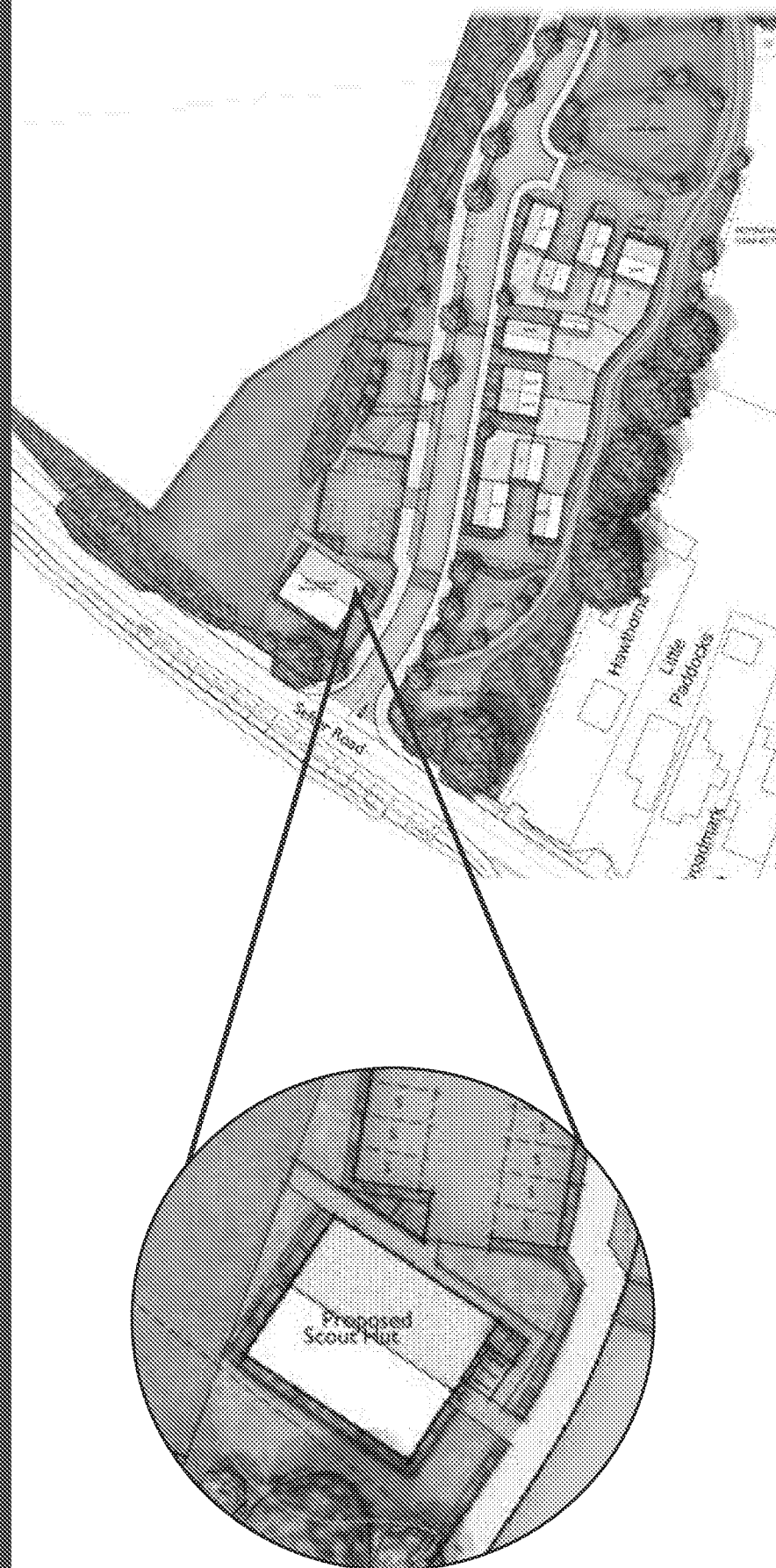




THE SCOUT HUT

THE SCOUT HUT - COMMUNITY USE

4.25 The existing scout hut is to be demolished and replaced with the proposed design shown in Figure 4.13. Given the building location as a gateway into the development and Village as a whole, and defining the extent of the village. A simple contemporary design is proposed with dark eternit cladding to set the building within its landscape context and enable additional uses. The internal layout is proposed to have a multi-functional space for a range of uses, kitchen, toilets and a range of storage.

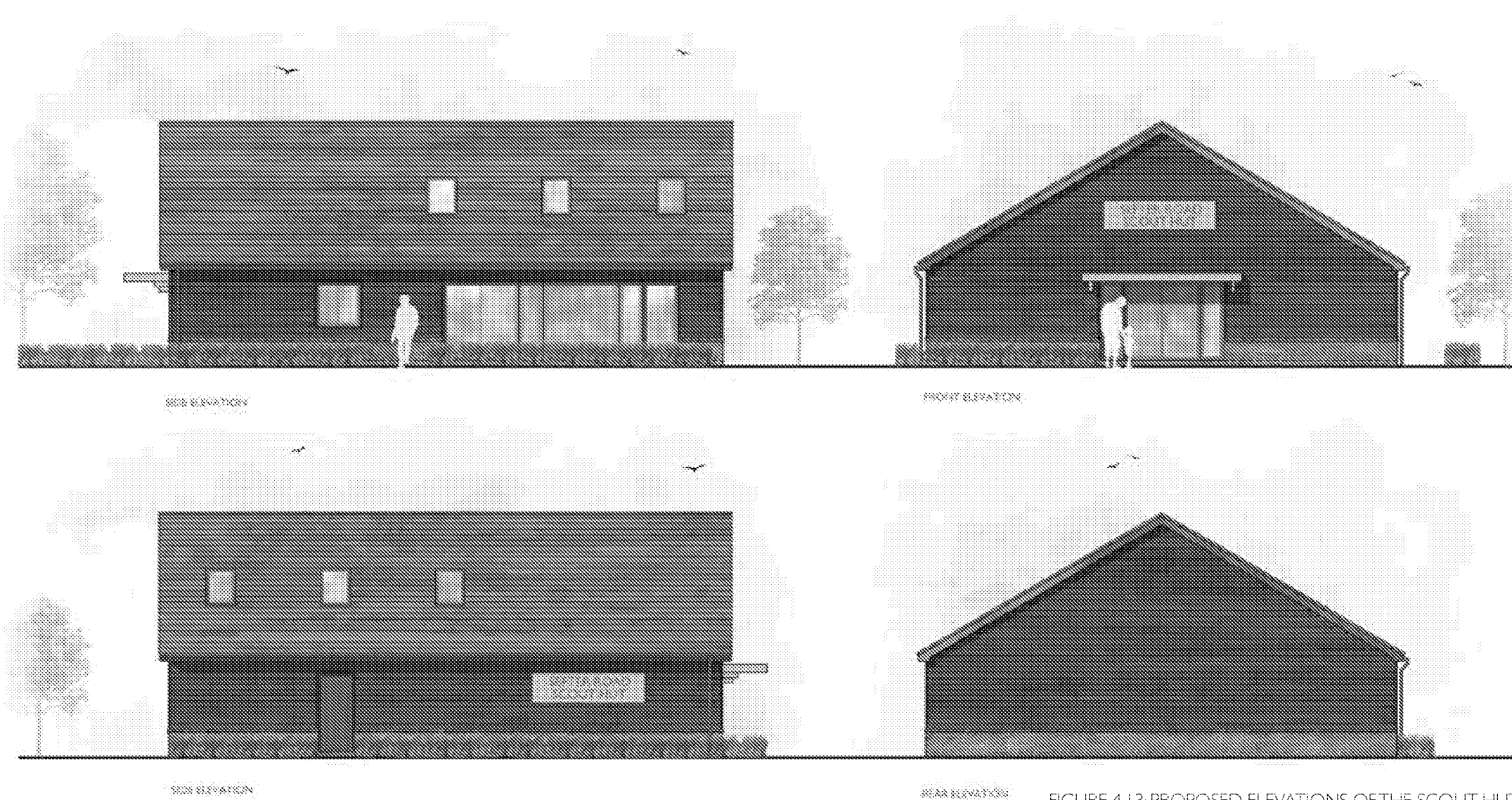


FIGURE 4.13. PROPOSED ELEVATIONS OF THE SCOUT HUT



SEFTON ROAD
SCOUT HUT

SEFTON ROAD
SCOUT HUT

5. LANDSCAPE DESIGN

5.1 As outlined, the layout of the proposed development has been driven by the desire to create a development that carefully respects the character and fabric of the surrounding landscape features that form the inherent character of the site, whilst creating a distinct sense of place that differs subtly from the neighbouring housing area.

5.2 A variety of landscape types have been utilised to compliment the proposed dwellings including extensive use of formal hedge planting and ornamental shrubs to plot frontages, all of which will assist in defining the varied character of the edges of the development overlooking the proposed open space areas.

5.3 The scheme is supported by a detailed set of landscape proposals to demonstrate the desire to create a quality of public realm to enhance the setting of the proposed dwellings and are based on the principles establish by the outline consent.

Key Landscape Design Objectives

- Carefully reference the character of the adjacent area;
- Provision of a high-quality public realm;
- Maximise opportunities for street tree planting;
- Reinforce varied character to edges of the parcel; and
- Accommodate sustainable forms of drainage (SuDS) where required;

5.4 The scheme has been sensitively designed to retain all of the existing mature landscape features around the site, including the trees and hedgerows that make-up the boundaries, which provide a verdant backdrop to the proposed housing, reinforced by new native tree and scrub planting and extensive long grassland margins. Housing has been sited to step-off from the boundaries to ensure the trees are adequately retained and to allow for the circular walking routes.

5.5 The new open space peripheries are designed as a natural, informal landscape, of meadows and scrub margins, which will greatly improve the wildlife value of the site, whilst also allowing for the inclusion of informal path routes. The landscape scheme has been developed in partnership with the appointed ecologists to achieve a scheme that seeks to maximise biodiversity benefit.

5.6 The use of native species will be utilised wherever feasible, especially in the open space areas away from the housing, where the introduction of a variety of native species in this way will respond directly to the underlying character of the landscape and promotes biodiversity. In some situations, it is far less appropriate to use plants selected from an entirely native palette, in particular adjacent to residential properties where most native species would grow too big or provide a lack of interest. The result is a carefully selected balance of native species plants and ornamental or 'introduced' species. Expanding the planting palette in this way allows the use of selected near/non-native species which contribute additional variety in terms of colour, texture, fragrance and season interest.

5.7 Many non-native species also provide excellent habitat and food sources for birds, insects and other small animals, including plants such as Lavender, Rosemary or Hebe. Attractive herbaceous and deciduous shrub planting is underpinned with a selection of resilient evergreen species to provide year-round interest.

5.8 Within the site the landscape treatment will assist in defining private curtilages, enhancing the spatial quality of the streetscape and parking areas created by the architectural layout. Elsewhere in the scheme, new tree planting in the public realm will add height, structure and dappled shade to the development, whilst helping to reinforce the character of the development and soften the streetscene. Careful use of a limited palate of boundary enclosures like steel estate railing and low timber knee rail provide assistance in defining the subtle character areas.



FIGURE 5.1: THE LANDSCAPE MASTERPLAN

FOCAL SPACES

WESTERN GATEWAY

5.9 This space forms the principle approach from Seftor Road into the main part of the residential development, with the main street routed through a large area of public open space, which includes SuDS basins, recreational routes and new landscaping. This vehicle route connects the small area of residential land in the south adjacent to the proposed scout hut, to the potential location for a school site and the wider residential land in the west.

5.10 The following are consistent with the Design Code;

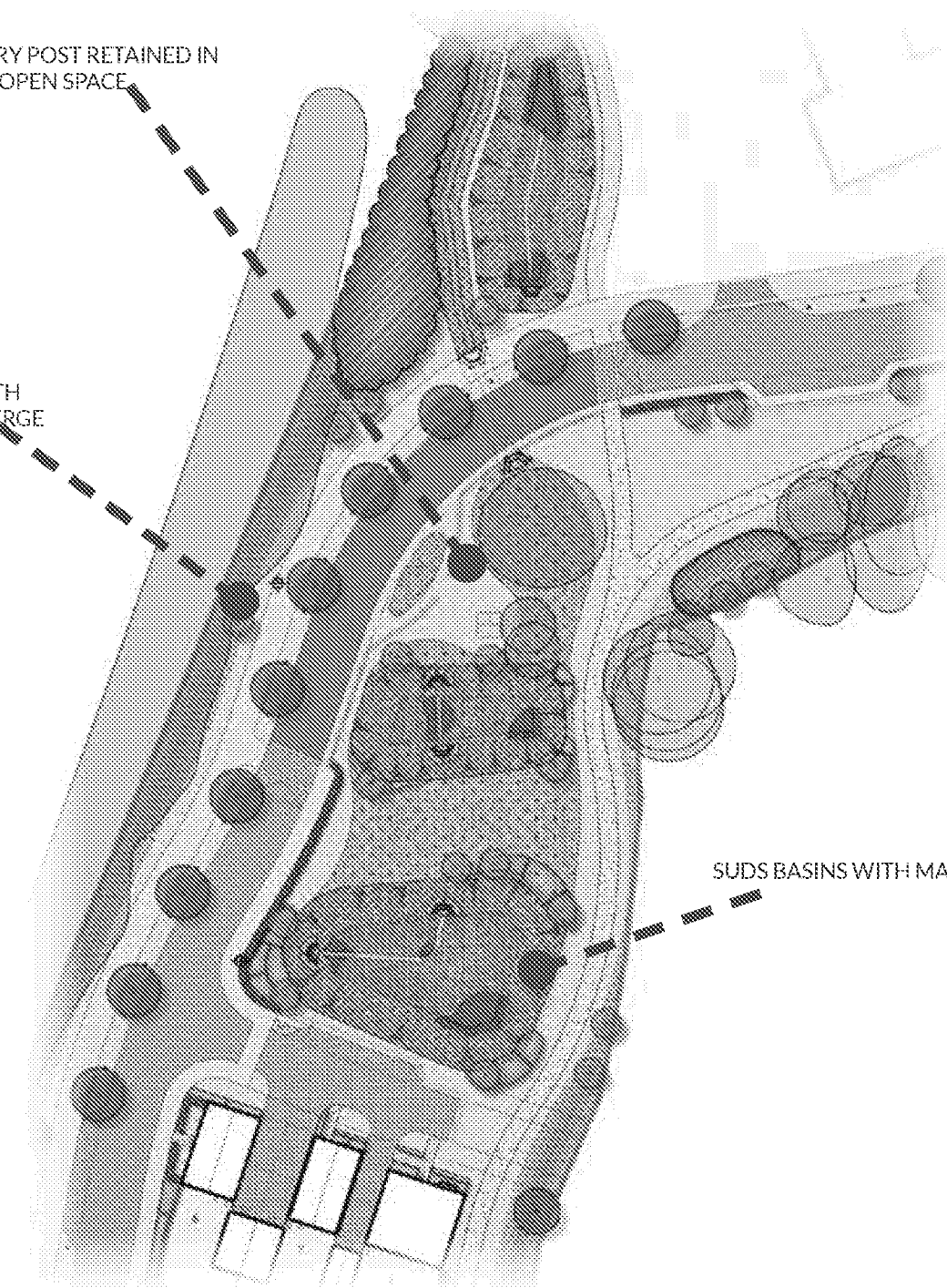
- Street tree planting set within grass verges with timber bollards
- Open space with short mown areas for informal recreation and longer grass margins at the base of the retained trees to provide ecology benefits
- Existing easements have been respected
- SuDS basins designed to be visually attractive and functional with marginal aquatic planting and long grass margins
- Historic infantry post set within a new landscape space framed by fencing.
- Existing trees and vegetation retained and supplemented by new planting
- Block paved feature spaces at the transition of crossing points.
- Recreational footpaths through the open space.
- 3m wide designated cycle route incorporated alongside the main carriageway.



HISTORIC INFANTRY POST RETAINED IN AREA OF OPEN SPACE

3M DESIGNATED CYCLEWAY WITH STRONG LINE OF TREES WITHIN VERGE

SUDS BASINS WITH MARGINAL PLANTING



FOCAL SPACE 1

5.11 This space forms the northern extent of the 'diagonal link' and will consist of a large area of public open space, with the cycle route passing through this space, as well as the network of other recreational routes.

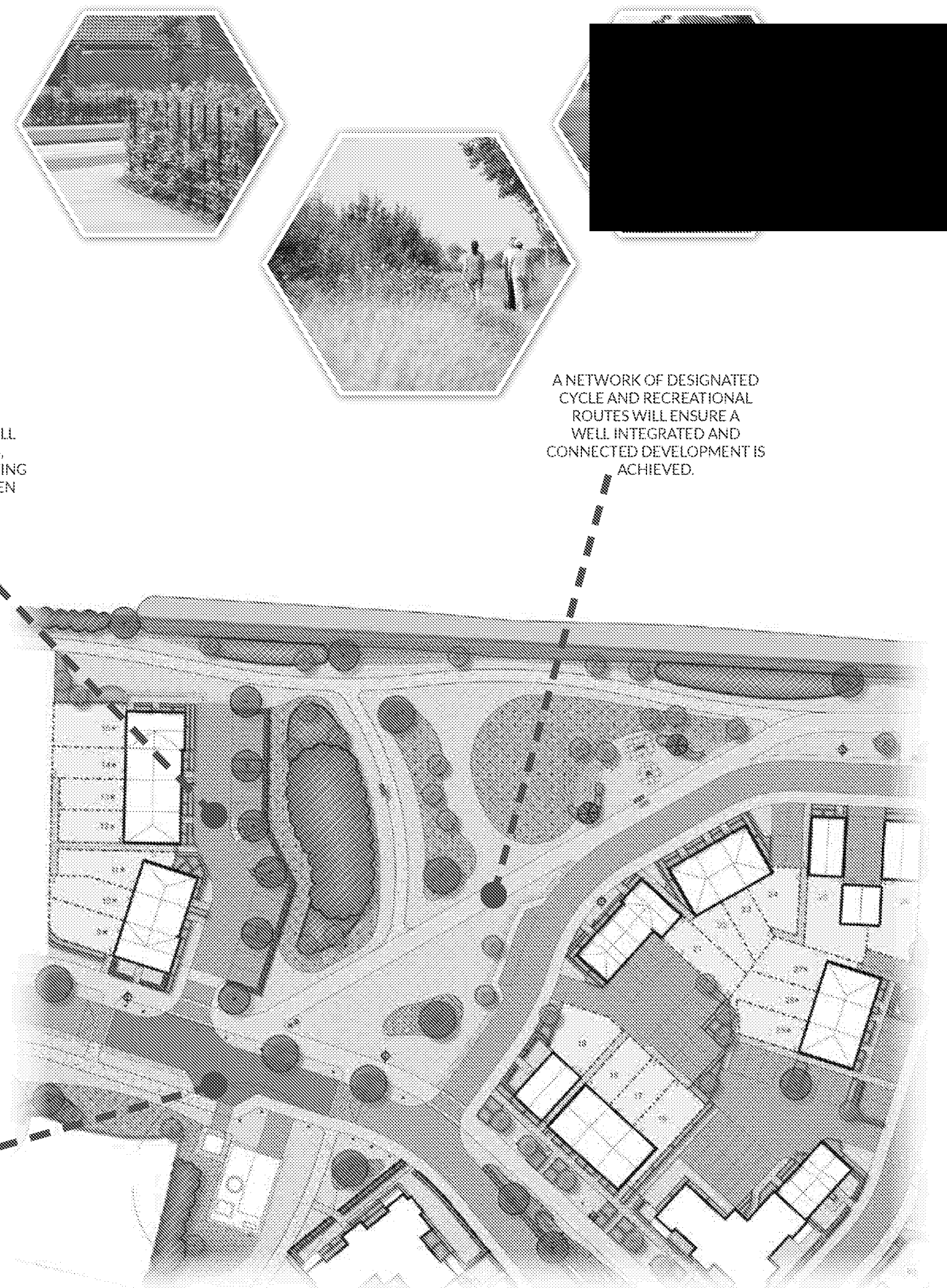
5.12 The following are consistent with the Design Code;

- The proposed dwellings are set back behind private drives and lanes, lined with new hedgerow and tree planting to soften the built edge and create a transition into the public open space.
- Large areas of mown amenity grassland allow for informal recreation, such as a kick-about spaces. The formal play provision will consist of a small Local Area of Play (LAP) with natural play elements and timber equipment to help the play space assimilate into its natural setting.
- Street tree planting and large grass verges frame the views along the main street and will act as a green visual link, drawing the users eye up towards this focal space when using the 'diagonal link'.
- Proposed landscaping will be predominantly native and will complement the surrounding existing trees and vegetation. long grass swards and wildflower planting around these spaces will offer ecology enhancements, again creating a transition for the more formal arrangement at the centre of this spaces, out toward the green edges.

PRIVATE DRIVES AND LANES WILL BE LINED WITH STREET TREES, HEDGEROWS AND SHRUB PLANTING TO DEFINE THE SPACES BETWEEN THE BUILT

A NETWORK OF DESIGNATED CYCLE AND RECREATIONAL ROUTES WILL ENSURE A WELL INTEGRATED AND CONNECTED DEVELOPMENT IS ACHIEVED.

FEATURE BLOCK PAVED RASIED TABLE



FOCAL SPACES

CENTRAL GREEN

5.13 The Central Green plays the principle function in bringing green infrastructure into the heart of the development. Dissected by the 'Diagonal link', the space includes for an uninterrupted, traffic-free cycle route, from the south east corner from Rose Green Road, straight through the centre of the residential development. As an asymmetrical arrangement, with an enlarged verge on one side, rather than a classic 'avenue' of trees, the space opens out into the new central focal space, which incorporates the main play space, an Enhanced Locally Equipped Area of Play (ELEAP).

The following are consistent with the Design Code;

- The space is large enough to accommodate decent sized tree planting, drawing the peripheral landscape into the heart of the scheme.
- Streets with plentiful tree planting and verdant frontages connect outwards to the peripheral areas of the development and the secondary nodes of public open space to the 'diagonal link' and central green space.
- The central play area creates a focal point to the development, framed by a more formal arrangement of tree and shrub planting.



VERDANT TREE PLANTING ALONG DIAGONAL LINK

3M DESIGNATED CYCLEWAY WITH STRONG LINE OF TREES WITHIN VERGE



ELEAP PLAY AREA AS FOCAL FEATURE

FOCAL SPACE 2

5.14 This final space forms a gateway of public open space in the south eastern corner of the development when travelling from Rose Green Road and Sefton Road. This space forms the start of the cycle route and 'Diagonal link' through the heart of the development.

5.15 The following are consistent with the Design Code;

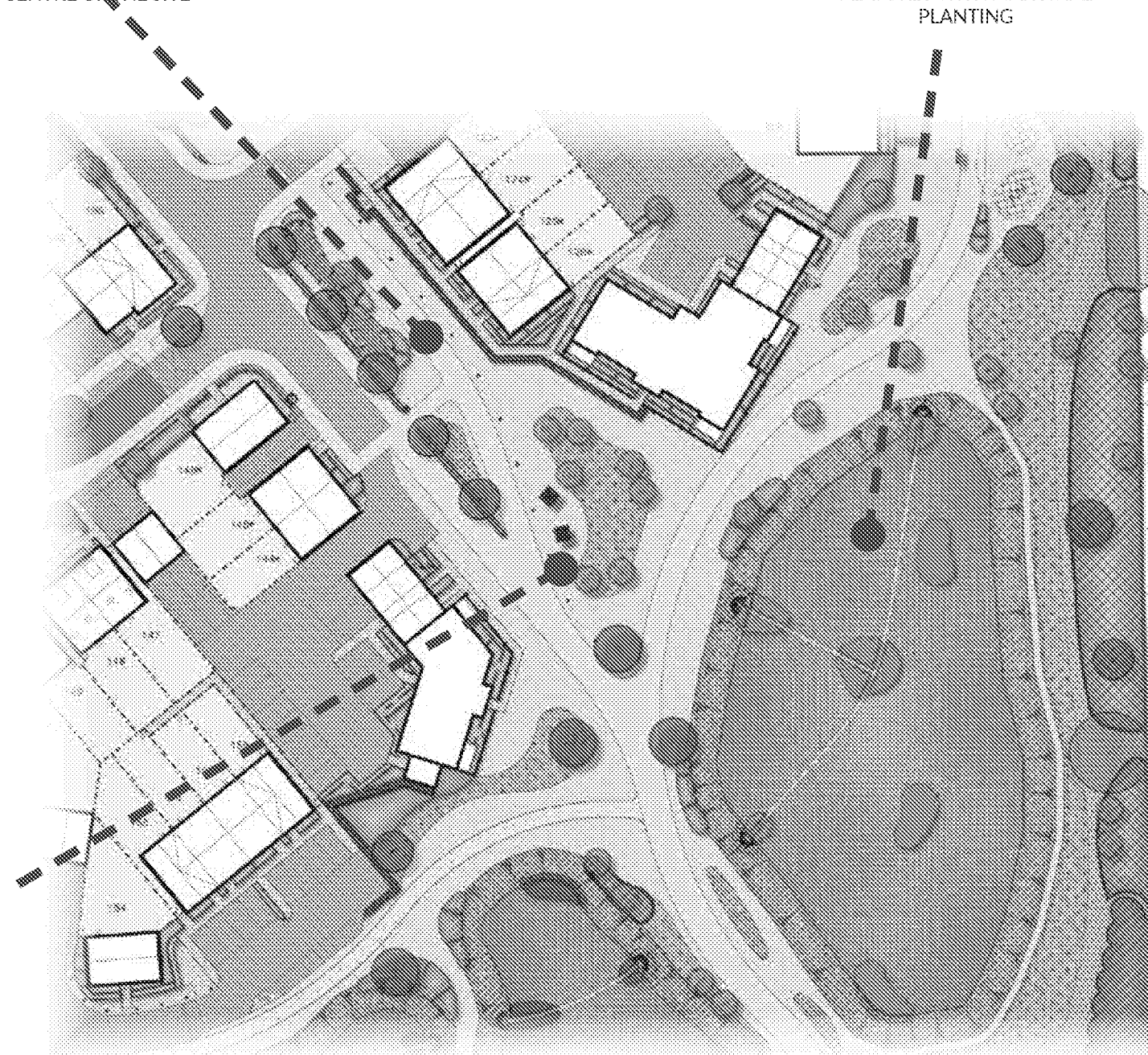
- A network of large SuDS basins are provided in this area which forms focal points to this area. Wetland thicket, marginal and emergent aquatic planting and wildflower meadows are proposed in and around the SuDS basins to enhance the ecological value of the development, as well as creating new habitats.
- The space is complimented with a significant amount of new native tree planting, giving the space a strong landscape framework.
- Recreational routes meander through this area and connect into the cycle route, creating a well-connected and integrated development, not just with the new dwellings, but also the wider community.
- Street furniture is positioned throughout this area to allow for rest, for users of this area, including the provision of picnic benches.



START OF DIAGONAL LINK WITH STRONG LINE OF TREES AND HEDGES, CREATING A VERDANT CAR-FREE ROUTE THROUGH THE CENTRE OF THE SITE

WELL LANDSCAPED SUDS FEATURES WITH MARGINAL PLANTING

INFORMAL SEATING SPACES WITH PICNIC BENCHES



HARD SURFACING

5.16 A palette of hard landscape materials has been carefully selected to reinforce the hierarchy of streets, providing softening and emphasis along the peripheral streets using block paving, to assist in reinforcing the character areas, with these areas differentiated by colour to assist in the legibility of the layout.

5.17 A muted palette of reds, greys and brindle colours works in harmony with the architectural facades, whilst also referencing the approach taken on earlier phases of the development to provide a degree of unity in the streetscene.

5.18 Where close boarded timber fences and screen walls are proposed to form boundary treatments, structural shrub planting, hedgerows and climbing plants will be specified in the detailed landscape scheme to soften views.



FIGURE 5.2: AN EXTRACT OF THE HARD SURFACING PLAN

LANDSCAPE MAINTENANCE

5.19 Prescriptions in the proposed management regime for the site are also made in order to ensure that for example, cutting and mowing are undertaken at the correct times of year and frequency.

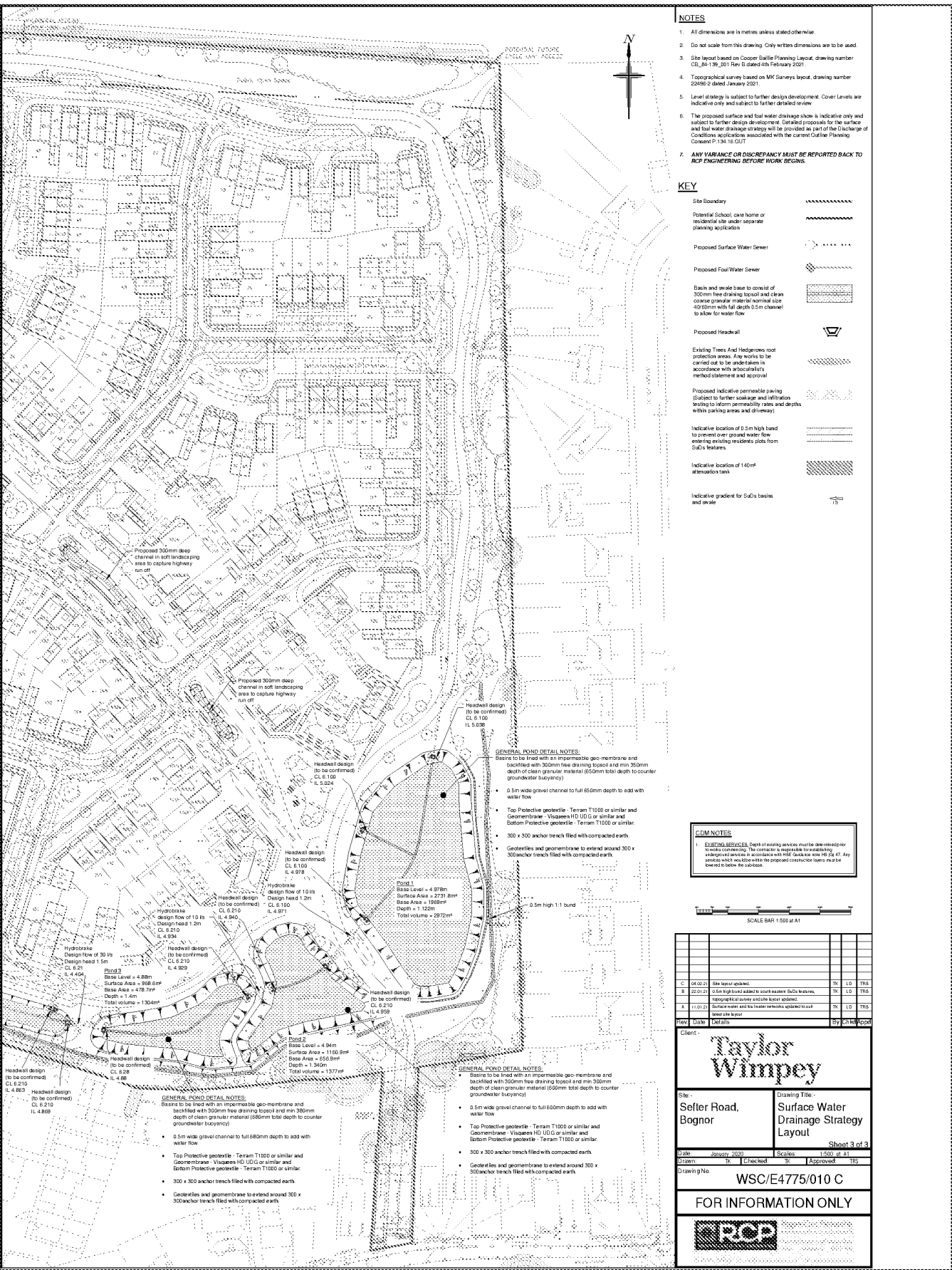
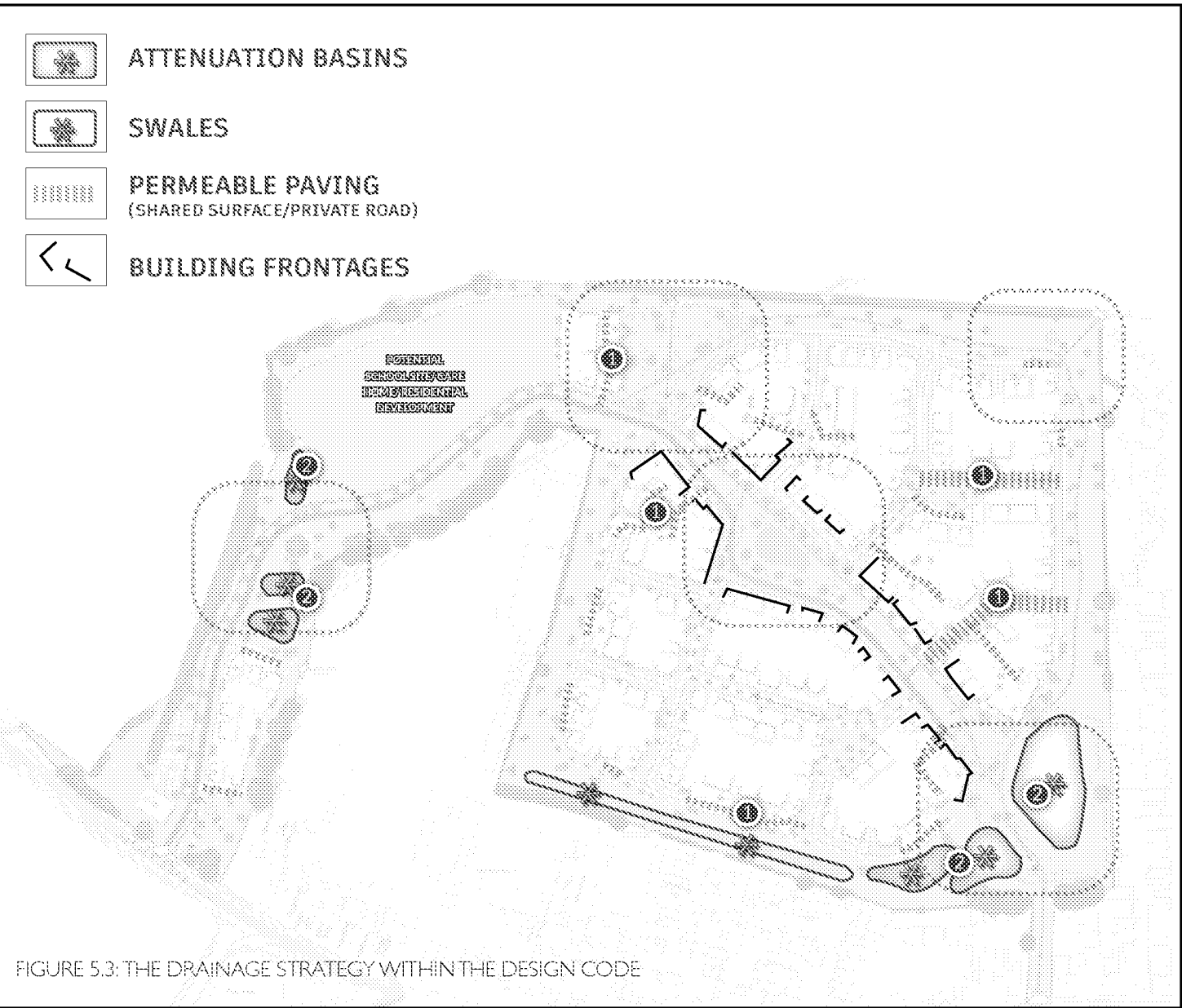
5.20 A programme of landscape maintenance is submitted to accompany the planning application, in the form of a landscape management plan and schedule. This outlines the principle management objectives and maintenance tasks for each key area of the development, such as public amenity areas, frontages to private dwellings (until the agreed hand-over to the new owners of the property), boundary trees and hedgerows and public open space areas.

5.21 This will ensure the establishment, longevity and continued thriving of the newly constructed soft landscape treatment and retained landscape features within the Site.



DRAINAGE STRATEGY

5.22 A Drainage Strategy & SuDS Statement accompanies the Reserved Matters Application and provides the technical detail that underpins the proposed strategy. RCP has been consulting with the Local Flood Authority through the evolution of the project, and follow the principles with the submitted Design Code.



EXTERNAL ENCLOSURES

5.23 The proposed external enclosures will assist with the demarcation of private and semi-private spaces across the development. A combination of brick walls and fencing are proposed. Fences will be used to separate the plots with walls used where the private boundary interfaces with the public and semi-public realm.

5.24 Fencing and low railings are proposed within the public realm to reinforce boundaries and the overall character of the development.



FIGURE 5.5: THE PROPOSED EXTERNAL ENCLOSURES PLAN