

3.2 LANDSCAPE DEVELOPMENT PRINCIPLES

EX HS066H

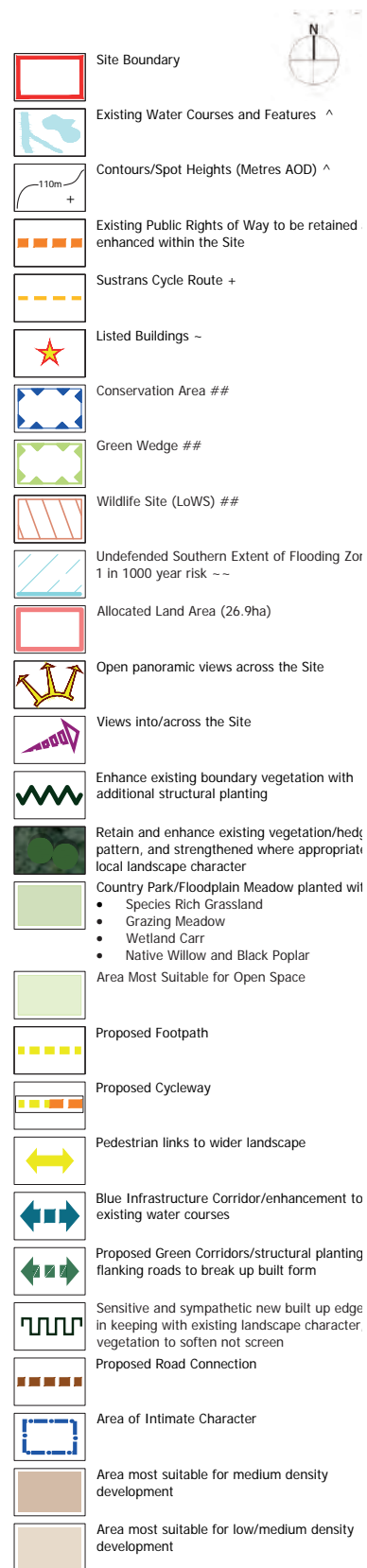


FIGURE 13 LANDSCAPE DEVELOPMENT PRINCIPLES



3.3 LANDSCAPE CHARACTER ZONES

Site Landscape Design Principles

- Provision of a high quality and robust public realm landscape within built up parts of the scheme.
- Creation of a scheme which complies with the Green Wedge and the Conservation Area policies, and protects the features which contribute to these landscapes, including the openness of the river valley through the provision of a new Country Park which will be complementary to the setting and recreational use of Sandford Mill.
- Provision of well-designed and fit for purpose public amenity spaces within and around the built up parts of the proposed development.
- Protection and enhancement of the positive features that are essential in contributing to local distinctiveness and sense of place.
- Improvement of the integrity of the landscape, and reinforcement of its character, through the introduction of new characteristic features where distinctive features or characteristics are absent or have been lost.
- Promotion of open air recreational activities with enhanced walking and cycling accessibility.
- Enhancement of the use of the existing Sandford Mill Science Education and Visitor Centre through improved connectivity to the site and the wider landscape.
- Enhancement of habitats and biodiversity through 'wetland carr' and reed bed planting adjacent existing drainage ditches.
- Reinforcement and enhancement of existing vegetation structure, including the fragmented hedgerow network, with locally characteristic species.
- Provision of new linkages to bring together areas of existing trees with new locally characteristic planting as part of a wider, holistic Green Infrastructure strategy.
- Retention of existing open panoramic views in the river valley, and protection of important views towards local landmarks.
- Promotion of the use of materials, finishes and details which are in keeping with local vernacular and landscape character.

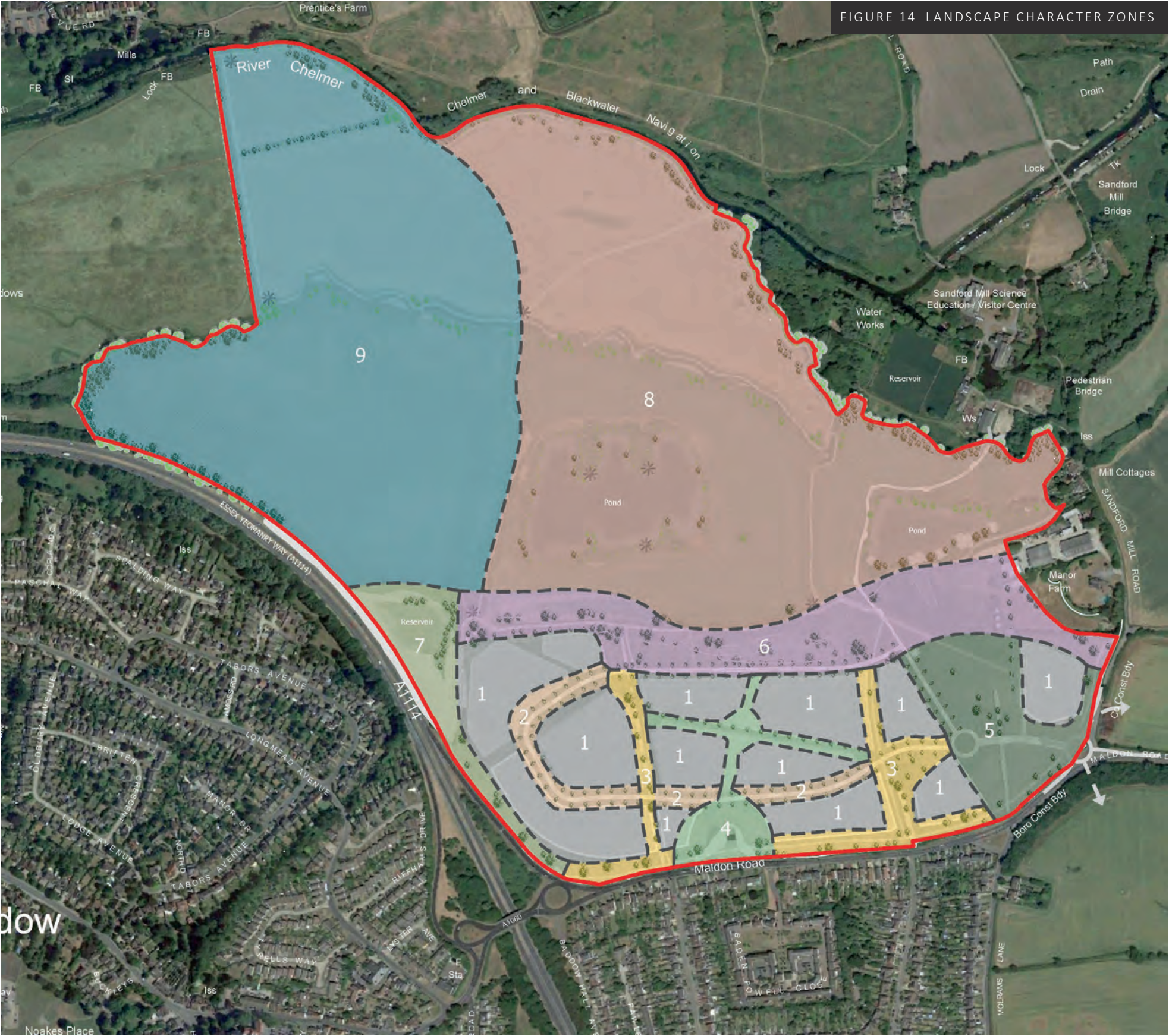


FIGURE 14 LANDSCAPE CHARACTER ZONES

LANDSCAPE CHARACTER ZONE 1 - RESIDENTIAL



Landscape Vision

A high quality and robust landscape environment to complement new homes and create a strong sense of place to the new neighbourhood, with a focus on robust materials and good detailing. Reduce the dominance of vehicles through well designed parking arrangements.

Principle Landscape Elements

- * Ornamental trees
- * Ornamental shrub and herbaceous planting
- * Amenity grassland
- * Roads and Pavements
- * Shared surface private drives

Potential Tree Palettes

- * Pyrus chanticleer
- * Tilia cordata 'Greenspire'
- * Acer campestre 'Elsrijk'
- * Amelanchier lamarckii 'Robin Hill'
- * Sorbus aucuparia 'Cardinal Royal'
- * Prunus 'Spire'
- * Liriodendron tulipifera

Hard Landscape Palette

- * Asphalt
- * Block paving



Ornamental planting



Tilia cordata 'Greenspire'



Asphalt



Block paving



Amenity grass

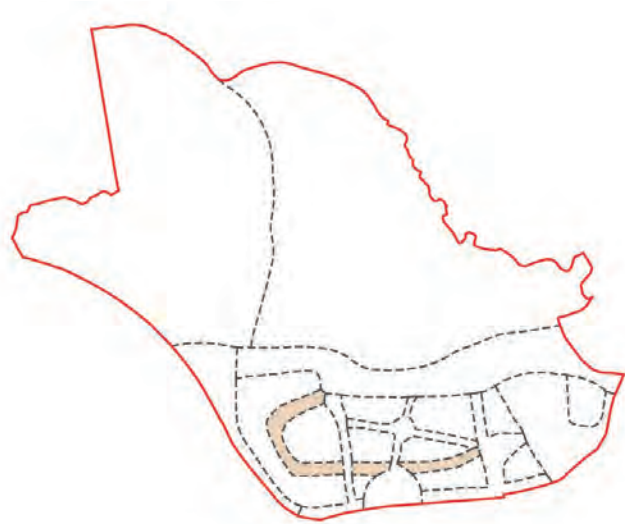


Liriodendron tulipifera



Character zone 1 typical section

LANDSCAPE CHARACTER ZONE 2 - LOOP ROAD AVENUE



Landscape Vision

A generous tree lined avenue providing the principal access route through the development and setting the scene for the rest of the development. Positive frontages of new residential development framed by a selected palette of large growing avenue trees set within substantial verges of amenity grassland. Public realm to be maintained free from clutter and car parking.

Principle Landscape Elements

- * Avenue trees
- * Amenity grassland
- * Roads and pavements

Potential Tree Palettes

- * Quercus palustris
- * Fagus sylvatica Purpurea
- * Platanus x hispanica
- * Tilia tomentosa 'Brabant'

Hard Landscape Palette

- * Asphalt
- * Block paving



Amenity grass



Tilia tomentosa 'Brabant'



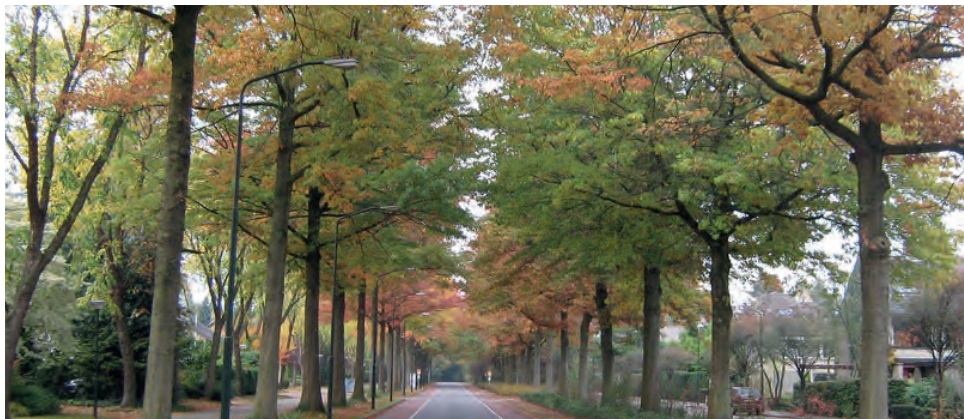
Fagus sylvatica Purpurea



Asphalt



Block paving



Quercus palustris Avenue



Character zone 2 typical section

LANDSCAPE CHARACTER ZONE 3 - FIELD BOUNDARY LANDSCAPE



Landscape Vision

Retention and enhancement of existing structure of native field boundary hedgerows as a strong landscape framework to create a sense of place for the proposed development. Restoration of remnant field boundaries and reinforcement of incomplete hedgerows with native, locally characteristic species.

Principle Landscape Elements

- * Native hedgerows
- * Native canopy trees
- * Amenity grassland
- * Species rich grassland
- * Pedestrian and cycle routes

Potential Tree Palettes

- * Acer campestre
- * Corylus avellana
- * Prunus spinosa
- * Crataegus monogyna
- * Quercus robur
- * Betula pendula

Hard Landscape Palette

- * Block paving
- * Breedon gravel



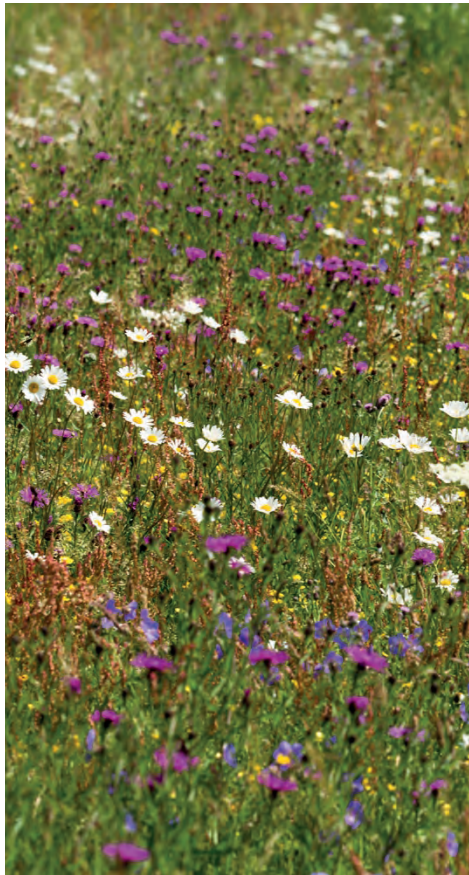
Block paving



Native mixed hedgerow



Quercus robur



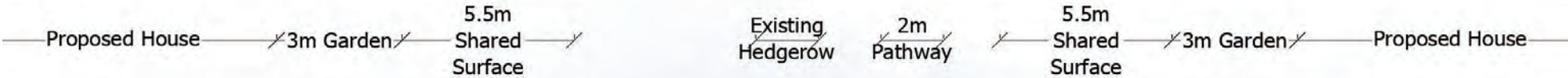
Species rich grassland



Breedon gravel



Crataegus monogyna hedgerow



Character zone 3 typical section

LANDSCAPE CHARACTER ZONE 4 - HERITAGE AND CONNECTIVITY



Landscape Vision

A network of landscape spaces through the proposed residential areas with a focus on pedestrian connectivity, providing a new link between Maldon Road at the location of the Farm Shop/Bronze Age hillfort and the Sandford Mill Science and Education Centre. Where space allows, planting would include clumps of large growing native canopy trees to provide a strong Green Infrastructure route within the development and break up the massing of new built form.

Principle Landscape Elements

- * Native hedgerows
- * Native canopy trees
- * Amenity grassland
- * Roads and pavements
- * Pedestrian and cycle routes

Potential Tree Palettes

- * Acer campestre
- * Corylus avellana
- * Prunus spinosa
- * Crataegus monogyna
- * Quercus robur
- * Betula pendula

Hard Landscape Palette

- * Asphalt
- * Block paving
- * Breedon gravel



Quercus robur



Betula pendula



Corylus avellana



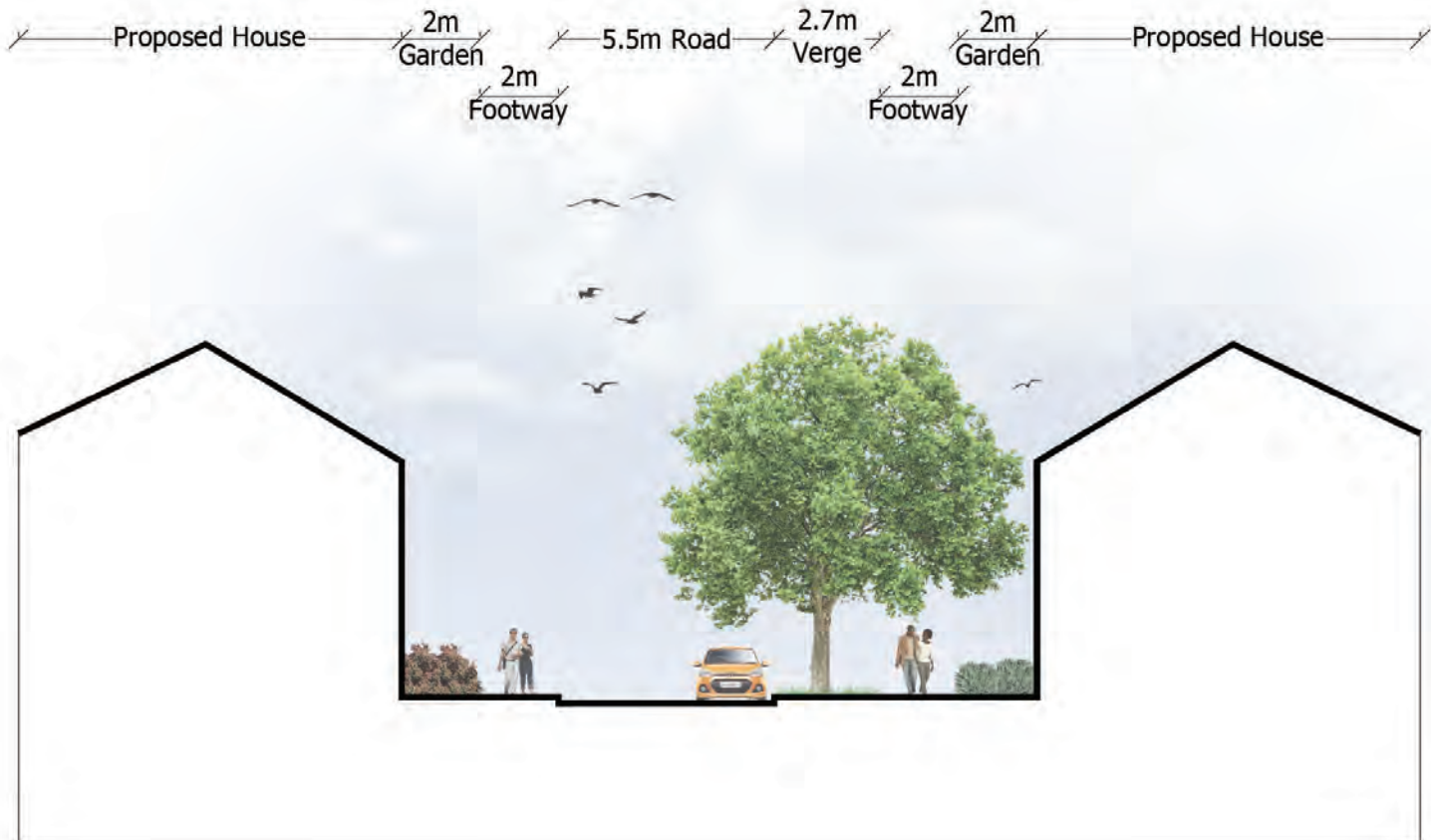
Asphalt



Breedon gravel



Block paving



Character zone 4 typical section

LANDSCAPE CHARACTER ZONE 5 - GATEWAY PARK



Landscape Vision

An open parkland environment creating a statement landscape gateway to the proposed development from the primary access point. Views out towards Chelmsford from elevated ground would be maintained and enhanced through framing with a diverse palette of large growing canopy trees. A positive interface would be created on the south-western edge of the site at the location of a new roundabout to create an inviting and legible entrance to the site.

Principle Landscape Elements

- * Amenity grassland
- * Species rich grassland
- * Parkland trees
- * Roads and pavements
- * Existing hedgerow
- * Pedestrian and cycle routes
- * Equipped timber play area

Potential Tree Palettes

- * Quercus robur
- * Carpinus betulus
- * Acer pseudoplatanus
- * Aesculus hippocastaneum
- * Liquidambar styraciflua
- * Acer platanoides Crimson King

Hard Landscape Palette

- * Asphalt
- * Breedon gravel



Liquidambar styraciflua



Aesculus hippocastaneum



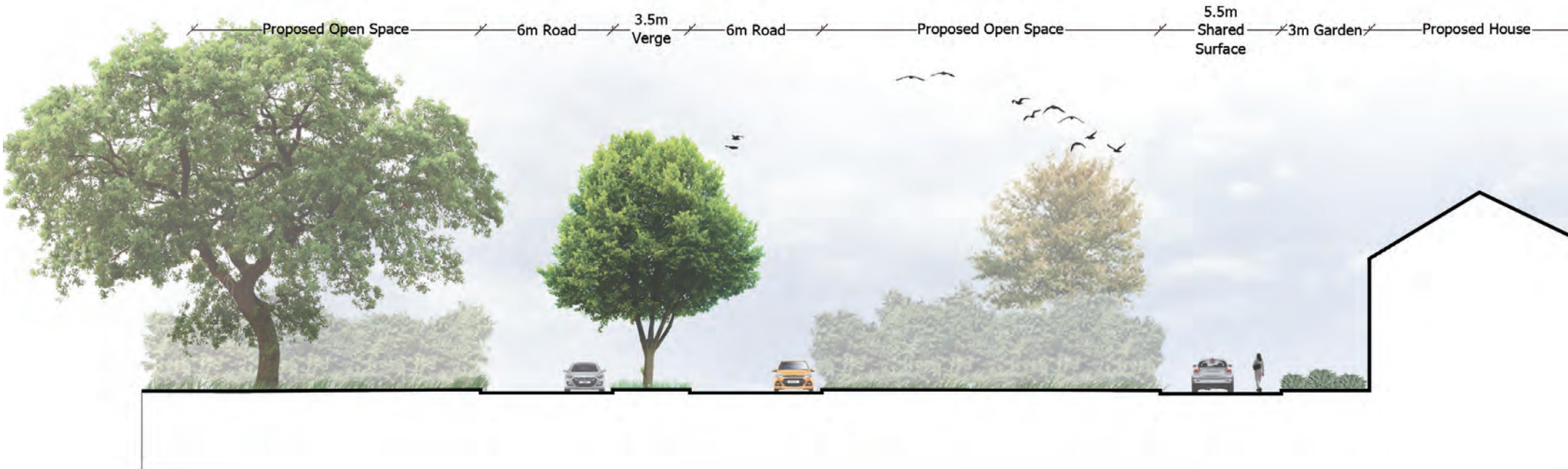
Pedestrian and cycle routes precedent



Equipped timber play area precedent



Breedon gravel



Character zone 5 typical section

LANDSCAPE CHARACTER ZONE 6 - COUNTRY PARK INTERFACE

Landscape Vision

A rich and diverse transitional landscape zone creating a bridge in character from the residential development areas and the country park landscape to the north. A strong emphasis on Green Infrastructure, with a mosaic landscape of open space, native tree and shrub planting, species rich grass and meadow planting and ponds, reedbeds or other SuDS features. A strong emphasis on habitat creation as well as the provision of substantial physical and visual containment to the proposed development when viewed from the Country Park.

Principle Landscape Elements

- * Amenity grassland
- * Species rich grassland
- * Water meadow planting
- * Ponds
- * Reedbeds
- * Parkland trees
- * Native hedgerows
- * Native canopy trees
- * Pedestrian and cycle routes
- * Natural play area
- * Roads and pavements

Potential Tree Palettes

- * Salix alba
- * Salix caprea
- * Betula pendula
- * Quercus robur
- * Acer campestre
- * Carpinus betulus
- * Corylus avellana
- * Prunus spinosa
- * Crataegus monogyna
- * Betula pubescens
- * Populus nigra

Hard Landscape Palette

- * Asphalt
- * Breedon gravel
- * Block paving



Reedbed



Natural play area precedent



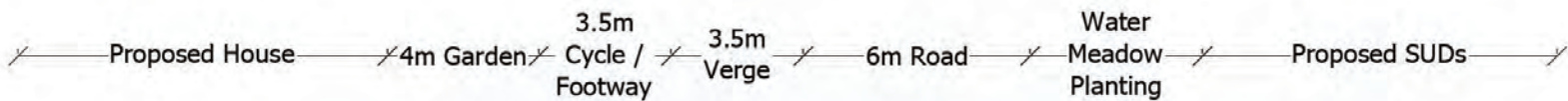
Salix alba



Breedon gravel



Pond and water meadow planting



Character zone 6 typical section

LANDSCAPE CHARACTER ZONE 7 - WESTERN BUFFER



Landscape Vision

The creation of a strongly containing landscape buffer of native tree planting to reinforce existing tree belts along the Essex Yeomanry Way. This planting would function as a strategic Green Infrastructure link with the wider landscape and provide further screening and buffering from the busy road.

Principle Landscape Elements

- * Native woodland planting

Potential Tree Palettes

- * Betula pendula
- * Quercus robur
- * Acer campestre
- * Carpinus betulus
- * Corylus avellana
- * Prunus spinosa
- * Crataegus monogyna
- * Ilex aquifolium
- * Quercus patraea



Native woodland planting



Prunus spinosa



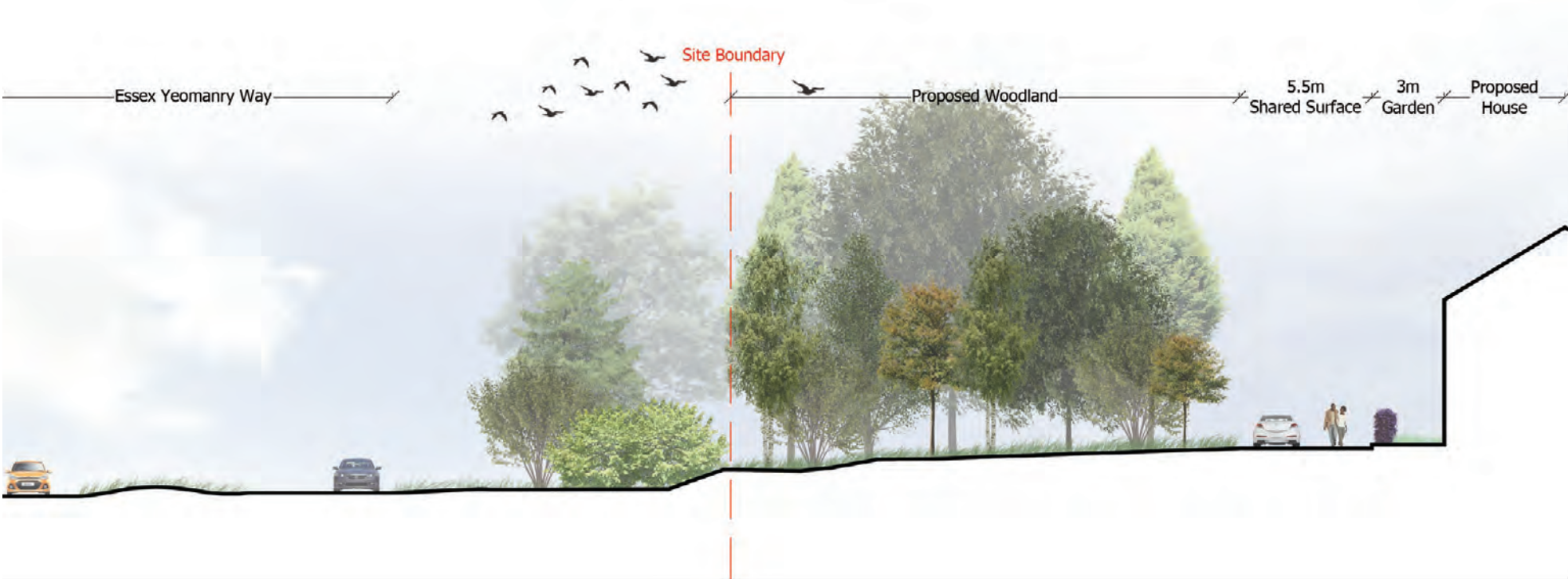
Corylus avellana



Ilex aquifolium

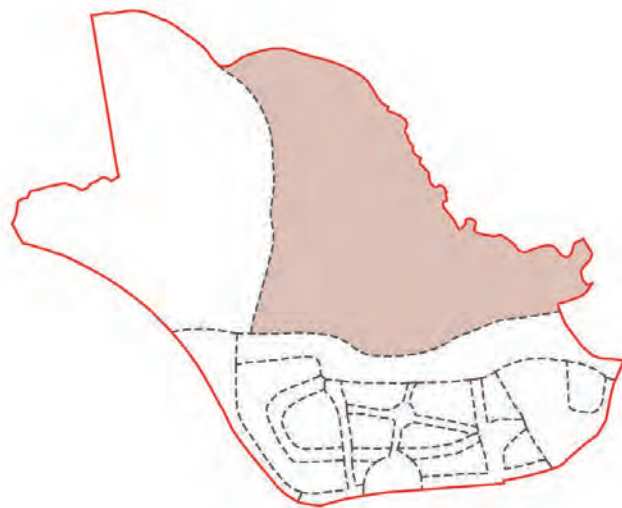


Betula pendula



Character zone 7 typical section

LANDSCAPE CHARACTER ZONE 8 - COUNTRY PARK EAST



Landscape Vision

An enhanced open flood plain landscape with water meadows, species rich grassland, wet woodland planting and locally characteristic willow and black poplar planting, prioritising the retention of open panoramic views. This character area would emphasise habitat creation and enhancement with improved pedestrian access and experience, including improved access to existing waterbodies, interpretation, pond dipping for school groups, and new mosaic wetland features such as scrapes and marshes.

Principle Landscape Elements

- * Wetland carr
- * Stream habitats
- * Wildflower meadows
- * Ponds
- * Water Meadow planting
- * Reedbeds
- * Native canopy trees

Potential Tree Palettes

- * Alnus glutinosa
- * Salix caprea
- * Populus nigra
- * Salix alba
- * Salix viminalis
- * Betula pendula
- * Betula pubescens



Wetland carr



Reedbed



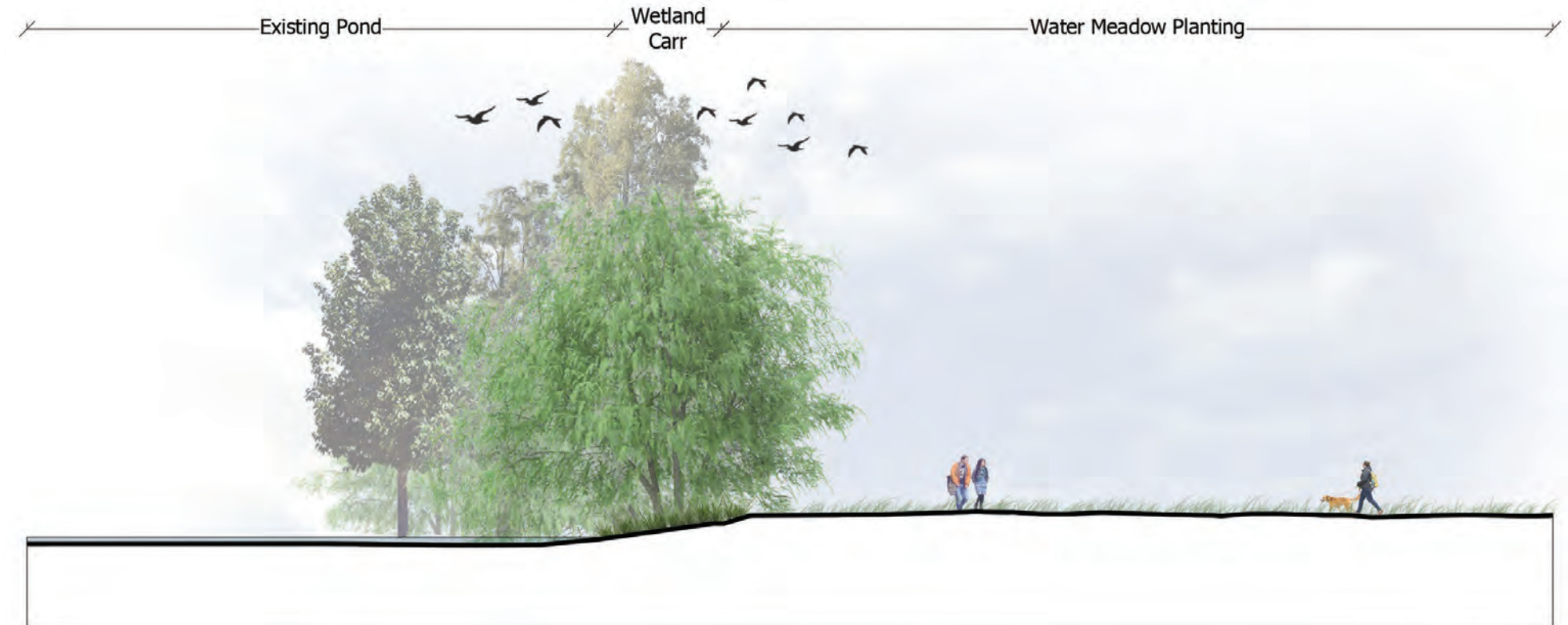
Salix caprea



Populus nigra

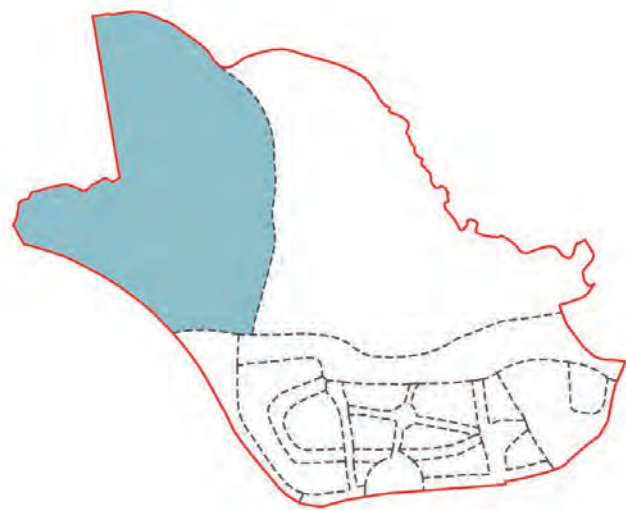


Alnus glutinosa



Character zone 8 typical section

LANDSCAPE CHARACTER ZONE 9 - COUNTRY PARK WEST



Grazing meadow



Salix viminalis



Wetland carr



Betula pubescens



Populus nigra



Alnus glutinosa

Landscape Vision

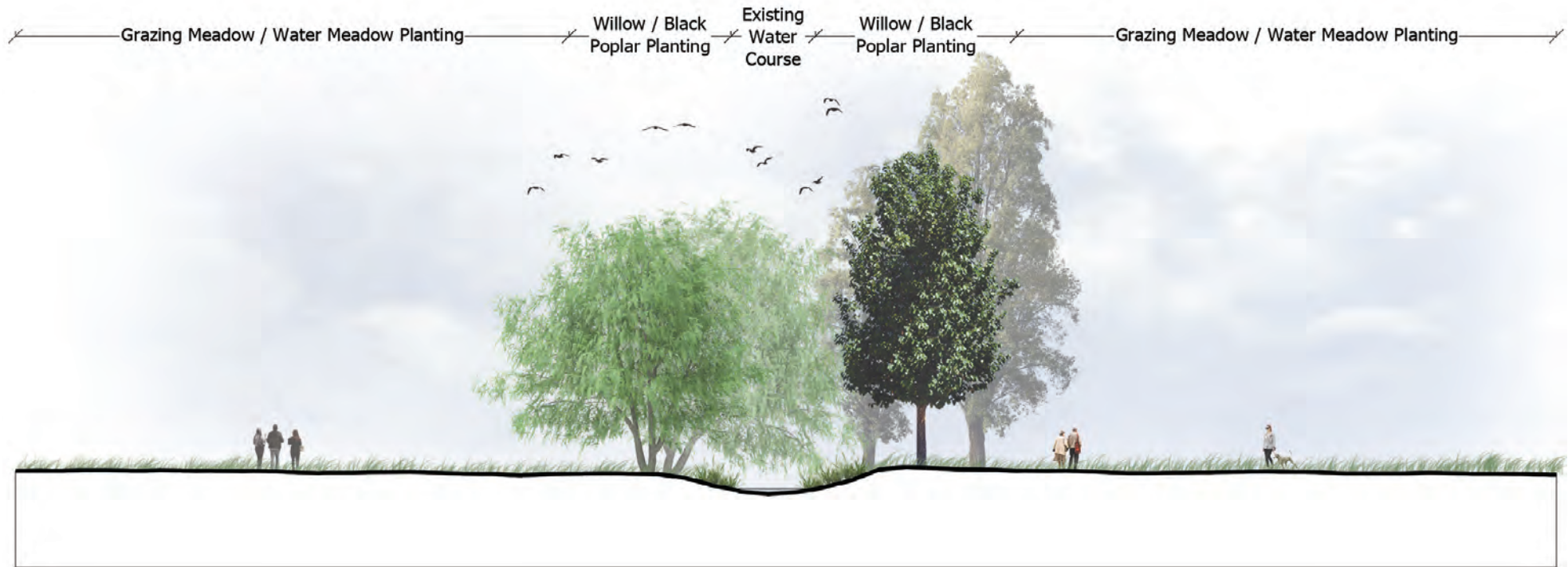
An enhanced open agricultural flood plain landscape with low impact landscape interventions including strategic tree planting to provide a buffer against the Essex Yeomanry Way. The open landscape would predominantly be maintained as grazing meadow balanced with enhanced recreational access. Tree planting would be provided to enhance characteristic feature such as willow pollards and black poplar along watercourses.

Principle Landscape Elements

- * Wetland carr
- * Native canopy trees
- * Grazing meadow
- * Native hedgerow

Potential Tree Palettes

- * Alnus glutinosa
- * Salix caprea
- * Populus nigra
- * Salix alba
- * Salix viminalis
- * Betula pendula
- * Betula pubescens



Character zone 9 typical section

3.4 MASTERPLAN FRAMEWORK

The purpose of this section of the Masterplan Document is to illustrate the overarching principles structuring the masterplan proposals, as well as providing the quantitative and qualitative parameters for the built parts of the proposed development.

The masterplan principles which have guided the development layout are set out below with reference to Figures. 15-18, and include:

- Land Use and Developable Areas
- Street Hierarchy
- Green Space Strategy
- Designated Play Areas

Determining the amount of developable area available on the site is crucial and as demonstrated by Figure 15 there are a number of key constraints negating development and requiring restructuring of the design.

Furthermore a designated green space is located on the eastern edge of the site reducing the amount of developable area. From there a series of green connections and overall settlement pattern takes shape as demonstrated by Figure 16.

Identifying a comprehensive green network creates a landscape-led design framework and a strong design narrative to the proposed development.

Figure 17 shows how the design builds further on this narrative by setting out a street hierarchy that is not only sensitive to the site constraints but enhances the green network and facilitates development.

Children's play areas should be provided in key locations which are convenient for the residents as demonstrated by Figure 18.

Key:

Site Boundary

Developable Area Fig.15

Undevelopable Area

Designated Green Space

Green Network Fig.16

Green Space Locations

Street Type - D Fig.17

Street Type - D Proposed Connection

Street Type - E01

Street Type - E02

Street Type - E03

Street Type - G

Street Type - H

Designated Play Area Fig.18

Note:

Road types as per Essex Design Guide street types table (2018)

FIGURE 15 LAND USE ILLUSTRATION



FIGURE 16 GREEN NETWORK ILLUSTRATION



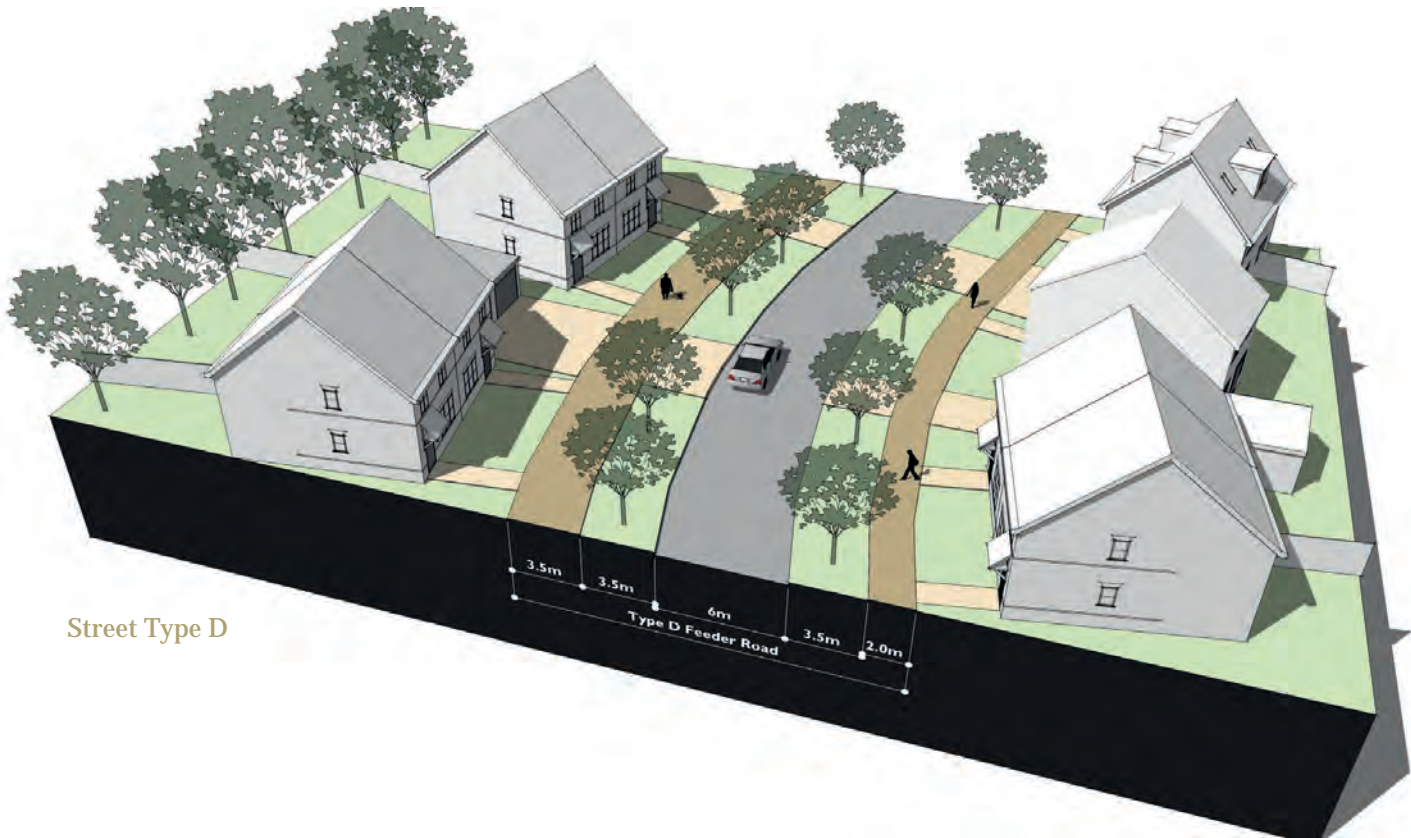
FIGURE 17 STREET HIERARCHY ILLUSTRATION



FIGURE 18 PLAY AREA ILLUSTRATION



3.5 STREET SECTIONS



Street Type D



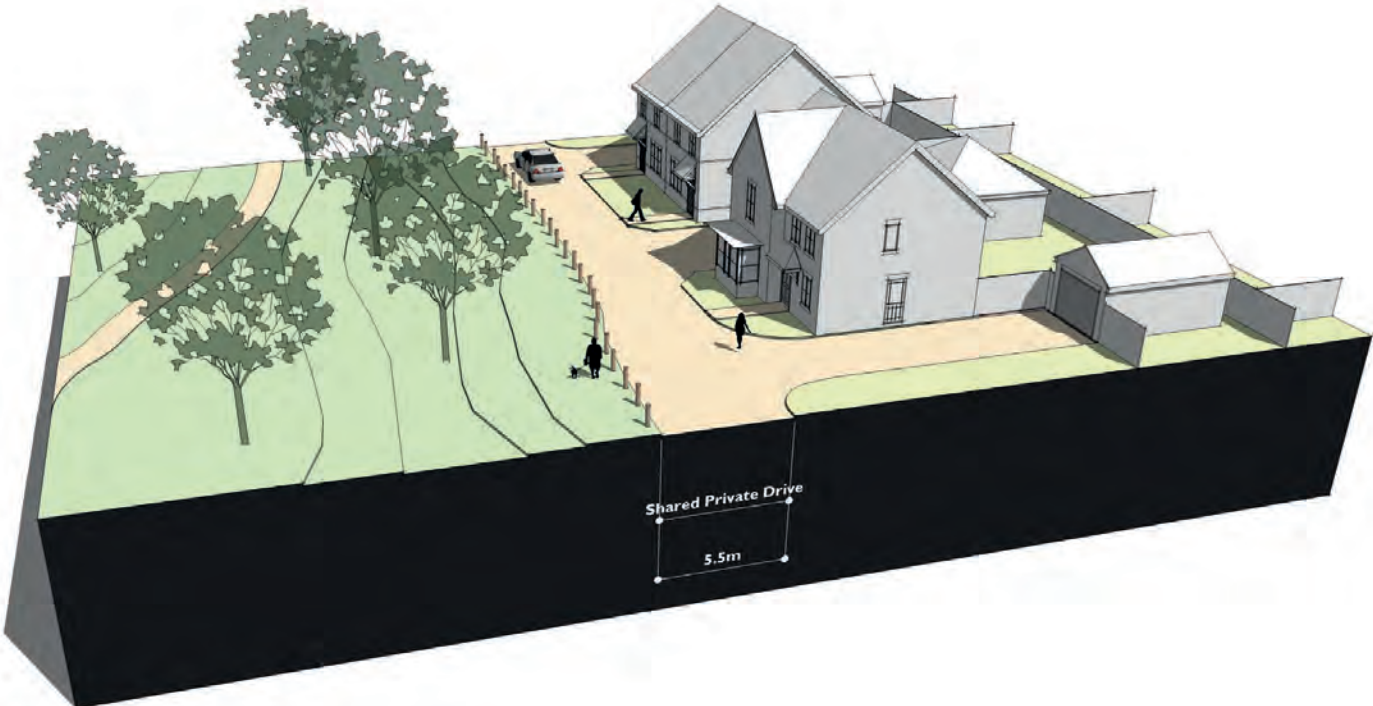
Street Type E01



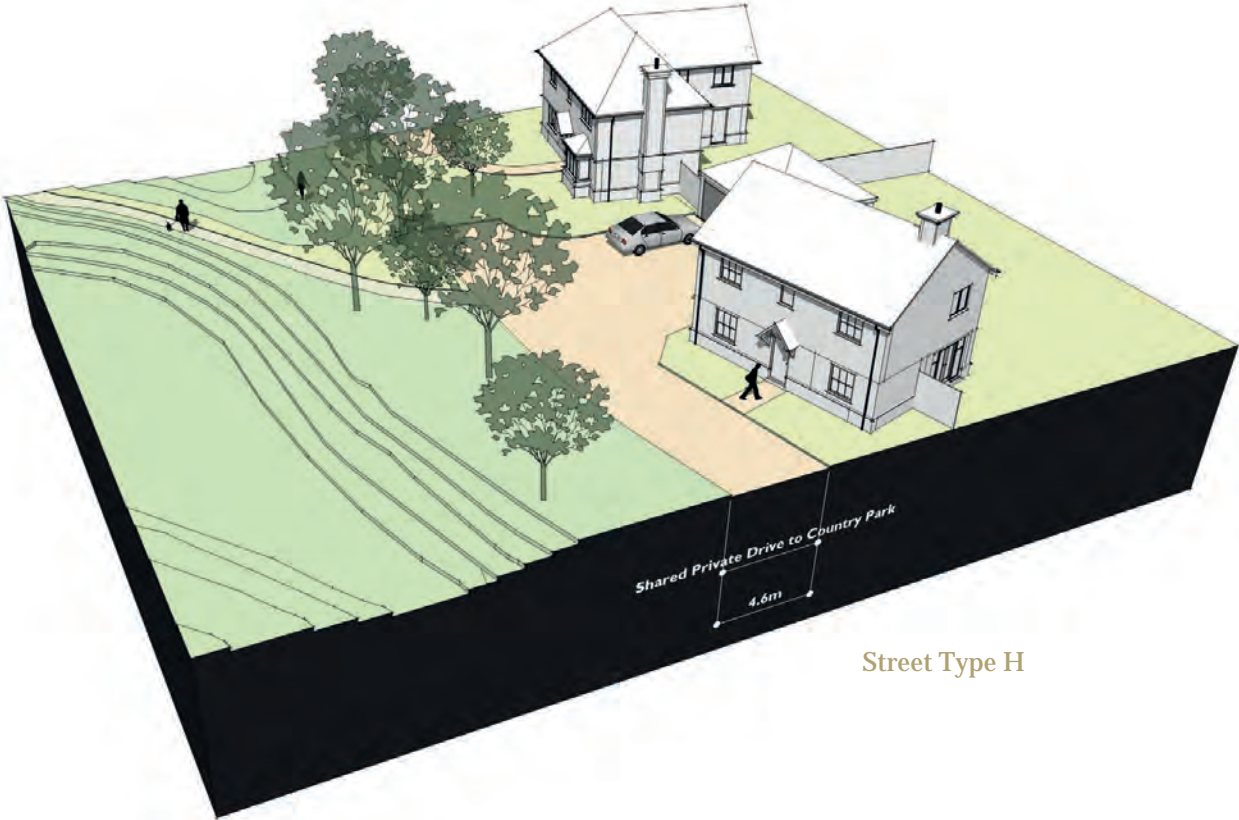
Street Type E02



Street Type E03



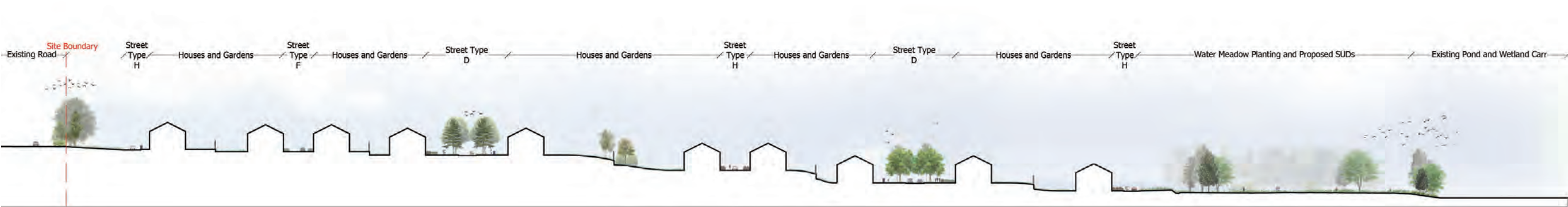
Street Type G



Street Type H

3.6 LANDSCAPE CONCEPT PLAN

Indicative Site Section A-A



Indicative Section Line



Key:

- Site Boundary
- 1 Proposed development parcels
- 2 Existing hedgerow retained/reinforced
- 3 Farm shop/bronze age monument retained and respected
- 4 Loop road avenue planting
- 5 Amenity parkland providing landscape gateway to development
- 6 Equipped play area
- 7 Water infrastructure / suds features/ country park interface
- 8 Natural play area
- 9 Wildflower meadows
- 10 Existing ponds enhanced with native tree planting, pond dipping platforms and improved public access
- 11 Woodland buffer planting providing structural planting and enhanced containment from the A1114
- 12 Enhancement of water course including reprofiling of banks, reed beds and wetland carr planting and provision of off-stream habitats
- 13 Grazing meadow
- 14 Interpretation board identifying medium and long distance visual landmarks
- 15 Sandford Mill Science and Education Centre
- 16 New and existing pedestrian routes
- 17 Chelmer and Blackwater Navigation
- 18 Native white willow and black poplar planting







Conclusion