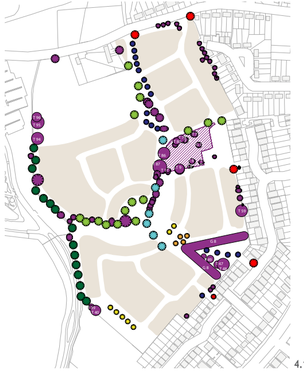
- To provide of marker/focal buildings to encourage legibility and way finding within and around the site.
- To create a scheme which provides a good mix of accommodation, while still creating a strong character with its own sense of place.

4.10

GREEN INFRASTRUCTURE - TO INCLUDE PUBLIC OPEN AND AMENITY SPACE, CHILDREN'S PLAY AREAS, LANDSCAPING AND ECOLOGICAL ENHANCEMENT WORKS, FOOTPATHS, CYCLEWAYS, DRAINAGE, UTILITIES AND SERVICE INFRASTRUCTURE

PRIVATE BACK GARDEN

4.11



4.12

EXISTING RETAINED STRUCTURAL VEGETATION (TPOS, TREES CAT. A AND CAT. B)

NEW TREES TO REINFORCE DEFENSIBLE GREEN BELT BOUNDARY

NEW PARKLAND TREES

NEW FEATURE TREES

NEW STREET TREES (BROAD CANOPY)

NEW STREET TREES (NARROW CANOPY)

NEW ORCHARD TREES

NEW SWALE / MEADOW

4.10 *Diagram of proposed public landscape and private backyard gardens.*

4.11 *Diagram of proposed habitats*

4.12 *Diagram existing and new trees.*

4.7 LANDSCAPE STRUCTURE

The overall landscape design principles for the proposed development have been informed by a thorough understanding of the site and its context and include the following aims:

- Integrate the proposed built form with that of Chiswell Green to the east, providing a new boundary to the Green Belt to the west
- Provide a positive outlook for existing residents of Hammers Gate and Forge End
- Enhance the attractiveness and sense of place of the proposed development through creation of a landscape framework of green infrastructure
- Retain and enhance existing features including healthy trees and hedgerows
- Enhance the biodiversity and ecological value of the site through establishment of a network of species rich habitats
- Provide an attractive and accessible wetland habitat integrating SuDS on the southern part of the site.
- Provide an attractive central open space as a focus for the proposed development.

In order to provide variety and interest across the site, and to enable a strong landscape response to the existing characteristics and future uses, a landscape character area strategy has been established, with five areas identified as follows.

4.13

4.13 *Landscape Masterplan Strategy.*

with plan

CENTRAL GREEN HUB / GREEN CORE

A central open space designed with shallow mounding, trees, shrubs and native hedgerows to create an attractive amenity feature and wildlife habitat integrated with the key green route running through the Site. This will provide the main open space in the development. This area will have a semi-formal character with a mixture of native hedgerows, small native and ornamental trees, meadow and amenity grassland to create a landscape framework within which amenity areas of varying sizes to provide play space and larger expenses of open space for recreation are set.

The landscape character zone will incorporate:

- Native hedgerows
- Species rich meadow
- Earth bunding features with shrub planting
- Formal and informal natural play areas
- Seating amongst naturalistic planting
- Footpaths/cycle routes
- Opportunity for creation of focal points through use of land art

4.14

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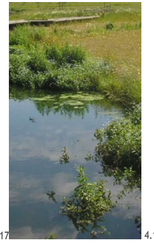
4.16



4.17

4.18

4.14 *Green Core and key landscape components.*

4.15 *Acer campestre 'Elsrijk'.*

4.16 *Lavandula angustifolia 'Hidcote'.*

4.17 *Pond and SuDS features.*

4.18 *Pennisetum alopecuroides.*

to be up the latest layout

STRATEGIC COMMUNITY AMENITY AREA

A landscape transition between Forge End and the proposed development to discreetly sit within the existing and enhanced landscape framework.

Planting to provide screening of filtering of views from residential properties on Forge End with informal and organic landscape design. The naturalistic swathes of mostly native tree and shrub planting will be interwoven with areas of SuDS and ecological features, wildflower grassland and woodland buffers.

The landscape character area will incorporate:

- Opportunity to plant trees to consolidate woodland character
- Species Rich Meadow
- Footpaths/cycle routes

4.19

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4.19 *Strategic Amenity Area and key landscape components.*

4.20 *Wildflower meadow.*

4.21 *Quercus robur.*

4.22 *Sorbus aucuparia.*

4.23 *Frangula alnus.*

PLAY AREA TO FRONT THE SCHOOL / SCHOOL STREET

An exciting and inviting play space that incorporates a range of timber play equipment and natural features, and creates a focus of activity for this community open space.

The play space would contain herbaceous planting that enhances the natural play value of the space including sensory planting.

The landscape corridor character area will incorporate:

- Meadow grassland
- Natural play equipment
- Sensory planting

4.24


4.25


4.26


4.27


4.28

4.24 *Green Core and key landscape components.*

4.25 *Natural materials.*

4.26 *Natural materials.*

4.27 *Naturalistic setting.*

4.28 *Naturalistic setting.*

SOUTHERN SPACE - SWALE / MEADOW

An accessible and attractive wetland area comprising SuDS, meadow planting and pathways and provide opportunities for recreation and relaxation.

SuDS to be designed as a functional flood attenuation area incorporating wetland habitat to create a rich biodiverse landscape of ponds and wetland, accessible by raised walkways where necessary.

The landscape character area will incorporate:

- Reed bed planting
- Marsh meadow grassland
- Species rich dry grassland
- Footpath linkages
- Raised boardwalks
- Natural play

4.29


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4.32


4.33

4.29 *Strategic Play Area and key landscape components.*

4.30 *Populus nigra.*

4.31 *Informal paths.*

4.32 *Alnus glutinosa.*

4.33 *Swale.*

OFF STREET GREEN ROUTE / GREEN CORRIDOR

A Green Corridor forming the main spine road through the development.

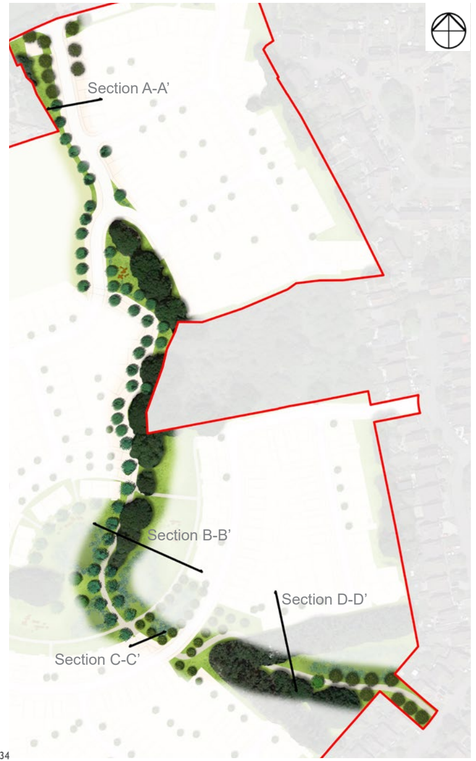
The importance of this route will be reflected with an avenue of trees. Feature trees will be utilised at the entrances to the site to highlight arrival points, and at key locations within the public open space to act as informal wayfinders to features such as play areas.

Narrow canopy trees will be used along the northern extents of the spine road to reflect the formal architectural treatment and narrower streetscape. Broad canopy trees will be utilised at the central core of the site to reflect the change in character associated with the community play area front of school, pond and existing vegetation. Trees in the south will be mostly native and will comprise a community orchard, a wildlife foraging route and a woodland buffer.

The open space will contain a variety of parkland trees, both native and ornamental, to reflect the transition from urban to rural, provide ecological benefits and a wide variety of species to maximise longevity and adaptability to climate change and disease resilience.

Tree planting locations will be designed around the site constraints, such as services, and the design requirements of the adoptable highway, such as visibility splays and lighting.

4.34 *Off Street Green Route extracted from Landscape Structure.*



4.34

4.35

4.35 *Sections along the Green Corridor.*

4.8 LANDSCAPE & URBAN DESIGN PRINCIPLES

LANDSCAPE PRINCIPLES:

RETAINING EXISTING VEGETATION

Integrate existing and new landscape to incorporate new natural features into a multi functional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience.

PROVIDE ATTRACTIVE OPEN SPACES

Create well designed variety of open spaces which are easy to access, with activities for all to enjoy, such as play, food production, so as to encourage physical activity and promote health, well-being and social inclusion.

THE GREEN CORE

Large community green space open to all which provides opportunities for comfort, formal and informal play, relaxation, stimulation and social interaction in a safe environment.

GREEN CORRIDORS

In order to achieve biodiversity net gain on-site, green corridors, in particular along existing and enhanced tree lines and hedgerows also identified as bat flight path, will be used to improve biodiversity by creating habitat with the development.

SUSTAINABLE DRAINAGE SYSTEM

Water management is important for effective sustainable drainage systems. In our design water features form part of an integrated system of landscape, biodiversity and drainage.

1

2

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4.35

URBAN DESIGN PRINCIPLES:

IDENTITY

Setting a positive and coherent sense of identity that residents and local community can identify with, hence contributing towards health and well being, inclusion and cohesion.

LAYOUT, FORM AND SCALE OF BUILDINGS

Compact form of development with recognizable streets and other spaces with edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility. Layout, form and scale of built form, together with good design and well considered materials, add to local distinctiveness and create a sense of community.

STREETS AS PUBLIC SPACES

In well-designed places, streets are public spaces that are open to all. They encourage people to walk and cycle rather than to depend upon cars, particularly for short, local journeys.

A CONNECTED NETWORK

Connectivity defined by a clear pattern of streets accessible for all, which limit the car use by prioritizing and encouraging walking, cycling and public transport.

DENSITY

The appropriate low density is the result from the context, accessibility, the proposed building typologies, form and character of the development.

4.35 *Precedent images of places driven by similar principles.*

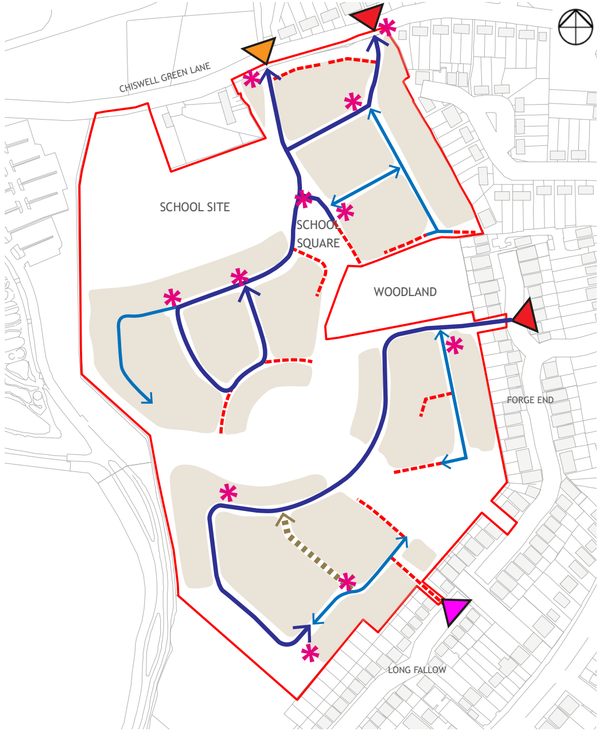
5.0

CHARACTER AND APPEARANCE

5.1 STREET STRUCTURE

This section provides design criteria of new streets within the site.

It covers the principal elements of the movement corridor. (i.e. carriage width, design speed, use of shared space, surface treatment, gateway features and landscaping). These are set out in the table 5.2 on the adjacent page.

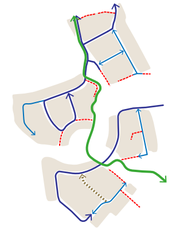


5.1

5.1 *Street Structure Diagram.*

5.2 STREET SPECIFICATION

SPECIFICATION:	MAJOR ACCESS ROADS	SHARED SURFACES STREETS	HOME ZONES	SHARED PRIVATE DRIVES	CYCLE TRACKS
CARRIAGEWAY	5.5m 6.75m if Bus Route Minimum Centreline Radius = 40m	Minimum carriageway width 4.8m Minimum Centreline Radius = 30mm	Minimum carriageway width 4.8m	4.1m Minimum Centreline Radius = 25m	Two way Pedestrian/ Cycle. 3.5m wide 1.5m / 2m
FOOTWAYS	2.0m on both sides	Not required beyond entrance ramp	/	/	/
VERGE	Yes on one side, width may vary to accommodate parking bay. It may accommodate SuDS features if necessary.	/	/	/	2m verge when cycletrack parallel to major access road
"GATEWAY" FEATURES	Yes	Yes	Yes	/	Yes
SURFACE FINISHES	Carriageway: Asphalt Footpath: Asphalt.	Permeable pavement	Permeable pavement	Carriageway: Asphalt or Block paving.	Standard bituminous of 150mm granular sub base, 60mm bituminous binder course, and 20mm of bituminous surfacing
PUBLIC TRANSPORT ROUTE	Yes	No	No	No	No
LANDSCAPING	Tree pits and swales will be established along the proposed major access roads as primary surface water treatment stage.	Wider 'living' areas where pedestrians and cyclists have freedom to use the whole street space in safety Run-off from the proposed shared surfaces streets and private drives will be treated via permeable pavement as primary treatment stage.	Non-parallel kerb lines, horizontal deflections, speed tables, pinch-points, extended pavement areas and planting	A variety of grass verges, formal hedges, incidental ornamental shrub planting. Highlight trees and flowering/ fruiting tree specimens to be utilised where appropriate to give distinction and character to each private drives	Sign and lines to be provided with Traffic Signs Manual
TARGET SPEED	20mph	20mph	below 20mph		15 mph



CLIENT: Alban Developments Limited and Alban Peter Pearson, CALA Homes (Chiltern) Ltd and Redington Capital Ltd
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