

3.0 Character Area Plan

The open space design strategy has been led by an over arching aim to secure the public realm and green open space as part of a sensitive urban design solution. These public spaces are conceived as community spaces and corridors, facilitating pedestrian accessibility and play opportunities.

The following points outline the principal strategic aims of the public realm and open space masterplanning:

- To provide suitable, high quality green space.
- To enhance the ecological value of the Site.
- To provide dwellings which have frontage overlooking POS, contributing towards neighbourhood character, identity and a sense of ownership by residents, where practical.
- Green open space is to provide the opportunity for safe children's play and a wide range of recreational opportunity for all, in a series of linked green spaces of different size and character.
- The landscape structure and detailed design of green open space and street trees aims to promote the positive psychological benefits and sense of well being associated with the natural environment, natural processes and the seasons.
- Soft landscape will provide a hierarchy of landscape structure and form with complementary colours, textures, floral and fruiting displays and scents, providing seasonal structure and visual interest throughout the year, aiming to maximise the biodiversity value within the constraints of the above design parameters.

An overview of the key open spaces in provided in **Figure 3** and is explained in more detail overleaf.

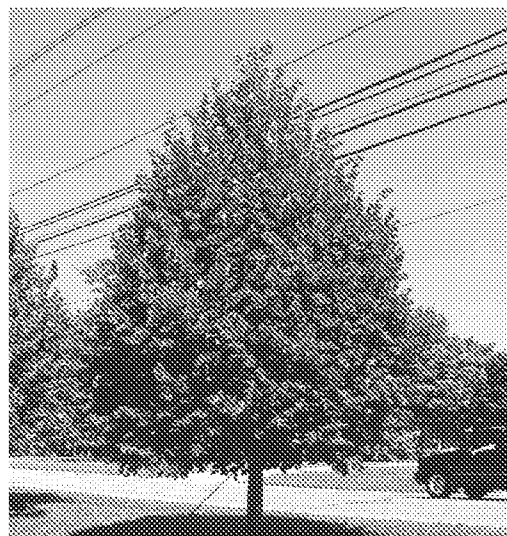
- ① Development Entrance
- ② Main Spine Road
- ③ Southern POS and Buffer
- ④ Central POS
- ⑤ Play Strategy
- ⑥ Green Links



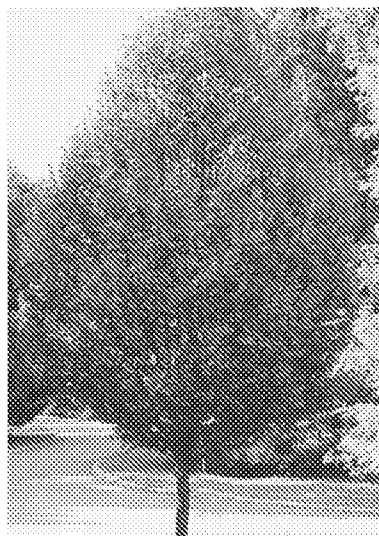
Figure 3: Charater Area Plan

3.1 Development Entrance

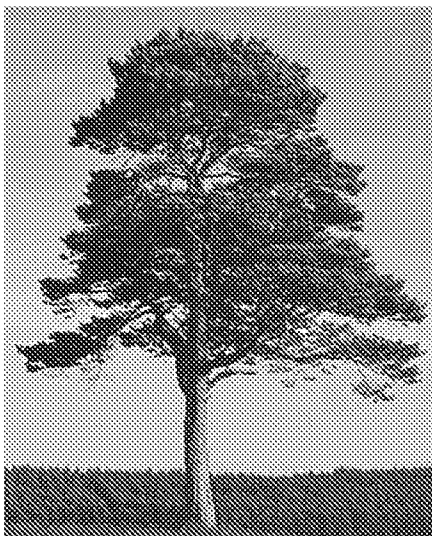
As the key focal entrance point to the site, this aims to retain the current existing tree and vegetation, and the character of the roundabout, whilst enhancing its character with *Tilia cordata* "Greenspire" and *Pinus sylvestris*. The key to this is to retain as much existing vegetation as possible whilst enhancing sympathetically, so too not vastly change the appearance and character from its existing form whilst softening the built development behind. It will also provide play space within the POS at the entrance. The main path network will link to paths within the development to provide various routes for recreation.



Tilia cordata 'Greenspire'



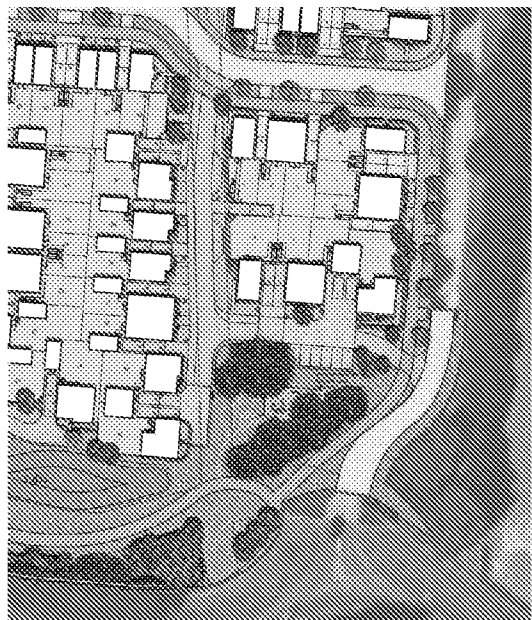
Carpinus betulus 'Frans Fontaine'



Pinus sylvestris

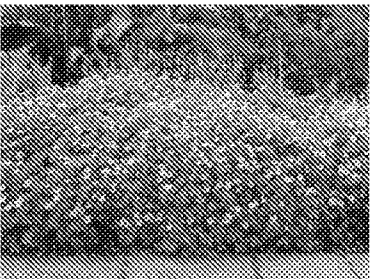


Ilex Nellie Stevens

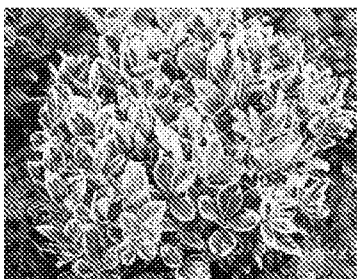


3.2 Main Spine Road

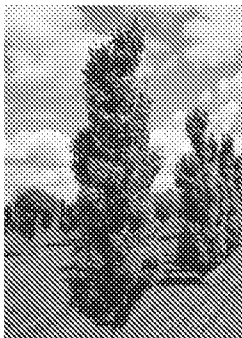
The Main spine road runs through the centre of the development from the entrance to the east, to the plots located to the north-west. The eastern half of the spine road comprises a large green verge of one side of the road, allowing larger trees within the public landscape. Parking to the front of properties of the other side of the road. The street will be lined with medium size trees where possible and outside of highways vis splays. Frontages will be planted with ornamental shrubs and evergreen hedges at corner plots where delineation of public and private space is required.



Geranium x oxonianum 'Wavegrave Pink'



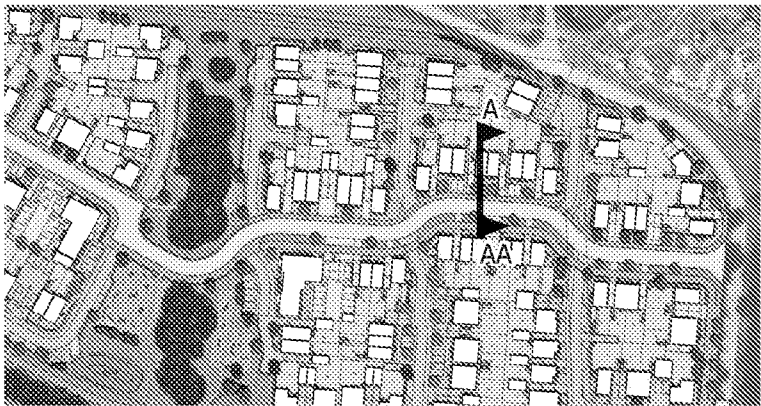
Euonymus japonicus 'Ovatus Aureus'



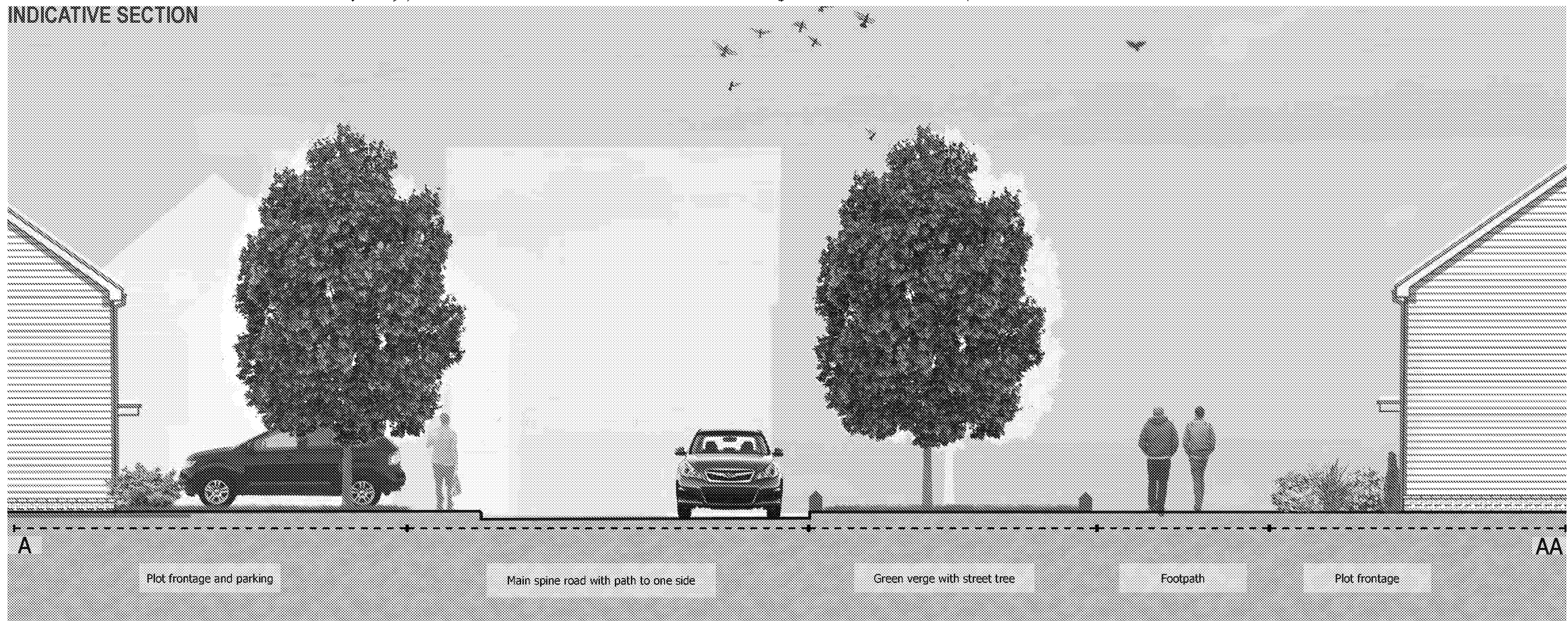
Betula Pendula 'Fastigiata Joes'



Acer Campestre 'Streetwise'



INDICATIVE SECTION

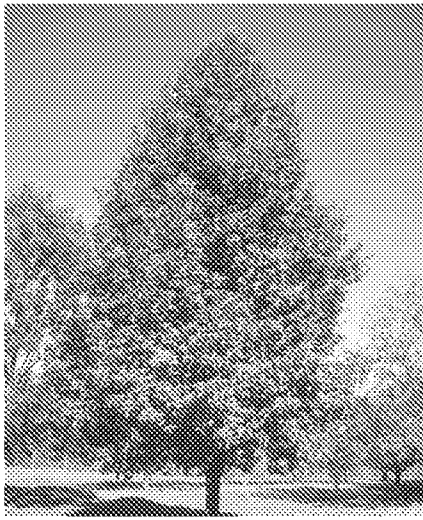


3.2 Main Spine Road

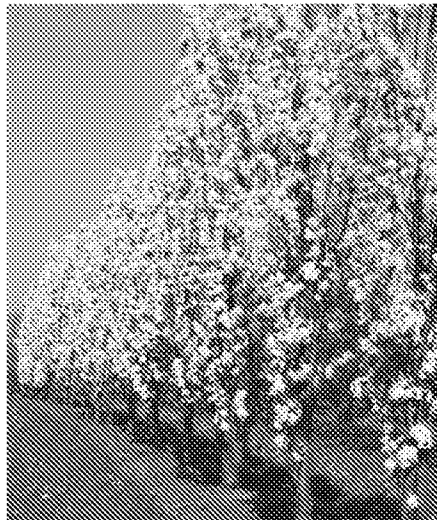
This half of the Main Spine Road has a predominantly green feel due to the street tree planting and the generous green treatment of the private frontages. There will be trees on either side where possible to soften the built form and provide skyline impact. The use of two species planted in a rhythm will offer a sense of formality to this street.



Ilex 'Nellie Stevens'



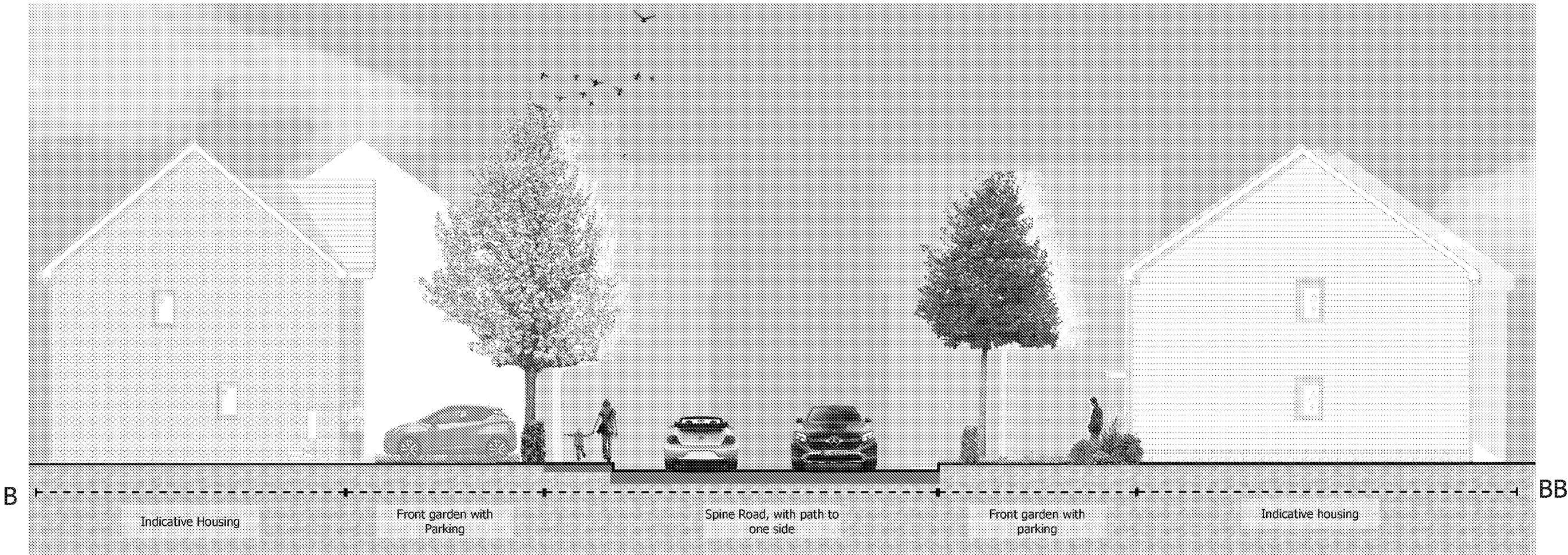
Pyrus calleryana 'Chanticleer'



Prunus 'Amanogawa'

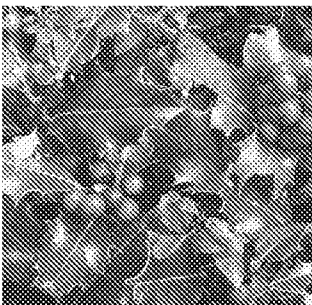
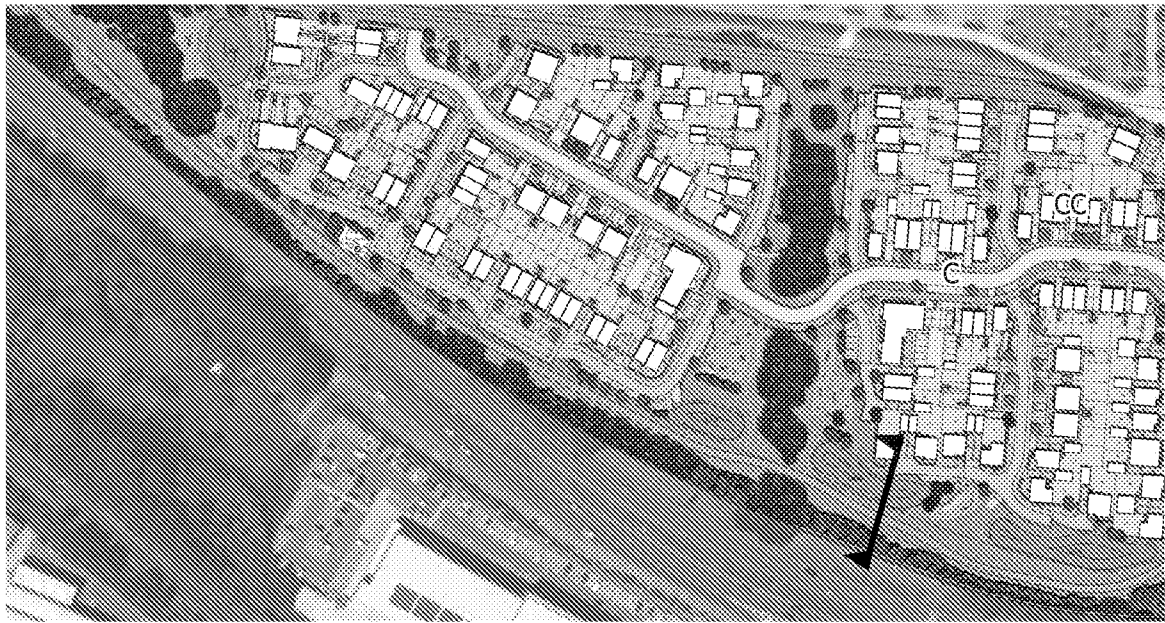


INDICATIVE SECTION



3.3 Southern POS and Buffer

The southern POS will consist of buffering to the A259 road, play opportunities and SUDS. A large amount of existing vegetation, mainly pines are to be retained along the boundary and through to the central POS. These form a dominant landscape feature around which the development has been designed. They will be enhanced with a variety of native and evergreen plants with will form the buffer and keep the existing character of the area. A careful arboricultural assessment has been done to place new landscape features in sufficient distance from the existing trees. Any paths which fall within the RPAs will be designed as no dig and as permeable. Ground flora will also be retained where possible.



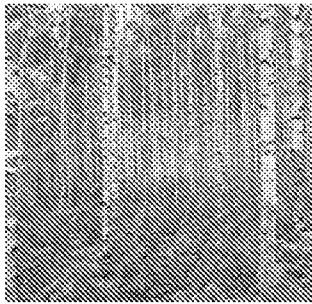
Ilex aquifolium



Pinus sylvestris



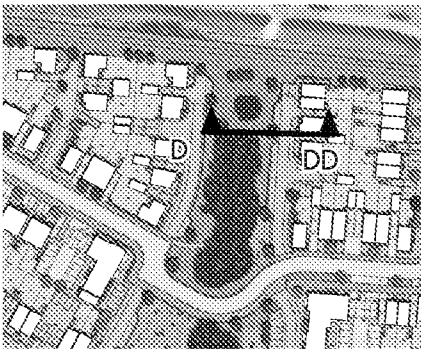
Viburnum opulus



Betula pendula

3.4 Central POS

The central POS includes existing Monterey Pines, which form a large mass, dividing the site into two parts, allowing the creation of different character zones within the site. Within this area of POS are several play opportunities, plus open grassland, under the shade of the Monterey Pines. This green corridor connects visually to the surrounding area and forms a key element of the green infrastructure within the site.



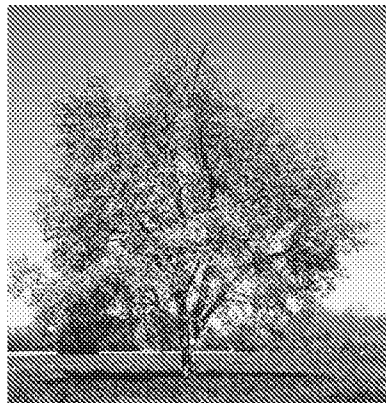
INDICATIVE SECTION



Carpinus betulus 'Frans Fontaine'



Pinus sylvestris



Acer campestre

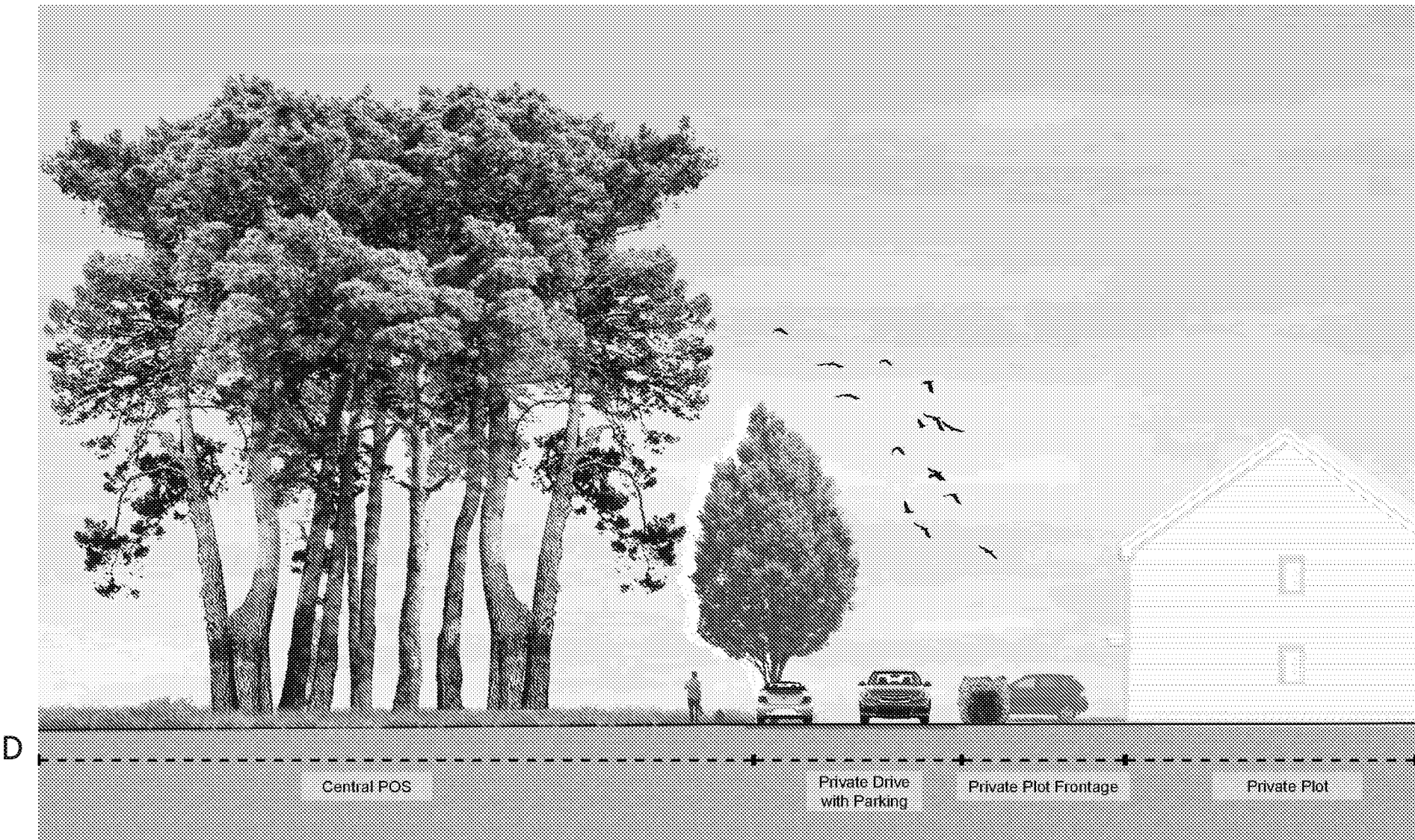


Photo 4: The existing Monterey Pines within the central POS