



Artist's impression of the Community Green from the western corner of the site boundary

MASTERPLAN

Landscape Strategy

GREEN CORRIDORS

The new areas of housing will be separated and defined by clearly defined green corridors, generously sized from 10m to 15m wide.

New trees will be planted to create generous leafy spaces of locally indigenous trees and shrubs, with colourful meadow grass beneath the trees. These linear spaces will be an attractive linking element for the open space network, and belong to the community, with soft surfaced paths, mown grass paths and sitting areas.

Each corridor will be focussed upon a landscape feature of interest, such as the play mound, with its viewpoint, the community green, or local woodland.

Key

 Viewpoint mound

 Artist's impression viewpoint



Artist's impression of the central green corridor, looking towards the viewpoint mound

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Landscape Strategy

ECOLOGICAL AREAS AND BUFFER ZONES

A special feature of Nursery Fields is the natural spaces that will surround the houses. These provide the ability for residents to feel part of their countryside. Rather than the left over spaces seen on many modern developments, these natural spaces will create fascinating wetland landscapes with circuitous paths between and around the ponds, some of which will be seasonally wet, and sensitively fenced for safety.

These areas will be full of wildlife and provide the opportunity for residents to enjoy the nature on their doorstep. Species will all be locally indigenous, and the management will be local.

A 10m planted buffer of local tree and shrub species including poplar and willow will enclose the cemetery extension and ensure that a quiet and reflective nature is created, and its purpose respected. Rural, pedestrian gates will be provided from local footpaths.



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Sustainable Drainage Features

Surface water runoff from the proposed development will be attenuated on-site and discharged to the existing boundary ditches at the annual greenfield rate.

The attenuation facilities comprise several shallow basins around the edges of the development. The basins will manage runoff from their respective impermeable catchment areas for up to and including the 1 in 100 annual probability storm including 40 % climate change allowance. The depths of the basins account for the expected shallow groundwater at the site (a programme of winter groundwater monitoring is currently underway).

The conveyance and treatment network upstream of the attenuation basins will include (under-drained) swales, grassed (planted) filter drains and SuDS planters.



Illustrative Drainage Features Plan

Management and Maintenance

A site management plan will be agreed with the local authority as part of detailed design and form part of the application.

- The plant stock for the proposals will be locally sourced and will be maintained for a minimum of 3 years, thereafter by the management company.
- Materials for hedgerows will be locally indigenous and robust.
- The Cemetery edge will be planted with suitable evergreens, such as yew.
- Tree planting within the housing of the nursery site will comprise upright street trees and densely planted flowering shrubs to be agreed with the local authority
- All planted areas will be mulched with 75mm composted wood bark and organic matter dug into the soils.

Public green areas and public realm within the parcels will be maintained by private management companies set by the developer after completion, who will develop a detailed plan for the ongoing maintenance of the shared aspects of the development. There will also be an opportunity to involve the community in the long term maintenance of specific areas such as the community orchard.

