths

2 Soft Landscaping

● Existing Trees

● Existing Vegetation

● New Trees

● Regenerating
Woodland

● Play Areas

3 Lighting

✗ Any

4 Furniture

✓ Benches, Bins

5 Management

✓ Deciduous Woodland,
Coniferous Woodland &
Play Areas Strategy

OFF PLOT (DEVELOPER)

To be as discrete as possible.

Low-key improvements/maintenance of existing access track(s)

To be as discrete as possible.

Low-key improvements/maintenance of existing access track(s)

To be retained.

To be retained

Informal arrangement

New swathes of woodland to replace areas elsewhere.

To be of a naturalistic design, integrated into existing woodland. Natural play is to be encouraged through the use of logs & stumps, climbing structures, swings and other play equipment.

Not applicable. Woods are to remain unlit.

Modest design. To be a weathered timber finish.

Watering, weed control & general management of trees, woody & herbaceous planting during establishment period & beyond.

Selective thinning out of undesirable species, allow greater diversity of ground flora & encourage age diversity within the canopy

Phased coppice management of under-storey areas

Removal of undesirable tree/plant species including those impeding normal operation of paths & play spaces

Presumption in favour of dead wood retention (subject to safety inspections)

Use of natural regeneration from existing woodland seedbank & rootstocks within areas of minimal-intervention

Undertake replacement of trees once cause of loss/damage has been established

Safety inspection of seating & informal areas of play. Reporting and repairing incidents of vandalism or incidental damage & immediately restricting access to defective play equipment.

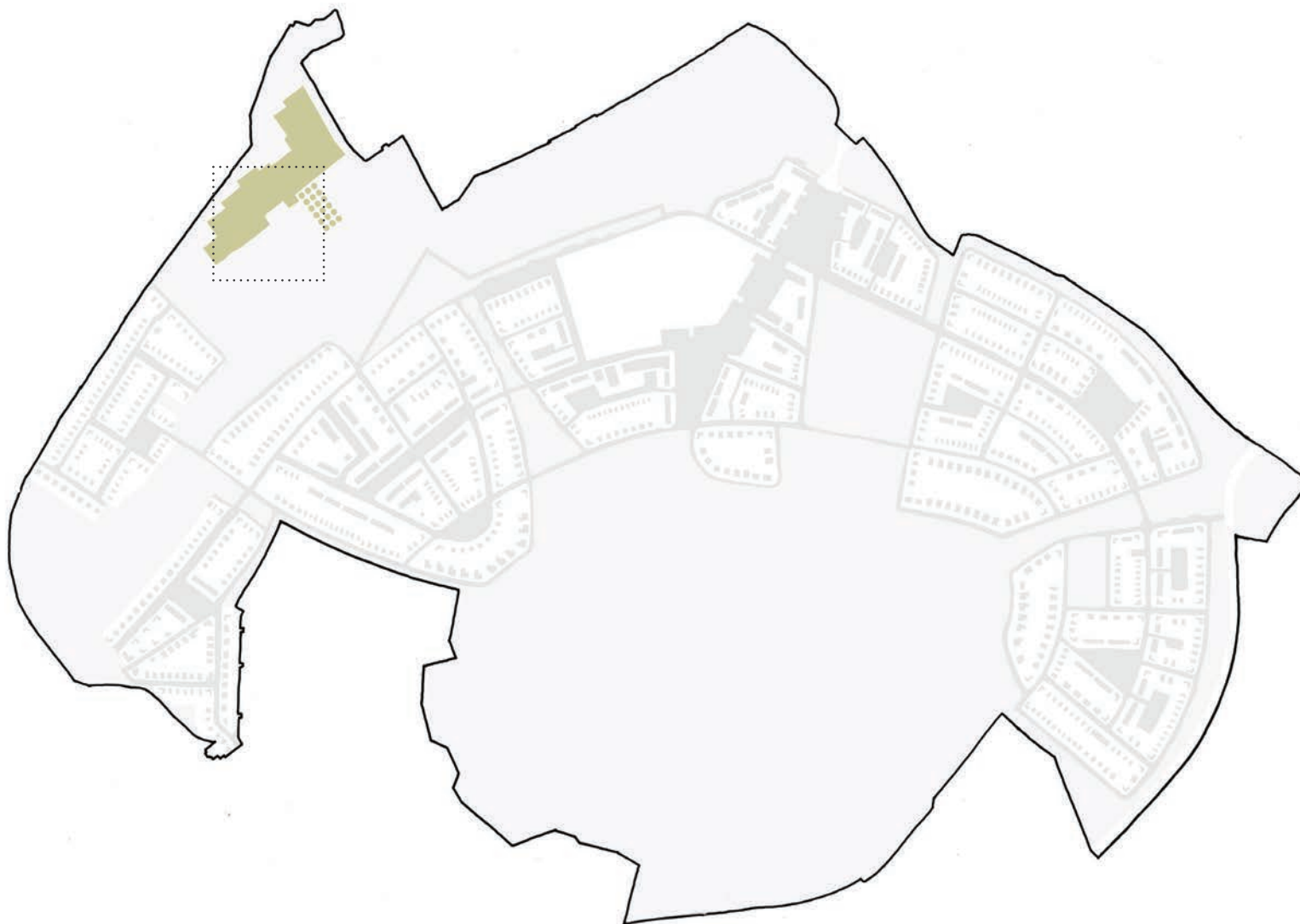
Maintaining and repairing path surfaces, edges & boundary fencing/gates

Allotments

Leased land for private cultivation.

● RURAL ● HIGH DESIGN FREEDOM





ABOVE

Location of the Allotments. Box shows extent of plan on page 51

Overview

LOCATION

The allotment areas have been located and planned to allow small scale subsistence production of food crops within an easily accessible location to the north west corner of the site

CHARACTER

As is typical of allotments generally, the intention is to create an informal social/recreational space where people from all walks of life will get ‘stuck in.’

A continuously changing environment that is clearly ‘shaped’ by its users is desired.

The allied community orchard immediately south-east of the Allotments will provide a source of healthy fruit to share as well as a green haven for simple contemplation and enjoyment. This space will also inspire use for local festivities (for example based around national Apple Day), as well as more traditional activities such as wassailing.

DESIGN FREEDOM

Unlike other strategic landscape areas across the site, flexibility & end-user creativity is here encouraged.

Although the broad structure & layout of this space is defined, the individual allotment plots are deliberately designed to be cultivated by the residents themselves.

Case Studies



ABOVE LEFT The sale of food produce offers a potential revenue stream for on-going management of the allotments. A community 'homegrown' store located within the Village Centre would be desirable.

LEFT Alongside day-to-day activities, the allotments are to act as a social 'hub' with facilities as necessary to hold occasional event.

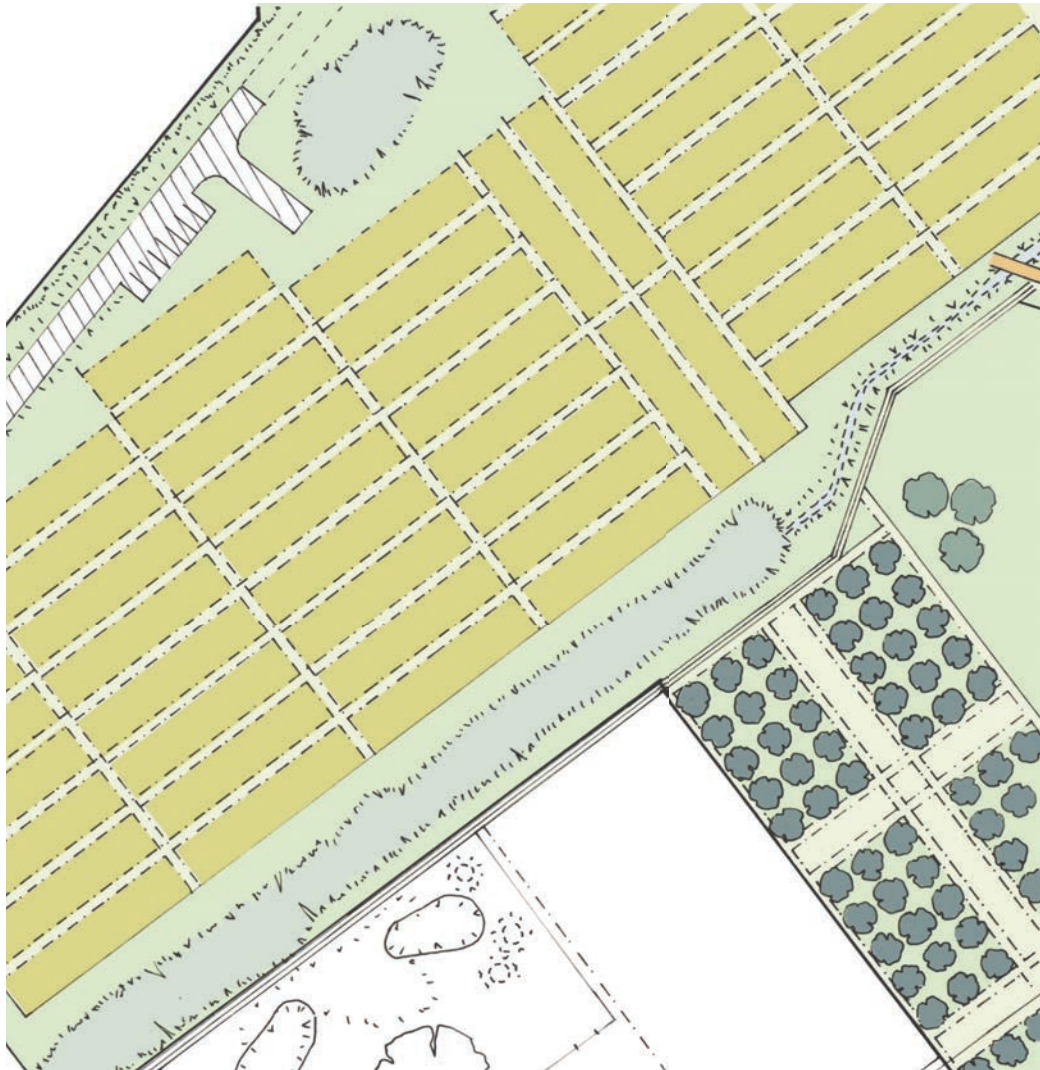
ABOVE RIGHT Group-build, on-site facilities demonstrate the charming, self-made feel desired of this space.



LEFT
The 'Allotment Deli' shop, St. Ives:
<http://goo.gl/2iDt6a>

BELOW LEFT
Summer Street Allotments, Newcastle:
<http://goo.gl/QWGX9h>

BELOW
South Ward Allotments, Oxford:
<http://goo.gl/CSyL1J>



Principles

Essential off plot principles for delivery of desired character

ABOVE

Indicative plan showing a typical area of the Allotment

N.B. variations will exist elsewhere

1 Hard Landscaping

- Footpaths
- Shared Cycle/ Pedestrian Paths

2 Soft Landscaping

- Allotment Beds
- Amenity Grass
- Longer Grass
- Shrubs
- Existing Hedgerows
- Trees
- Community Orchard
- Existing Ditch

3 Lighting

- ✗ Any

4 Furniture

- ✓ Benches, Bins

5 Management

- ✓ Allotment & Orchard Strategy

OFF PLOT (DEVELOPER)

- To be as discrete as possible.
- Provides sustainable means of travel from allotments to all other areas across the site.
- To be as discrete as possible (e.g. stabilised finely grated aggregate or similar).
- Cultivated by allotment tenants
- Mown for access .
- To contain wildflower species.
- Informal design.
- To be retained.
- Fluid arrangement of native species to support wildlife flight paths, pollard management.
- To be a mixture of regional varieties & commercially available fruit trees.
- To be retained
- Not applicable. Allotments to remain unlit.
- Modest design. To be a weathered timber finish.
- Bi-annual cutting of grass within remaining meadow & below orchard tree canopies with regular cutting of informal path links
- Collection & removal of litter & other foreign materials
- Reporting & repairing incidents of vandalism or incidental damage once cause of loss/damage has been established
- Removal of undesirable woody & herbaceous species from planted areas & grass sward
- Maintaining & repairing path surfaces & edges
- Control of weed growth and protection from browsing animals through initial establishment period of new orchard tree planting
- Formative pruning to allow suitable development for crop production
- Presumption in favour of dead wood retention (subject to safety inspections)