



BULL FIELD, TAKELEY

LANDSCAPE STRATEGY

JUNE 2023





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1.0 INTRODUCTION





1.1 Background

This Landscape Strategy has been prepared by LDA Design on behalf of Weston Homes which forms part of a suite of documents supporting the planning application for the proposed development.

The Landscape Strategy sets out an integrated approach to the design of open spaces at Bull Field together with the enhancement of existing landscape features.

It provides an analysis of the site's context and sets out a design narrative to demonstrate how character and identity is derived from components of the landscape, ensuring the proposals are routed in their context.

1.2 Planning history

This submission follows an application (UTT/21/1987/FUL) for development of a wider site encompassing three land parcels known as 7 Acres, Bull Field and Jack with subsequent appeal (APP/C1570/W/22/3291524) which was refused.

A revised scheme is now being put forward for approval which addresses the comments made by the Planning Inspector.

A comparison between the Appeal Scheme and the current scheme can be found at the back of this document. Further details on design evolution can be found within the Design and Access Statement.





2.0 Landscape Context



2.1 Understanding the existing site

This section explores the site-specific characteristics and their relationship to the immediate context. An analysis of the site's key landscape components has been undertaken: its landform, features, vegetation and hydrology, alongside key influences beyond the site, such as historic assets and connections to development areas along the site boundaries. This understanding provides the baseline from which the Landscape and Green Infrastructure strategy has been developed.

2.2.1 Topography

The site is located on a localised ridgeline between the north-south valleys of the River Roding to the east and Pincey Brook to the west. The land is relatively level and sits at an elevation of approximately 100-105m Above Ordnance Datum (AOD).

2.2.2. Existing Vegetation

The site's landscape features (woodland, hedgerows) are located along the site boundaries. Prior's Wood is a dominant feature within the landscape and forms the northern boundary of the site. Existing hedgerow to field edges provide structural containment to the northeast and east along Smiths Green Lane. Unmanaged hedgerows and groups of trees form the southern and western boundaries with Rosacres Primary School and residential properties associated with Leyfield and Longcroft backing onto the site.

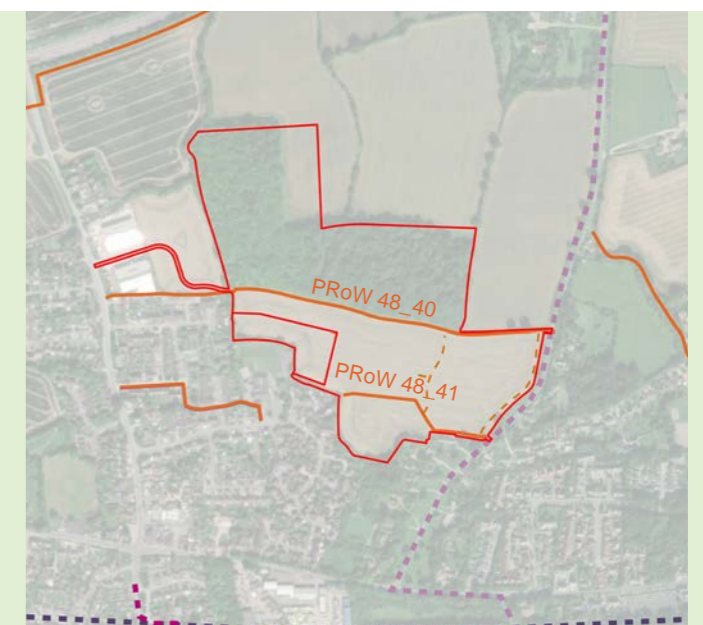
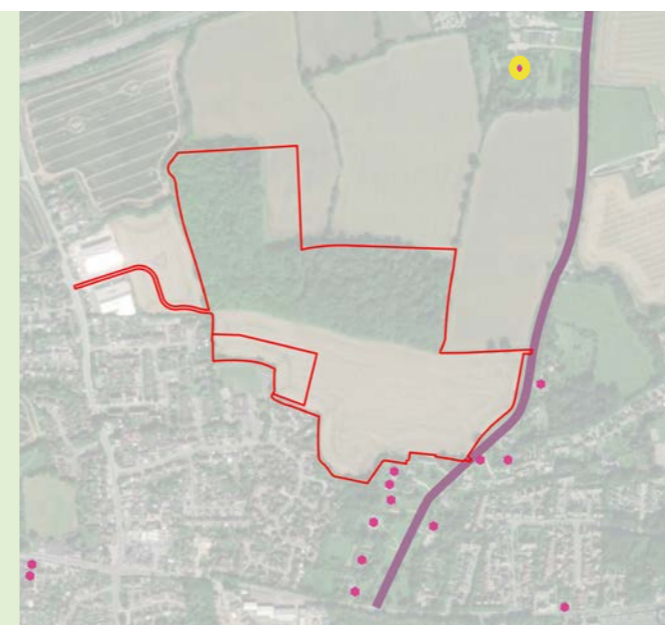
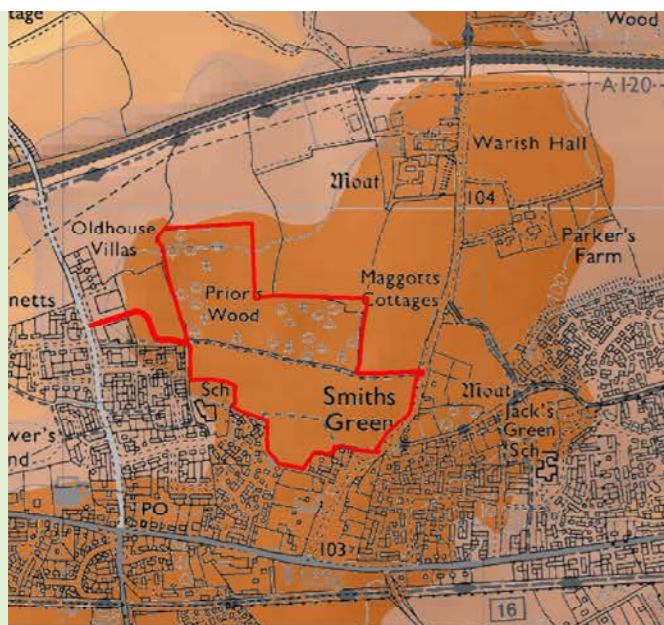
2.2.3. Historic Assets and their setting

There are a number of designated heritage assets within the vicinity of the site. The Grade I listed Warish Hall and Moat Bridge is located to the north of the site and sits within the scheduled monument known as Warish Hall moated site and remains of Takeley Priory (highlighted in yellow). There are further Grade II and Grade II* listed buildings to the south of the site within the hamlet of Smiths Green and to the east along Smiths Green Lane. A built heritage assessment forms part of the submission.

2.2.4. Movement and Connections

Fritch Way Local Nature Reserve and Country Park is located approximately 450m south of the site and is also designated as National Cycle Network Link Route. Smiths Green Lane to the east of the site is classed as a Regional Cycle Network Route.

The site features a network of established footpaths, most prominently two Public Rights of Way (PRoW) 48_40 and 48_41 running in a east-west direction. There is clear evidence that field edges and footpaths within the wood have been used extensively by local residence for dog walking and informal recreation.

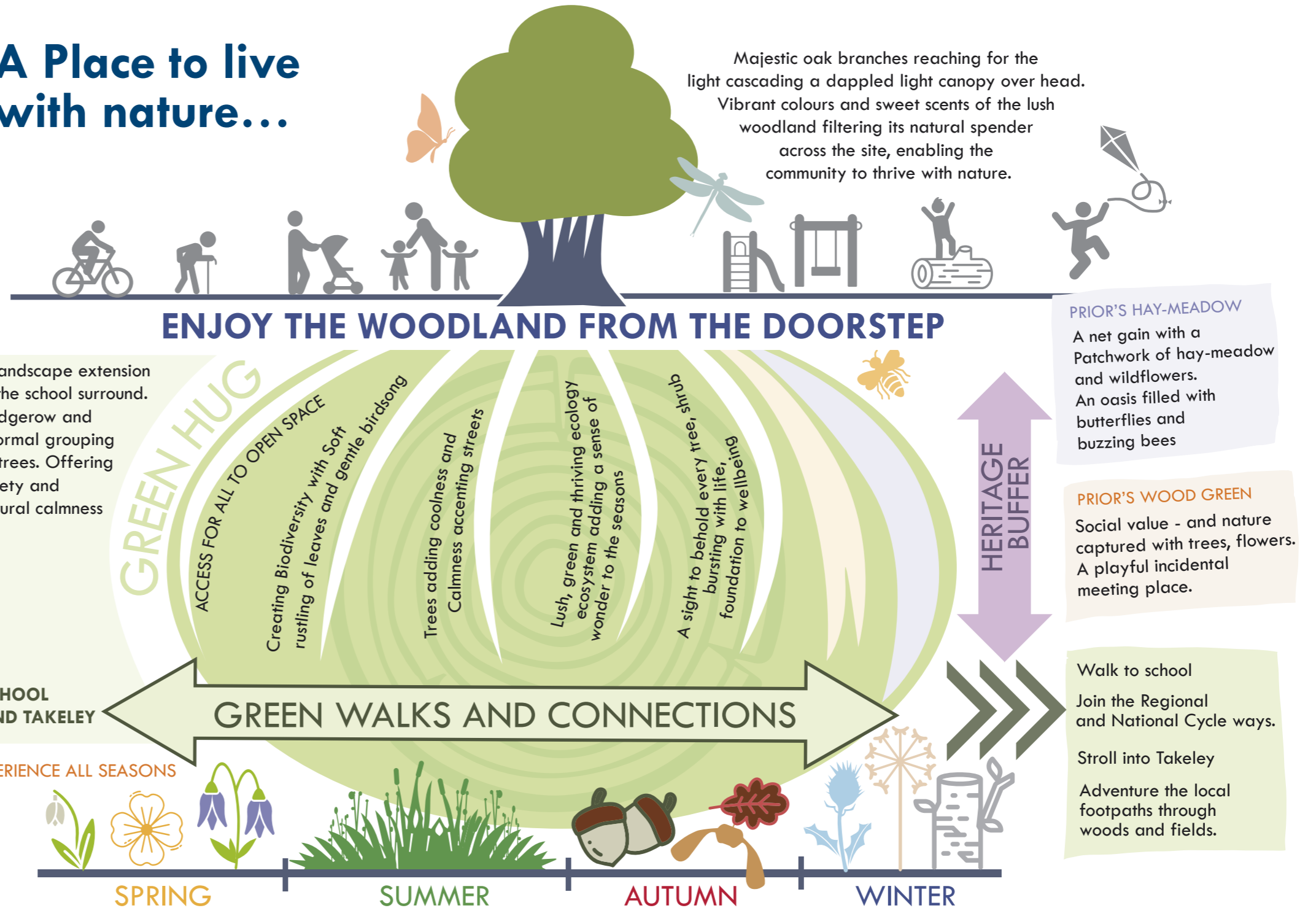




2.2 Vision of place

The illustration to the right sets out the vision for the development, it's open spaces and it's people. The placemaking vision will guide the design process and the development of detailed proposals. It becomes a 'touch stone' to refer back to throughout the design process.

A Place to live with nature...





2.3 Landscape Influences and Components

The diagram below illustrates the spatial link between the components influencing the site which led to the development of opportunities and constraints as illustrated on the drawing to the right.



Spatial diagram - wider context



- | | | |
|--|--------------------------------|----------------------|
| Opportunities | Constraints | |
| Reinstatement of historic hedgerows and woodland | Protected lane | Site boundary |
| Extension to woodland | Listed buildings | Existing hedgerows |
| Retention of agricultural character | 15m buffer to Ancient Woodland | Public Rights of Way |
| Green corridor | Sensitive views | Access points |
| New footpath connections | | |
| Public open space | | |



2.4 Landscape Principles

The following landscape principles should underpin the Landscape Strategy to ensure key landscape components are retained and enhanced whilst responding sensitively to heritage considerations. These landscape considerations will be used to influence the character and identity of the site's open spaces.



Woodland

Enhance and extend Prior's Wood for increased habitat and wildlife benefit and to allow the community access to nature. 'Draw' the woodland into the development reinforcing the vision of living on nature's doorstep.



Green Links and Corridors

Create and enhance green links within the site providing movement corridors for people and wildlife.



Heritage Buffer

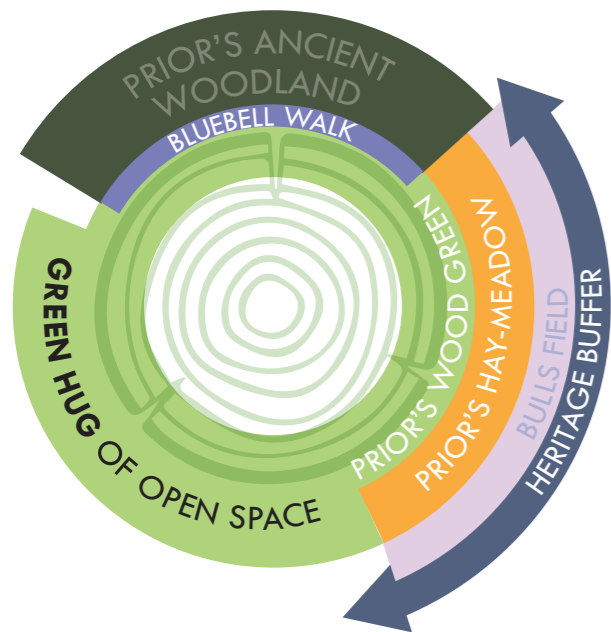
Retain open character and agricultural use to eastern field parcel which acknowledges the setting of Warish Hall and listed buildings along Smiths Green Lane. Set back development and thereby increase buffer to listed buildings within hamlet of Smiths Green.

Visual Sensitivity

Create visual layering effect through appropriate management of existing hedgerow and boundary vegetation together with strategic reinstatement of historic hedgerows.



2.5 Concept & Illustrative Landscape Masterplan



Concept diagram

- ① Prior's Wood
- ② Woodland Extension
- ③ Vehicular access road via 7 Acres
- ④ Woodland Edge/Bluebell Walk
- ⑤ School Extension Land
- ⑥ Green Link
- ⑦ Prior's Wood Green (South) informal open space containing infiltration basin
- ⑧ Prior's Wood Green (North) open space containing LEAP and LAP play provision
- ⑨ Hay meadow
- ⑩ Existing access points onto Smiths Green





3.0 Landscape Character Areas



3.1 Overall Landscape Character Areas

The design of the public realm and open spaces has taken influence from the surrounding landscape which has led to the development of landscape character areas as detailed below and on the next pages.

Prior's Wood

Designated as a Ancient Semi Natural Woodland (ASNW), the woodland is a dominant feature within the landscape which forms the northern boundary of the development.

Woodland Edge

The Woodland Edge character area takes its influence from the proximity to Prior's Wood. It forms a narrow corridor along the southern edge of the woodland which includes a linear, richly planted open space with shared foot & cycle path, opportunities for play and dwellings facing onto a single aspect access road.

Village Streets

Located within the centre of the development, the treatment of the Village Streets and surrounding architecture has taken influence from precedents found in Takeley and the wider district.

Parking Courts

Catering for off-street parking and located at various locations throughout the site, parking courts are designed to be landscaped spaces actively overlooked by dwellings.

Green Link

Running in an east - westerly direction, the Green Link includes PRoW 48_41 and will form a landscape open space corridor which connects to the school extension area to the west and Prior's Wood Green to the east.

Prior's Wood Green

Creating a buffer between the existing and proposed development and open countryside, Prior's Wood Green consists of two reinstated historic hedgerows forming the structure for the largest open space containing play provision and SuDS features.



Hay Meadow

The Hay Meadow retains the open character of the surrounding countryside and will provide an area for Biodiversity Net Gain. The northern, eastern and southern edge of the Hay Meadow will be accessible for informal recreation.



3.2 Prior's Wood

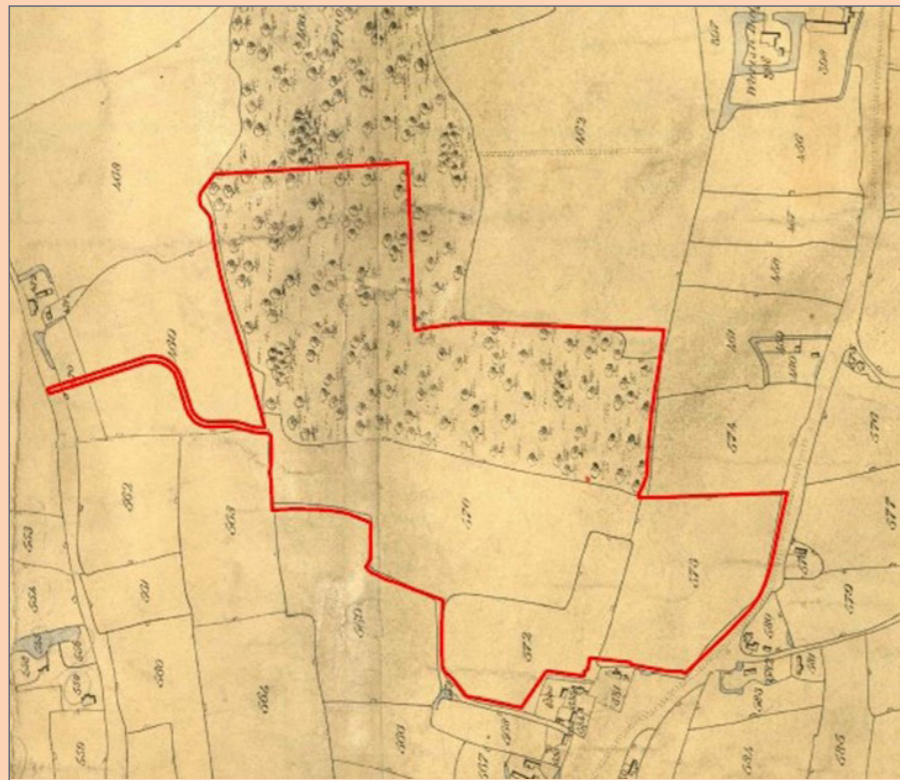
3.2.1 Background

Prior's Wood is included on the Ancient Woodland Inventory as an area of ancient and semi-natural woodland which is also designated as non-statutory Local Wildlife Site.

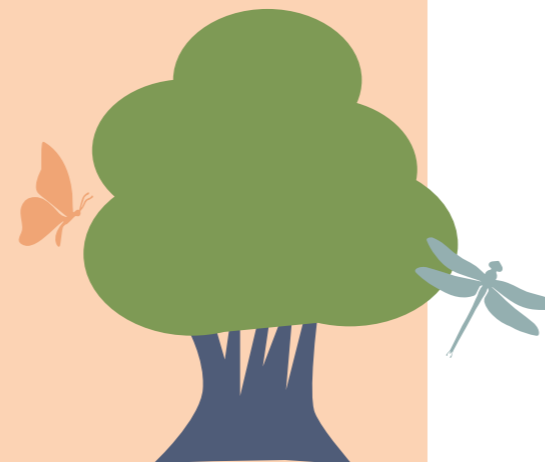
The woodland, measuring about 8 hectares, is located along the northern boundary of Bull Field with 7 Acres bordering to the east. Historically, the woodland was linked to the moated remains of Takeley Priory, a scheduled ancient monument, located approximately 300m to the north east.

Over the years the woodland has been reduced in size with further area being changed into arable field. The 1839 Tithe Map shows the woodland extent further north beyond Warish Hall and the present day location of the A120.

Prior's Wood is classed as broadleaved woodland mainly consisting of species such as Hornbeam, Oak, Ash, Hawthorn, Field Maple, and Hazel.



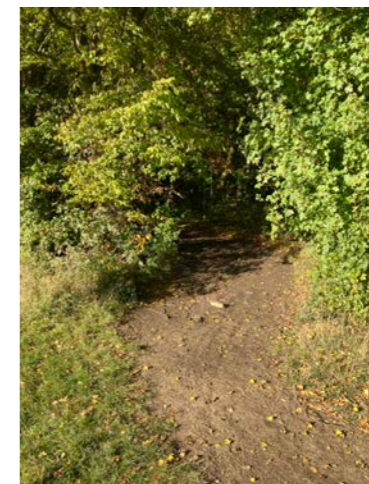
Extract 1839 Tithe Map, Takeley- Essex showing extent of Prior's Wood



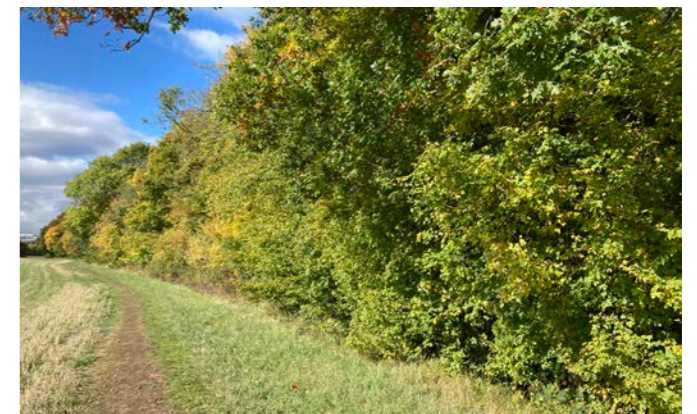
3.2.2 Current Condition

As part of the design process an Arboricultural Survey and Ecological Assessment have been undertaken which describe the condition of the woodland in further detail. A summary list of both documents is included below:

- Limited dead wood habitat present (particularly standing deadwood)
- Woodland contains wet areas (ephemeral) but a potentially more permanent 'pond' at the northernmost point
- No evidence of recent management
- Bramble dominates as ground cover in certain areas
- Very limited ground cover present
- Overall the woodland has a very closed canopy with very little potential for daylight penetration (this is below the 30% open canopy)
- Desire line footpaths are present throughout
- There are no layered woodland rides (open tracks with grassland verges and or woodland edge species) or open glades



Current condition of western entrance point into woodland



PRoW running along southern edge of Prior's Wood



3.2 Prior's Wood

3.2.3 Woodland Extension

The proposals include an approximately 1.1 hectare extension of the woodland to the north east following the alignment of the historic extent as per the 1839 Tithe map.

The extension will be planted with complementary native species with a view of creating a woodland structure made up of trees, understorey shrubs and a groundcover layer. The northern and eastern edges of the woodland extension will be planted with woodland edge species such as Hawthorn, Spindle, Dogrose.



Proposed area of woodland extension

Young planting will be protected from predation by deer fencing.



Inclusion of wood piles within extension area



Fallen/ cut wood to define paths



Timber bench to woodland entrance gateways

3.2.4 Enhancement

Woodland Paths:

Woodland paths will remain as earth paths but will be edged with fallen timber and/ or brash to discourage deviation from the path. The 'dead hedge' formed by timber/ brash will provide habitat for wildlife and will allow the ground flora layer to be protected from trampling.

Entrance points:

There are two main entrance points to the woodland located to the east and west along the southern boundary. Both entry points will be enhanced and will become distinct gateway into the woodland. Proposals consist of clearing of a circular or curvilinear area which will included a wayfinding map and information board and a timber bench. The eastern gateway area will also include playable features such as carved wood sculptures and/ or stepping stones which can also be used as seating features.

Information boards will include key historic and ecological facts that relate to Prior's Wood.

Simple timber bridges will be installed to provide access over the existing ditch into the woodland.



Inclusion of playable timber features at eastern entrance



3.2 Prior's Wood

3.2.5 Woodland Edge

The design of the proposed development allows for the minimum ASNW buffer zone as set out in the Natural England and Forestry Commission Standing Advice. The development will be set back by a minimum 15m from the woodland edge. As clarified at paragraph 77 of the inspectors decision he was satisfied with the buffer zone, proposed which has been retained.

Woodland edge planting will be included as described in chapter 3.3.

3.2.6 Woodland Management Strategy

In general, the entire woodland will be brought in to regular management to promote biodiversity and improve the overall condition of the woodland. A Woodland Management Strategy has been prepared by Ecology Solutions which sets out the management prescriptions of features of ecological interest and describes the wildlife enhancements to be implemented. In particular, it considers the potential for increase in visitor numbers, in terms of both new and existing residents.





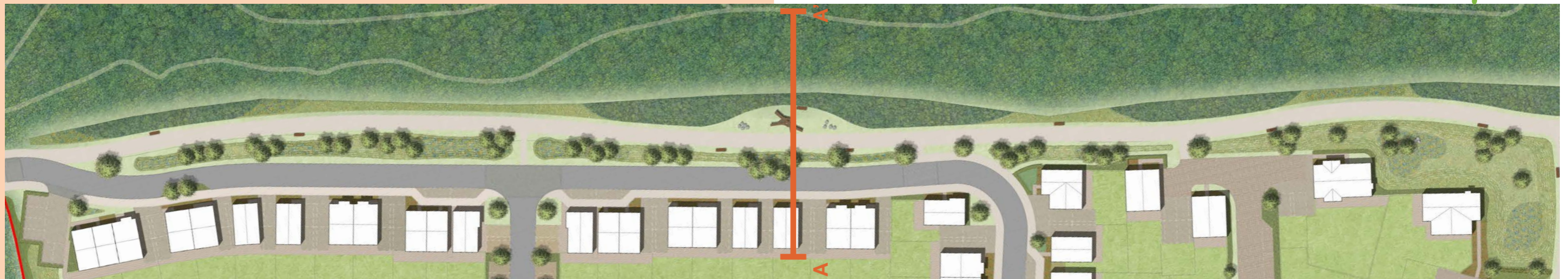
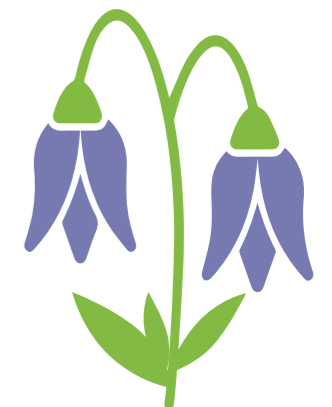
3.3 Woodland Edge

3.3.1. Character

- Units face north onto the woodland with direct surveillance overlooking the public open space
- Access roads with narrowing points where landscape 'seeps' into the road to lower vehicle speeds and reinforce connection with landscape
- Raised tables with pedestrian crossing points enabling easy access into open space whilst aiding low traffic speeds
- Open frontages to plot boundary facing the road with front gardens planted with defensible planting
- Brick walls to back garden boundaries where they face the road.



Open space corridor with shared pedestrian and cycle path running along the woodland edge





3.3 Woodland Edge

3.3.2. Open Space - Bluebell Walk

- ① Linear open space corridor to edge of woodland with upgraded PRow catering for shared, 3.5m wide pedestrian & cycle path
- ② Opportunities for incidental play (LAP) along the length of footpath opposite the dwellings
- ③ Naturalistic feel to open space with slight meander to path

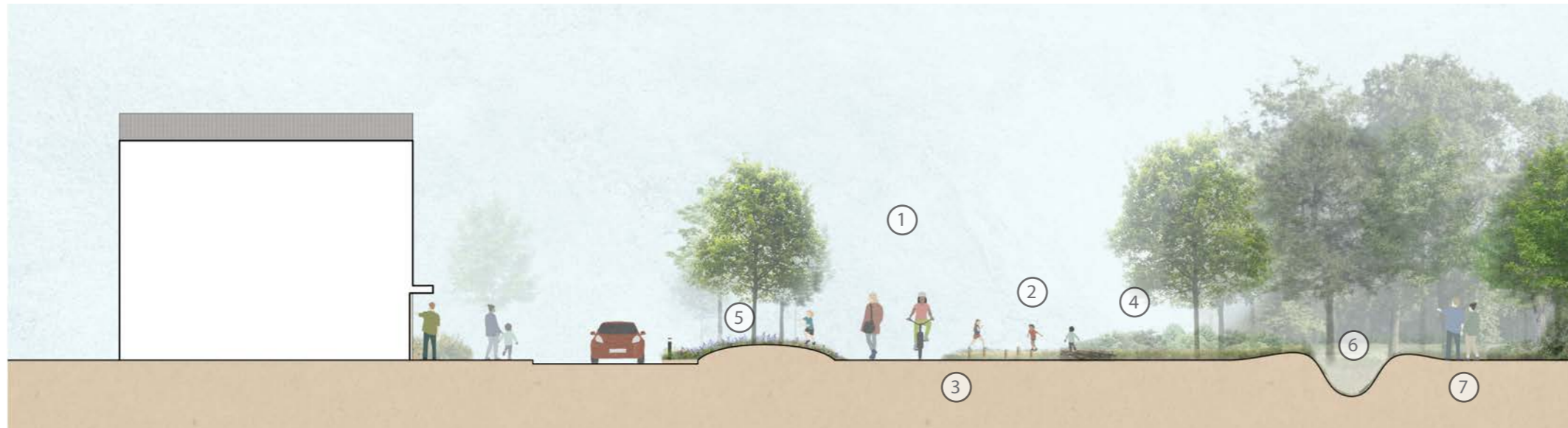
- ④ Woodland edge planting to diversify and protect woodland edge,
- ⑤ Gentle undulating earth mounds towards the road for further protection and enclosure of space
- ⑥ Retention of existing ditch
- ⑦ Retention of existing footpath network



Incidental play elements with woodland character



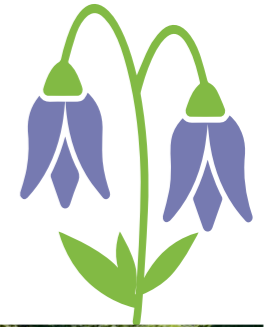
Timber seating at regular intervals along the path



Section A-A'



Wildflower meadow planting to mounding and woodland edge





3.3 Woodland Edge

3.3.3. Materials

- Naturalistic feel to materials using timber, buff/ earthy tones
- Black top to main access road
- Buff colour tarmac to roadside footpaths
- Block paving to raised tables
- Buff coloured tarmac to shared pedestrian and cycle path
- Timber street furniture such as benches and bollards within open space
- Brick wall complementing materials used within architecture to all exposed plot boundaries facing the woodland and public realm
- Bollard lighting along access road



Black top to access road



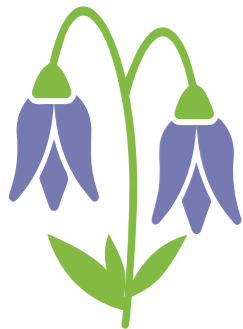
Coloured Tarmac



Block paving to raised tables



Timber bollards



Low level bollard lighting



Comfortable timber seating



Brick wall to plot boundaries

3.3.4. Planting Strategy

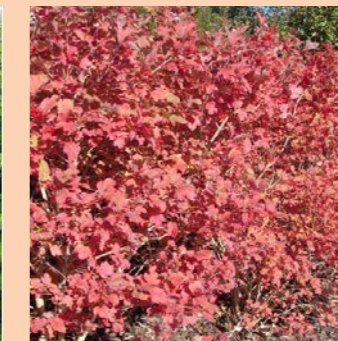
- Use of feature trees along the open space corridor to provide accents
- Feature tree species made up of species present within the woodland, such as oak, hornbeam and field maple
- Native understorey shrub mix to woodland edge to increase diversify edge habitat and protect woodland
- Woodland edge meadow planting against woodland edge and to shallow mounds including spring flowering bulbs for seasonal interest
- Frontages to be planted with robust shrub and herbaceous species emulating the woodland character. Use of spring bulbs for seasonal highlights
- Defensible shrub planting to gable ends and in front of brick walls including climbers where space is limited



Hornbeam



Field Maple



Guelder Rose



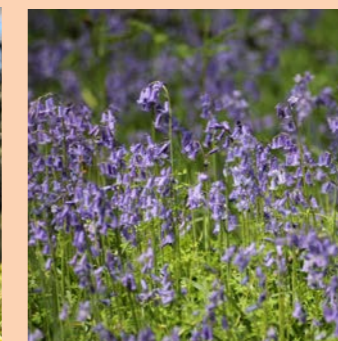
Hawthorn



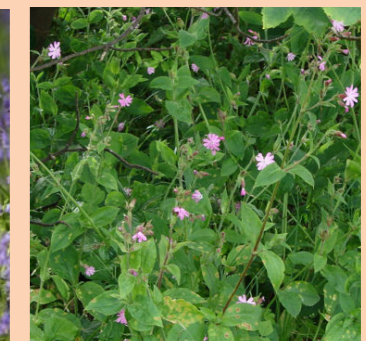
Elderflower



Cowslip



Bluebell



Red Campion



3.4 Village Streets

3.4.1. Character

- Narrow, open front garden to dwellings next to access road
- Footpath either side of main access road leading to shared drives at the edges
- Tree planting to accent focal points and to draw green infrastructure into the development
- Visitor parking spaces included parallel to access road and drives
- Brick walls to back garden boundaries where they face the road.



Planting beds with tree planting to soften streetscape



3.4 Village Streets



Open frontages to plot boundaries



Block paving to shared surfaces



Visitor parking parallel to road surfaced with block paving



Section B - B'

- ① Ornamental shrub and herbaceous planting to plot frontages
- ② 2m wide footpath either side of access road
- ③ 5.5m wide access road
- ④ Visitor parking
- ⑤ Bluebell Walk - Views towards open space corridor and Prior's Wood



3.4 Village Streets

3.4.2. Materials

- Black top to main access road
- Block paving to shared surfaces, drives and raised tables
- Permeable paving to drives
- Buff colour tarmac to roadside footpaths
- Brick wall complementing materials used within architecture to plot boundaries facing road
- Lighting columns to illuminating internal movement network



Black top to access road



Block paving to shared surfaces



Coloured Tarmac



Brick wall to plot boundaries

3.4.3. Planting Strategy

- Use of feature trees at focal points
- Smaller, narrow crowned tree species next to back garden boundaries
- Frontages to be planted with colourful shrub and herbaceous species for all year round interest
- Where frontages are slightly wider, front gardens will contain a grassed verge and ornamental shrub planting against building facade
- Defensible shrub planting to gable ends and in front of brick walls including climbers where space is limited



Larger tree specimens as feature trees such as Lime 'Streetwise'



Smaller tree specimens adding seasonal interest and structure to road corridor



Colourful planting to plot frontages



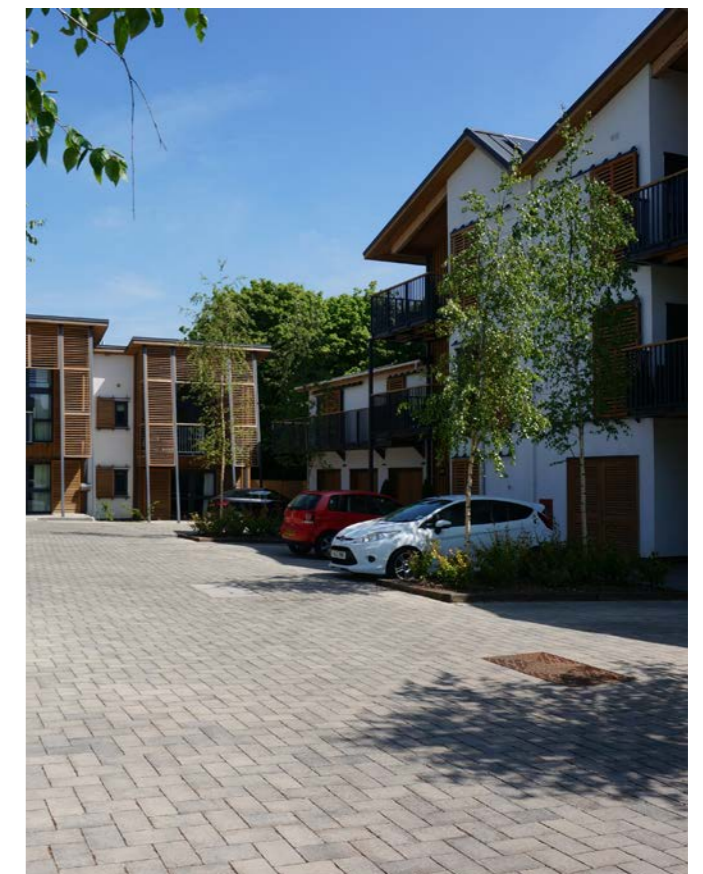
Defensive planting to gable ends and walls



3.5 Parking Courts

3.5.1. Character

- Landscaped courtyards catering for off street parking designed in accordance with the Essex Design Guide and UDC Urban Design officers comments received as part of pre application advice.
- Frontage(s) facing into courtyards for surveillance and activation
- Courtyards accessed via coach house style dwelling or junction with access road
- Tree and shrub planting to edges and/or to planting beds breaking up parking spaces



Landscaped parking court with active frontages



3.5 Parking Courts



Permeable block paving to parking courts



Brick walls to plot boundaries facing parking courts



Shrub and tree planting to break up parking bays



Section C - C'

- ① Access path to dwelling
- ② Tree planting within parking courts providing structure and shade
- ③ Planting beds breaking up parking spaces
- ④ Ornamental and semi natural shrub planting and/or climbers to plot boundaries



3.5 Parking Courts

3.5.2. Materials

- Permeable block paving to parking bays and road surface
- Contrasting block used to delineate spaces
- Brick wall to boundaries adjoining parking courts
- Timber bollards to control access and protect planting beds



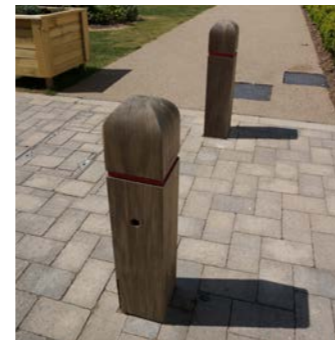
Permeable block paving



Contrasting block for delineation



Brick wall to boundary complementing architecture



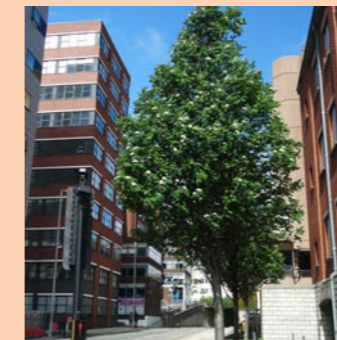
Timber bollards

3.5.3. Planting Strategy

- Small, narrow crowned tree planting to soften appearance and provide shade
- Robust groundcover shrub planting to planting beds below trees
- Taller shrub planting against back garden walls where space allows, climbers where space is limited
- Climbers to plot boundaries where space is limited



Small crowned trees e.g. Field Maple 'Elsrijk'



Mountain Ash 'Sheerwater Seedling'



Larger shrubs e.g. Dogwood 'Midwinter Fire'



Low shrub and herbaceous planting e.g. David Viburnum



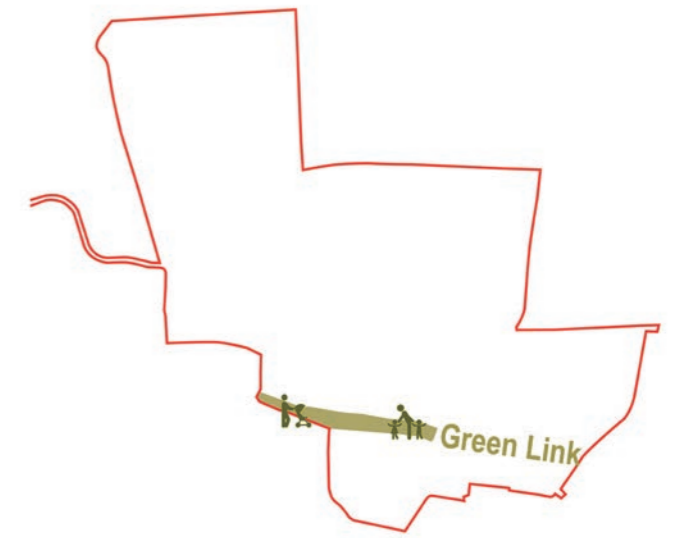
3.6 Green Link

3.6.1. Character

- Landscaped corridor with non vehicular access path in the centre with dwellings fronting onto the path for activation
- Aligns with route of existing PRow
- Includes shared pedestrian & cycleway connecting to the Prior's Wood Green character area at the eastern end and leads to the school extension at the western end
- Opportunities for incidental and doorstep play



Green corridor with shared footpath/ cycle path (image shows The Avenue, Saffron Waldon)





3.6 Green Link



Low hedges to plot frontages where facing the shared footpath and cycle path



Timber seating at regular intervals along paths



Incidental play elements along the path adding interest and activity



Section D-D'

- ① Brick wall to plot boundary facing open space corridor
- ② Defensive planting to gable ends and brick walls
- ③ Grass verge with incidental tree planting and bulbs for seasonal interest and wildlife benefits
- ④ 3.5m wide shared footpath/ cycle path
- ⑤ Clipped, ornamental hedges to plot boundaries defining private space





3.6 Green Link

3.6.2. Materials

- Buff coloured tarmac to shared footpath/ cycle path
- Block paving at intersection with Village Streets creating gateway moments
- Timber seating
- Natural play elements
- Timber bollards where restriction of vehicle use is required
- Bollard lighting along shared footpath/ cycle path



Coloured Tarmac



Block paving to highlight intersections with path



Comfortable timber seating



Timber stepping stones as incidental, natural play elements

3.6.3. Planting Strategy

- Informal tree planting either side of the shared footpath/ cycle path located to create a rhythm with plot frontages
- Tighter spacing to tree planting towards the school extension land adding variety to the journey to school
- Narrow crowned varieties of native trees used in response to space limitations whilst retaining benefits for wildlife
- Colourful shrub and herbaceous planting to against building façades within front gardens and open space areas
- Low, clipped ornamental hedges to plot frontages
- Defensible shrub planting to gable ends and brick walls
- Bulb planting to key areas to add seasonal highlights and to add wildlife benefit



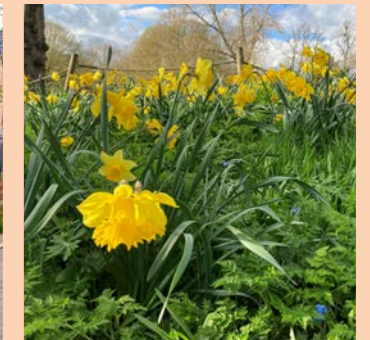
Informal tree planting using varieties of native species



Colourful planting to plot frontages



Defensive planting to gable ends and walls



Bulb planting for seasonal interest and wildlife benefit

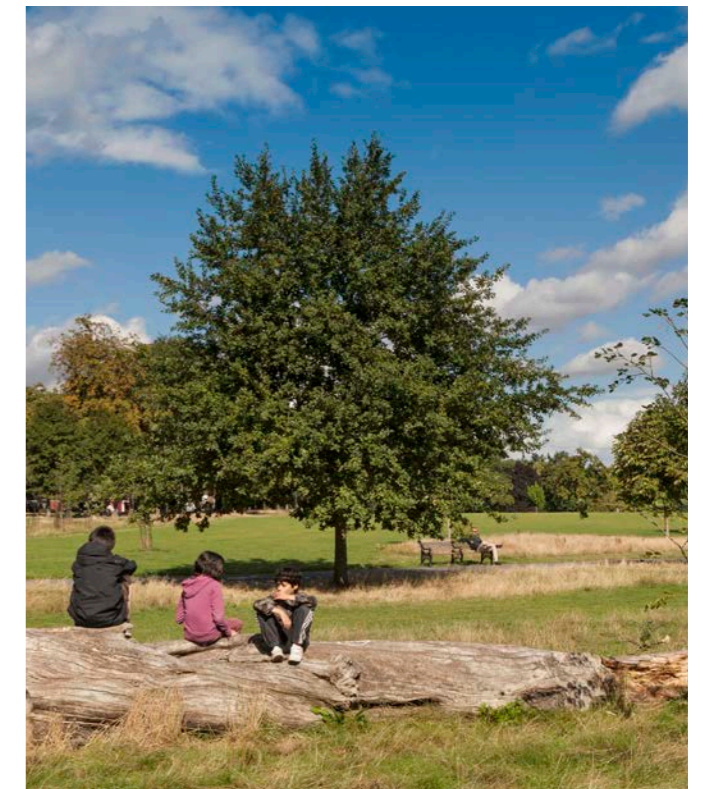




3.7 Prior's Wood Green

3.7.1. Character

- Reinstatement of historic hedgerows to contain northern half of open space
- Proposed hedgerows will filter views towards the development and structure the open space
- Prior's Wood Green - North to contain LAP and LEAP with natural play features and timber equipment complimenting the neighbouring woodland and hay meadow setting
- Contains meandering paths providing to connection to PRow to the north and divides it from Prior's Green - South
- Priors Green - South has informal open space character with groups of native trees to the edges
- Shallow dished infiltration basis forming part of SuDs strategy
- Existing paths to field boundary to be retained and improved through sensitive surface treatment



Countryside feel to open space with informal tree planting, wildflower meadow and fallen logs



3.7 Prior's Wood Green



Single aspect access drive with dwellings fronting the open space



Timber play equipment complementing countryside setting

- ① Ornamental planting to frontages with clipped hedges in focal places
- ② Shared surface, single aspect drive facing onto open space
- ③ Low level bollard lighting within verge illuminating streetscape
- ④ Reinstated historic hedgerow with informal tree planting
- ⑤ Clipped, ornamental hedges to plot boundaries defining private space
- ⑥ Gentle earth mounding with wildflower grassland
- ⑦ Timber play equipment to suit woodland and hay meadow setting



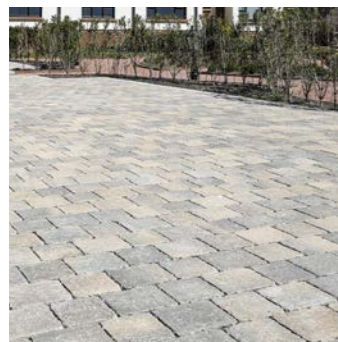
Section E - E'



3.7 Prior's Wood Green

3.7.2. Materials

- Block paving to shared surface with permeable paving to on plot parking and to drives
- Buff coloured tarmac to paths
- Compacted hardcore paths to improve existing path along old field edges
- Timber seats at regular intervals along paths and in vicinity of play area
- Timber picnic tables
- Litter bins at strategic location
- Low level bollard lighting within verge next to shared footpath/ cycle path
- Cycle parking in close proximity to play area
- Timber knee rail to the edge of southern open space
- Post and wire fencing to centre of reinstated hedgerows to aid establishment
- Timber play equipment within LAP and LEAP to compliment natural setting



Permeable block paving



Coloured Tarmac



Low level bollard lighting



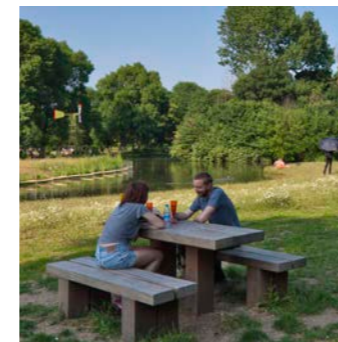
Comfortable timber seating



Cycle stands



Timber knee rail



Picnic Benches



3.7.3. Planting Strategy

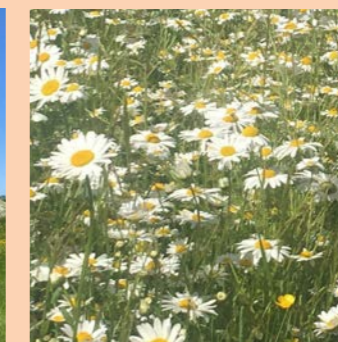
- Informal placement of native trees in small groups to the open space edges or within reinstated hedgerow
- Tree species to reflect trees already present in the woodland and around existing field boundaries
- Species rich mix to reinstated hedgerow
- Hedgerow closest to dwelling to be managed at regular intervals to ensure inter-visibility into open space
- Species rich amenity grassland to areas receiving higher frequency activity
- Wildflower meadow to edges and mounds
- Structural shrub planting to play area edges and against plot boundary with existing dwellings
- Bulb planting for seasonal interest and wildlife benefit



Informal placement of trees



Species rich native hedgerow



Species rich wildflower mix



Bulb planting for seasonal interest



Common Oak



Small leaved lime



Elderflower



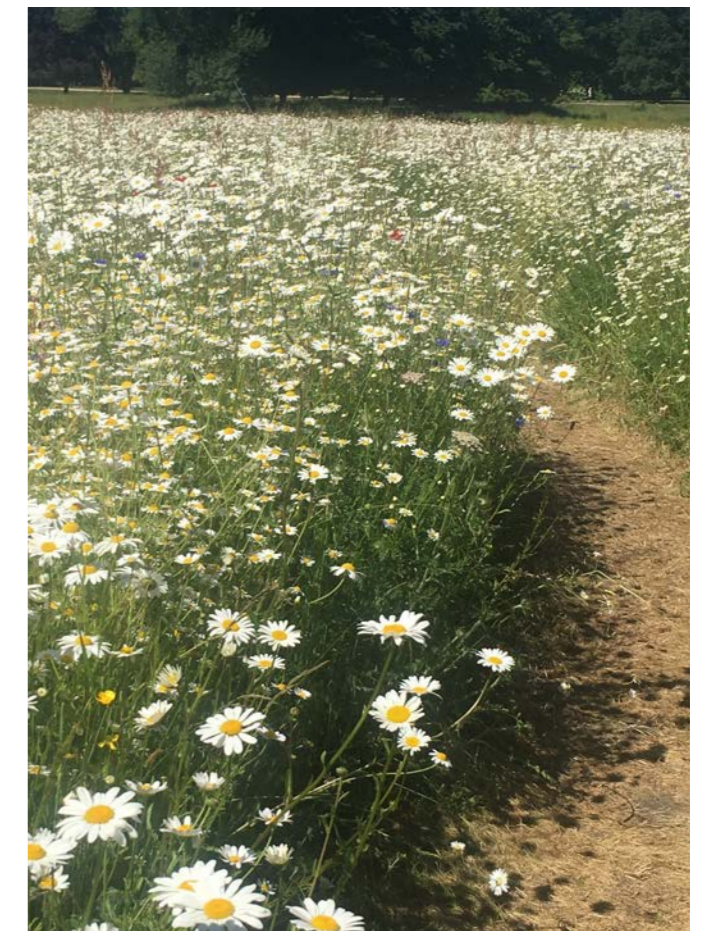
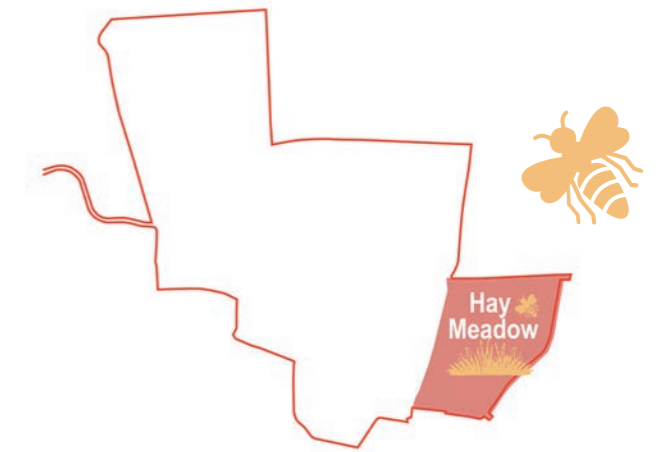
Hawthorn



3.8 Hay Meadow

3.8.1 Character

- Open field with species rich meadow planting
- Timber post and rail fencing to the edge of field to restrict access into the hay meadow and to retain commercial viability
- Retention of existing trodden paths to the field edges improved with compacted hardcore
- Appropriate management of field hedge (eastern boundary) next to Smith Green Lane to retain field structure and wildlife corridors
- Shared footpath and cycle path at northern and southern boundary providing connections to the development and Takeley
- New timber bridge to eastern end of southern footpath/ cycle path allowing improved access onto Smiths Green Lane



Species rich wildflower meadow managed as hay meadow maintaining agricultural character whilst benefiting wildlife





3.8 Hay Meadow



Timber post and rail fencing restricting access into hay meadow



Retained agricultural use of land parcel



Existing paths to field edges retained and improved with hardcore



Section F-F'

- ① Species rich wildflower meadow managed as hay meadow
- ② Timber post and rail fence restricting access into hay meadow
- ③ 3.5m wide shared footpath/ cycle path
- ④ Grass verge with low level bollard lighting
- ⑤ Native shrub planting against back garden fences/ boundaries
- ⑥ Residential back garden





3.8 Hay Meadow

3.8.2. Materials

- Buff coloured tarmac to shared footpath and cycle path
- Compacted hardcore paths to improve existing path along old field edges
- Low level bollard lighting within verge
- Replacement timber bridge for improved access onto Smith Green Lane



Coloured Tarmac



Low level bollard lighting



New Timber bridge to ditch crossing improving access onto PRow 48_41



3.8.3. Planting Strategy

- Informal placement of native trees in small groups to the open space edges or within reinstated hedgerow
- Tree species to reflect trees already present in the woodland and around existing field boundaries
- Species rich mix to reinstated hedgerow
- Hedgerow closest to dwelling to be managed at regular intervals to ensure inter-visibility into open space
- Species rich amenity grassland to areas receiving higher frequency activity
- Wildflower meadow to edges and mounds
- Structural shrub planting to play are edges and against plot boundary with existing dwellings
- Bulb planting for seasonal interest and wildlife benefit



Hornbeam



Field Maple



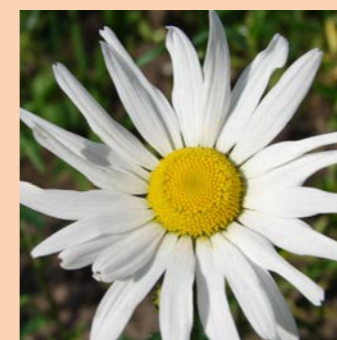
Hazel



Dogrose



Common Knapweed



Oxeye Daisy



Ragged Robin



Yarrow



4.0 Open Space & Play Strategy



4.1 Open Space Requirements

4.1.1. Current situation

There is currently limited provision of accessible open space including play space in Takeley and Little Canfield. Takeley Play Park is located approximately 400m to the south west of the site and offers open space and adventure trails as part of a LEAP. There area also a number of play spaces within Little Canfield including a NEAP 520m to the east of the site.

4.1.2. Open Space Assessment

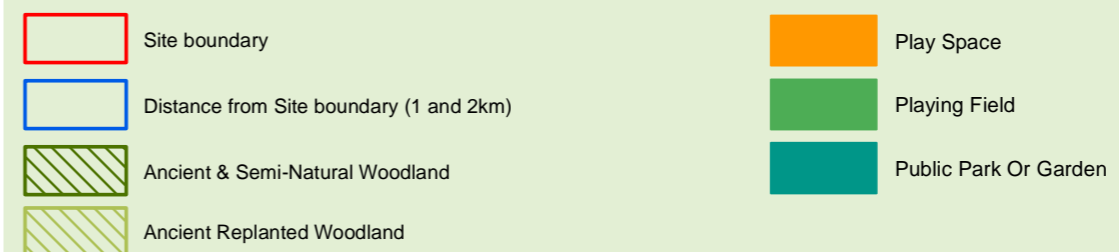
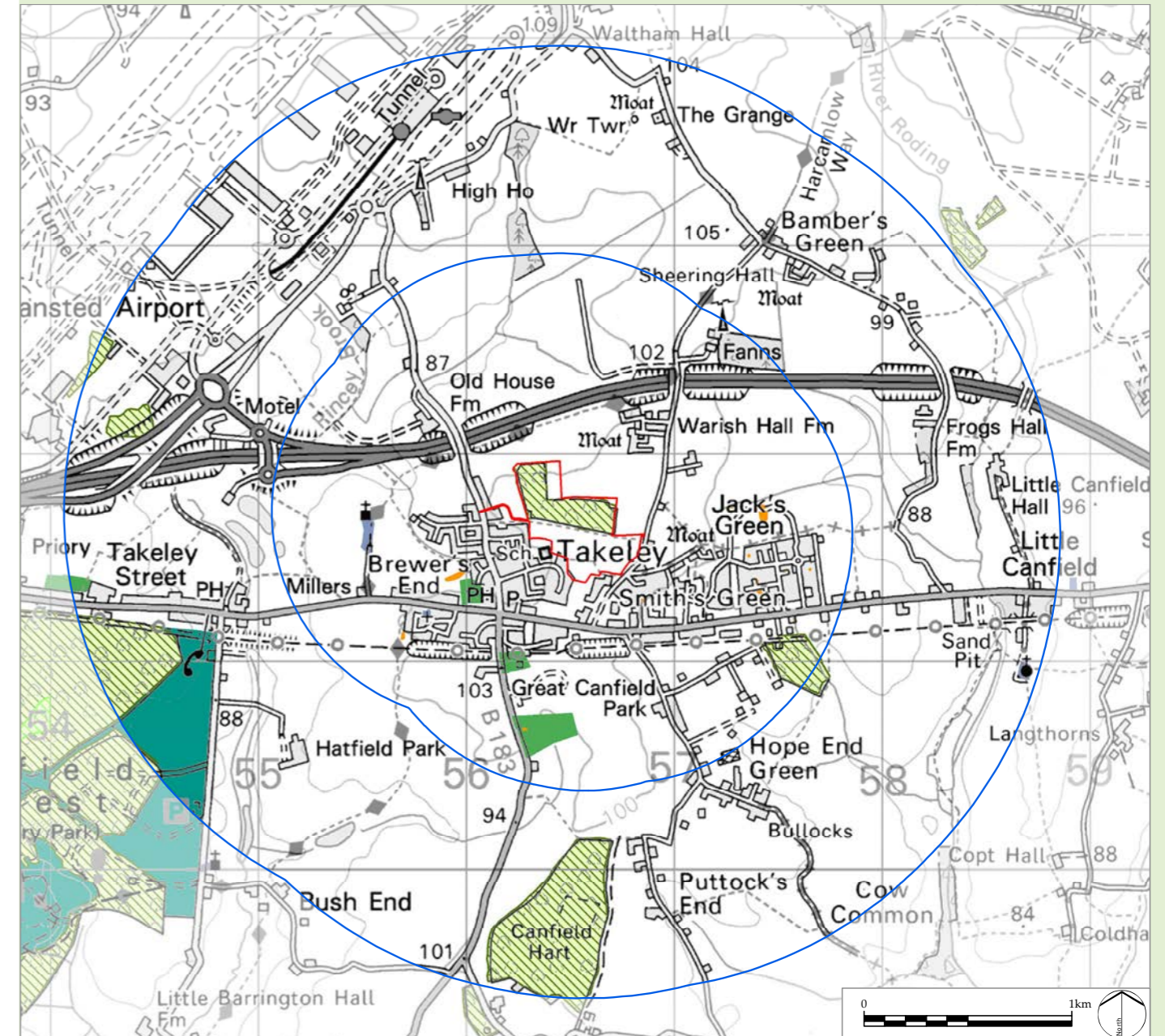
Uttlesford District Council commissioned a Open Space Assessment and Open Space Study Standards Paper in 2019 which assessed the quality and quantity of open space within the district and provided a standards for sizes for open space types shown in the table below.

Open Space	Requirement per 1000 population	Natural England SANG/ ANG (ha)	FIT (ha)	Open Space Paper (ha)
Parks and gardens	Requirement per 1000 population		0.8	0.10
Natural & semi natural greenspace	Requirement per 1000 population	8	1.8	5.81
Amenity greenspace	Requirement per 1000 population		0.6	1.60
Provision for young children & young people	Requirement per 1000 population		0.25	0.1
Allotments/ Community growing	Requirement per 1000 population		0.25	0.20

4.1.3. Proximity to Hatfield Forest

The site is located approximately 2km north east of Hatfield Forest, a designated Site of Special Scientific Interest and Nature Reserved which is managed by the National Trust. The site is situated within the 10.4km evidenced Zone of Influence for recreational impacts on Hatfield Forest. In order reduce further pressure through increase in visitor numbers, Natural England advices that for strategic housing sites above 100 units additional open space provision in form of Suitable Accessible Natural Green space is to be provided within the site boundary. The development at Bull Field is proposed for 96 dwellings, which is under the threshold mentioned above.

However, for the open space provision at Bull Field, ANG 'standard' accepted by Natural England as 8ha of greenspace per 1000 population has been considered.





4.1 Open Space Requirements

4.1.4. Fields and Trust requirements (FIT)

Fit recommends the inclusion of LAPs and LEAPs for developments containing 1-200 dwellings.

4.1.5. Proposed Open Space Provision

The schedule below illustrates how the Site delivers green spaces in accordance with the standards. The schedule highlights that the Site will deliver nearly three times more public open space than required by the standards.

Open Space		Natural England SANG/ ANG (ha) for 96 dwellings	FIT (ha) 96 dwell.	Open Space Paper (ha) 96 dwell.	Provision on site (ha)
Parks and gardens	Requirement per 1000 population		0.184	0.023	0.00
Natural & semi natural greenspace	Requirement per 1000 population	1.843	0.415	1.339	3.80
Amenity greenspace	Requirement per 1000 population		0.138	0.369	1.54
Provision for young children & young people	Requirement per 1000 population		0.058	0.023	0.09
Allotments/ Community growing	Requirement per 1000 population		0.058	0.046	0.00
	Total	1.843	0.85	1.80	5.34





4.2 Play Provision

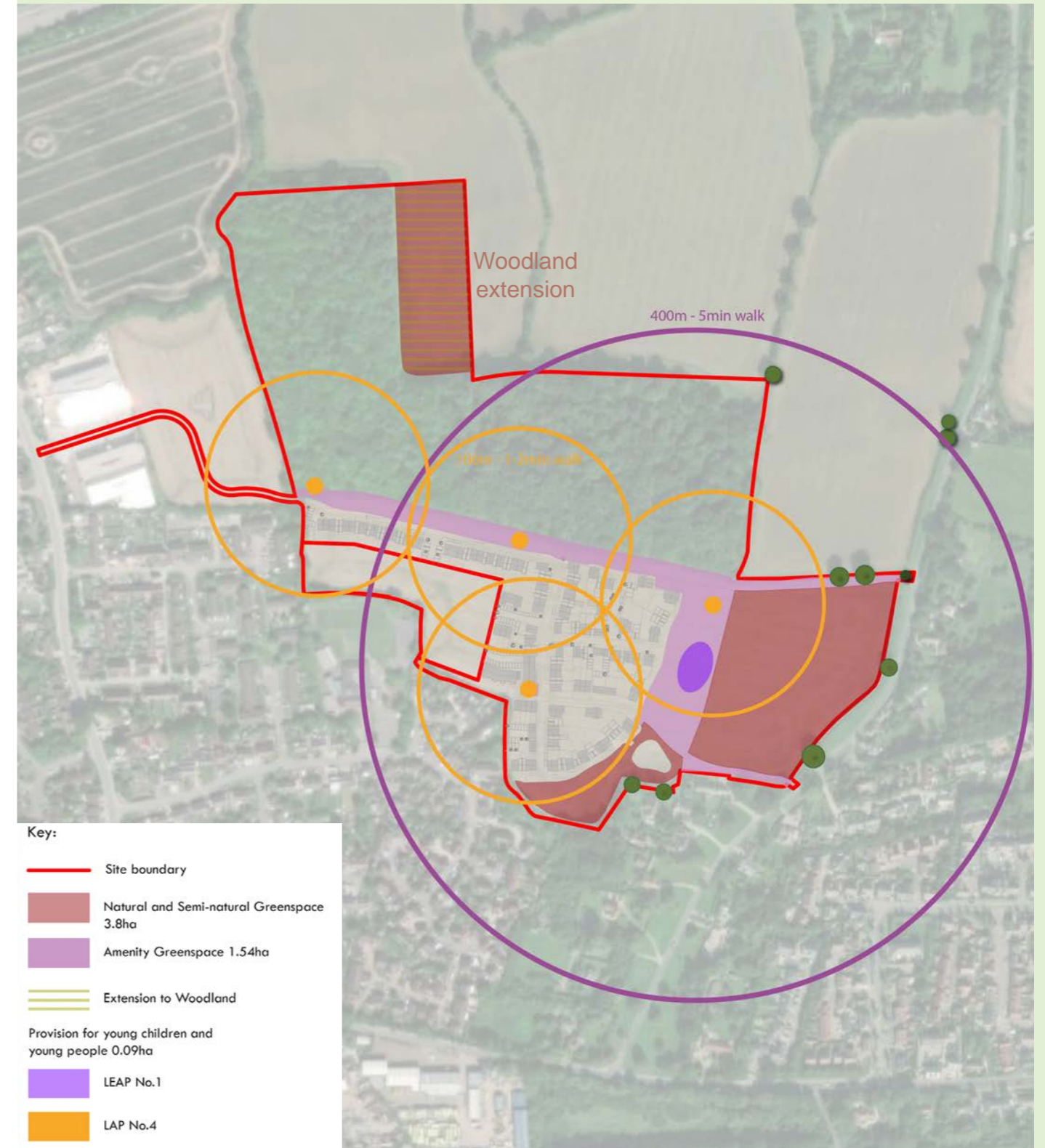
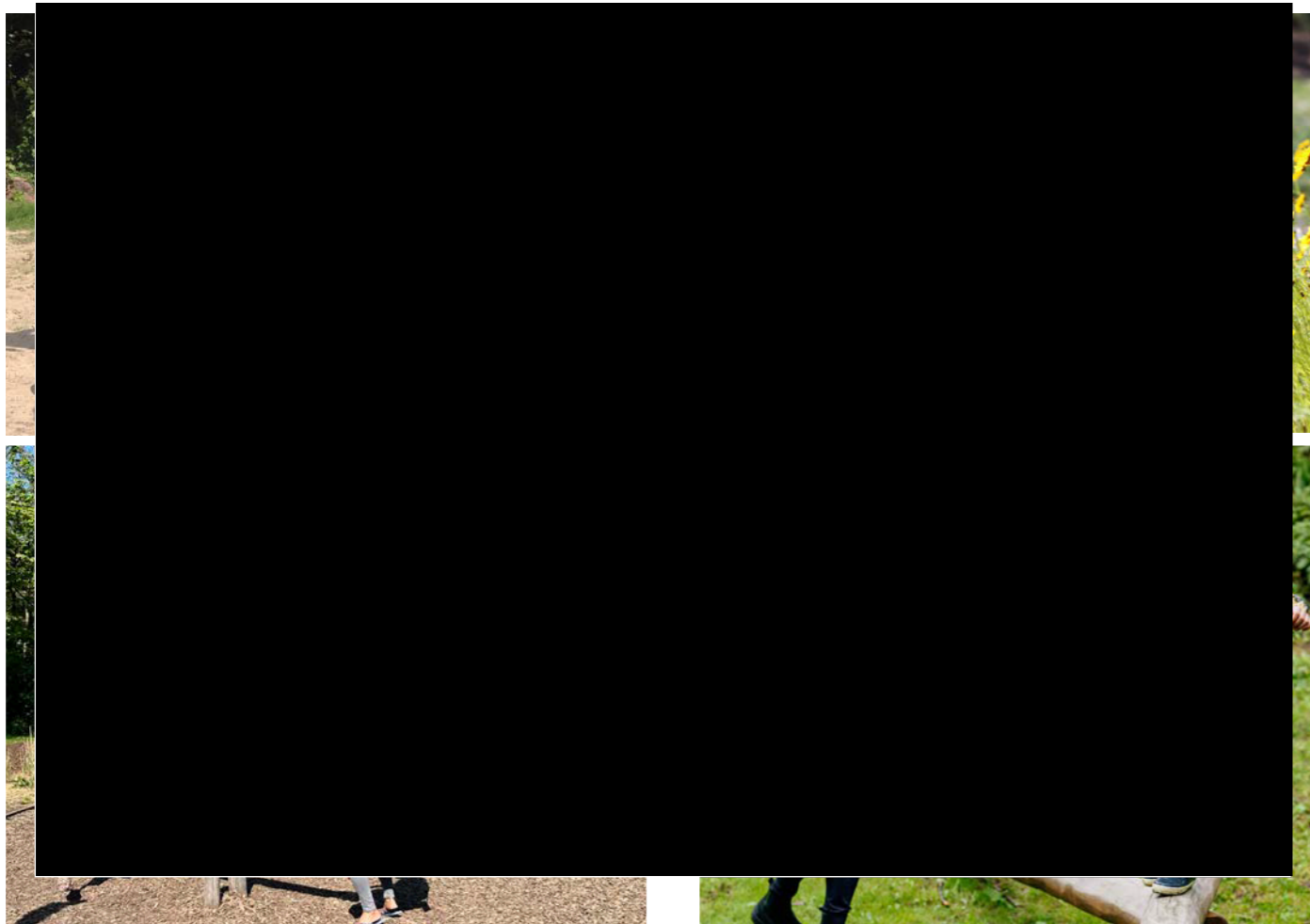
4.2.1. Distribution

As per FIT guidance, two types of play spaces will be provided within the site:

- 1 No. Local Equipped Area for Play
- 4No. Local Area for Play

Further locations of incidental play have been incorporated within the landscape proposals but are not reflected on the drawing to the right.

All play areas will make use of natural materials, encouraging imaginative play, exercise, and exploration. Provision will also be made for those with disabilities, and where possible, fences will be avoided and division of play areas will be provided by landscaping.





5.0 Access Strategy









5.1 Foot and Cycle Connections

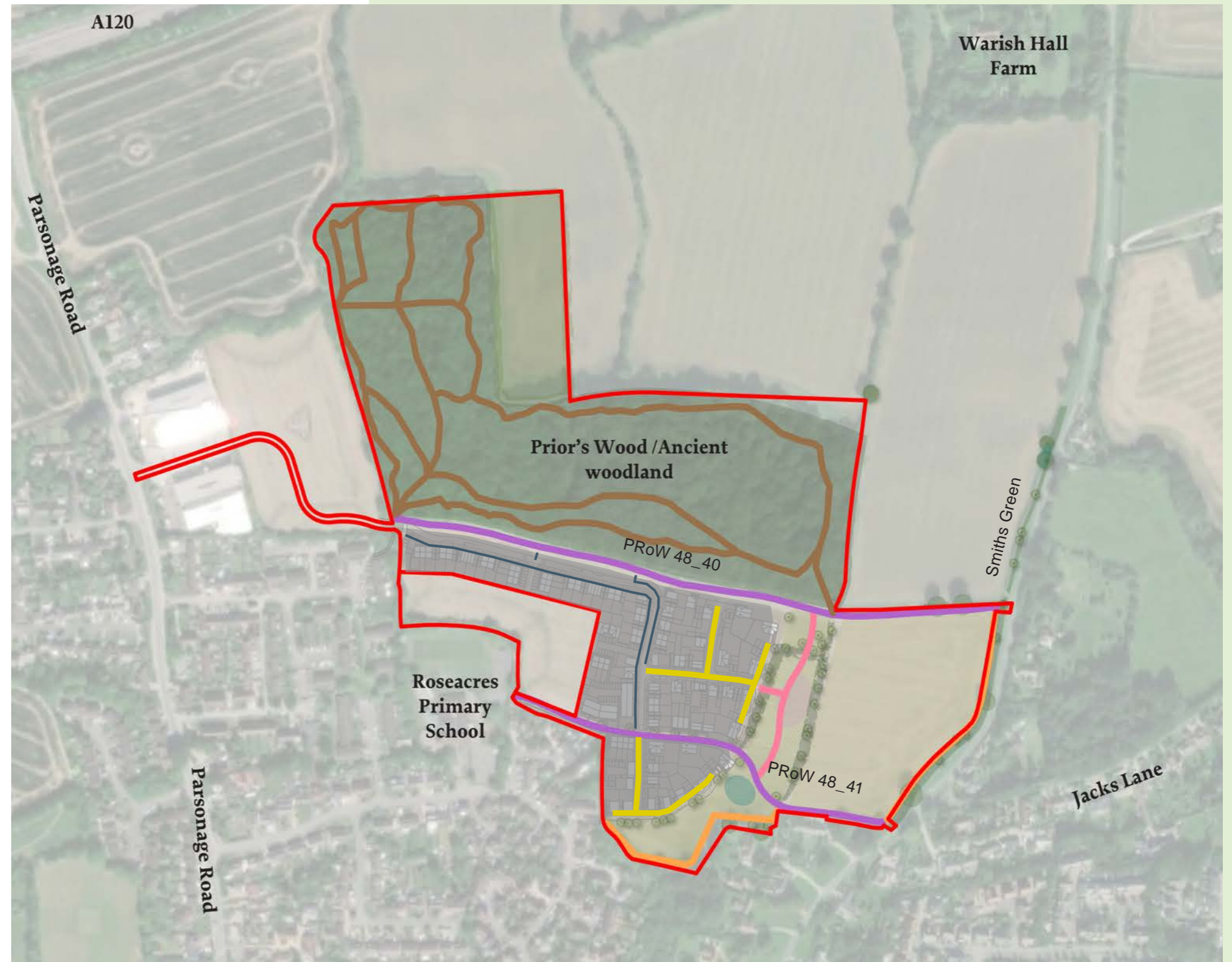
5.1.1. Proposed Footpaths and Cycle Paths

Integrated within the Landscape Proposals, both PRow will be retained in their current position and will be enhanced to measure 3.5m width for use as shared foot & cycle path.

Located within the open space, secondary footpaths will link the two major movement route whilst providing opportunities for exercise and recreation.

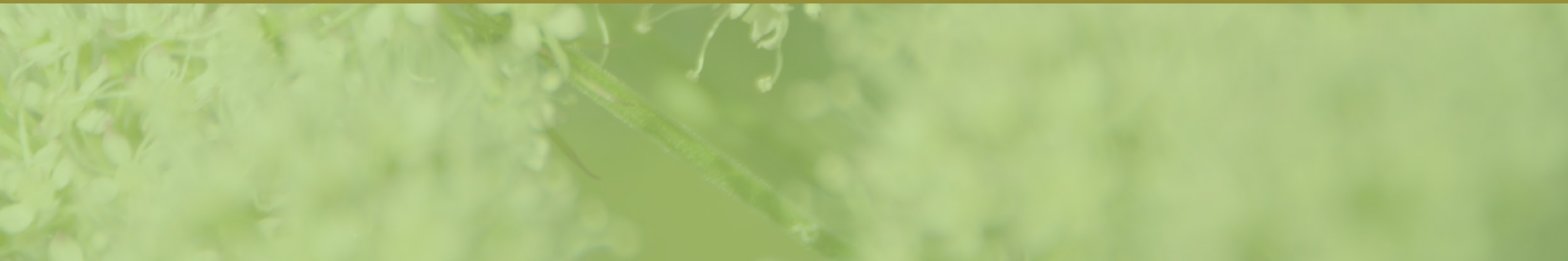
Internal, 2m wide footpath will provide permeability through the site and connection into open spaces and shared surfaces.

-  3.5m wide footpath / cycle path, surface: buff coloured tarmac
-  2m wide footpath, surface: buff coloured tarmac
-  1.5m wide footpath, surface: compacted hardcore
-  Woodland trail, surface: earth path
-  2m wide internal footpaths, surface: buff coloured tarmac
-  Shared surfaces, surface: block paving





6.0. Biodiversity Strategy





6.1 Ecology & Biodiversity Net Gain

The landscape scheme has been designed to maximise gains to biodiversity and provide opportunities in the form of new habitats, whilst also promoting green infrastructure.

Retention and appropriate management of the woodland, as set out within the Woodland Management Strategy, will improve habitats and opportunities for wildlife.

New habitats including hedgerows, new woodland planting and wildflower grassland will offer a significant increase in opportunities for wildlife, primarily for bats, birds, reptiles and invertebrates.

Additional enhancements such as bat and bird boxes will be incorporated across the proposed scheme as set out within the Landscape Management Plan and Woodland Management Strategy.

A Biodiversity Net Gain Report has been prepared as part of the submission.

The assessment has been based on the results of the extended phase one habitat surveys undertaken by Ecology Solutions in October 2020 and walkover surveys undertaken in April 2021 and February 2023. The results of these surveys can be found in the Ecological Assessment for the wider Warish Hall Farm application (dated October 2021) and the Ecological Appraisal for Bull Field (dated June 2023) .

Overall, when assessed against the Biodiversity Metric version 4.0, the on site post-development changes will meet the target of achieving a minimum 10% biodiversity net gain across habitats and hedgerows. And while it fails to meet the target for watercourses, this should be considered against the proposals and the significant gains made elsewhere within the site.



Hedgehog highway in fence panel



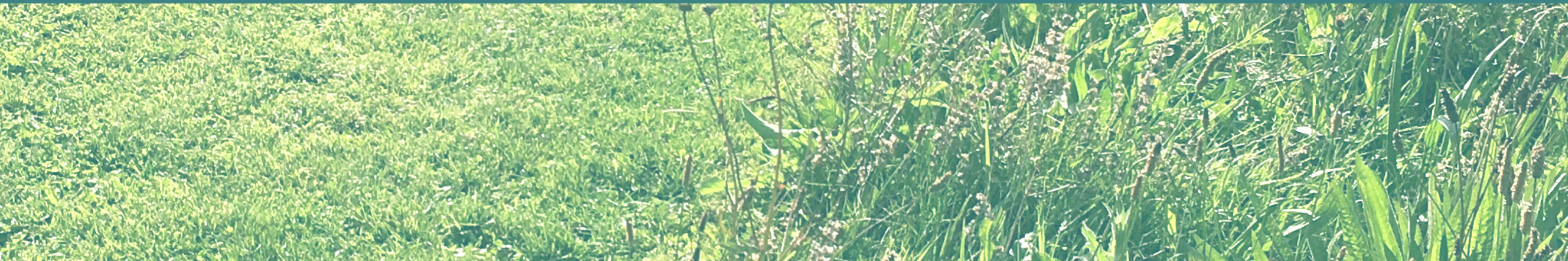
Bird boxes fixed to existing trees



Bat boxes fixed to existing trees to the edge of the site













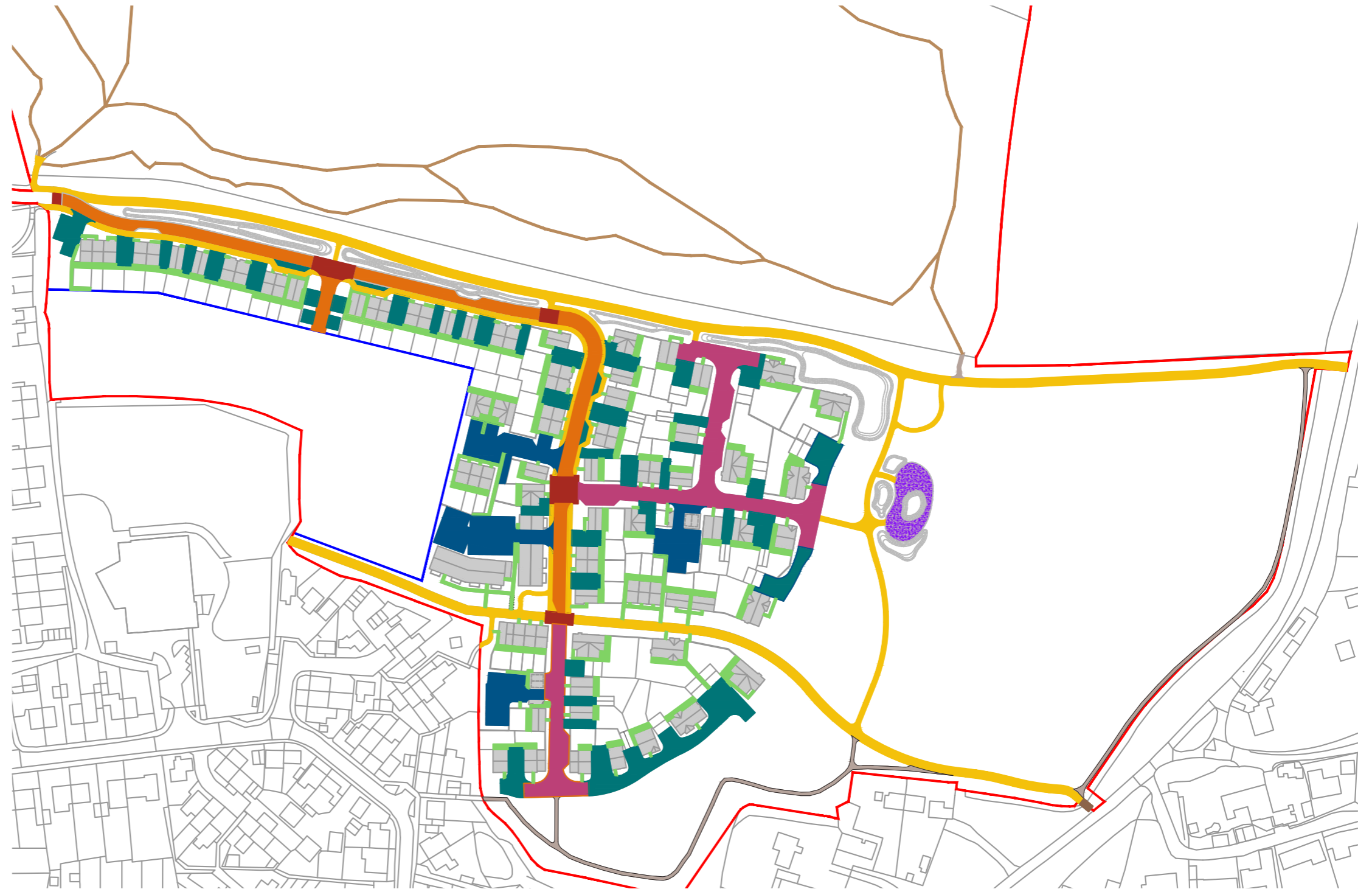
7.0 Material Strategies





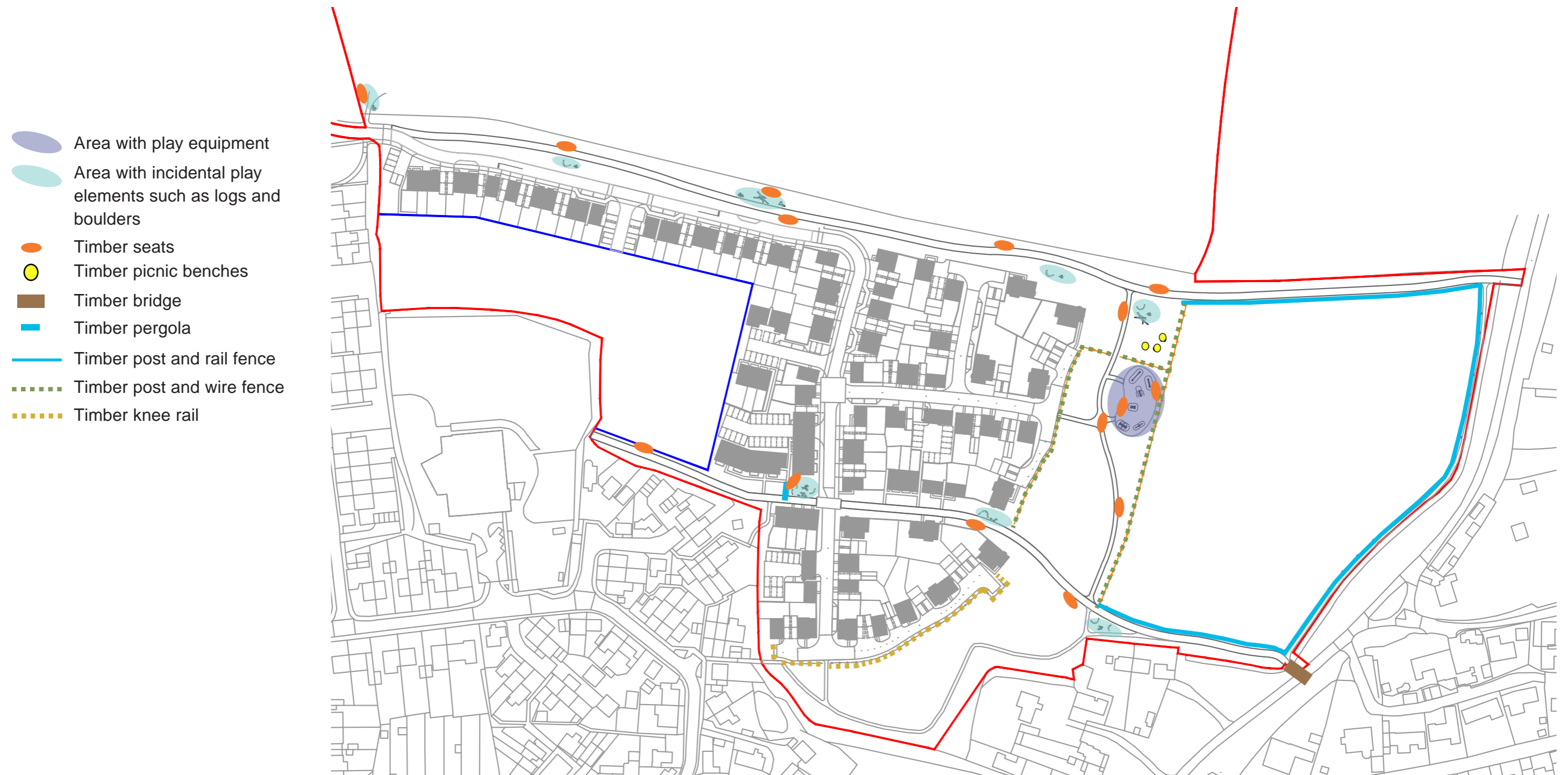
7.1 Hard Surface Materials

-  P1: Tarmac road surface
-  P2: Coloured tarmac, Colour: Buff
-  P3: Permeable Concrete block paving to private parking areas and shared surfaces, Type: Hydropave Tegula, Colour: Burt Orchre, Laying pattern stretcher bond with delineation for parking with dark grey coloured block or similar
-  P4: Concrete block paving to shared surfaces, Type: Tegula, Colour: Heather, Laying pattern herringbone
-  P5: Permeable Concrete block paving to parking courtyards, Type: Hydropave Tegula, Colour: Heather, Laying pattern herringbone
-  P6: Concrete block paving to raised tables, Type: Tegula, Colour: Slate, Laying pattern herringbone
-  P7 Concrete slab paving, Type: Saxon, Size: 450x450mm, Laying pattern: stack pond, Colour: buff or similar
-  P8: Compacted hardcore
-  P9: Bear earth
-  P10: Playbark





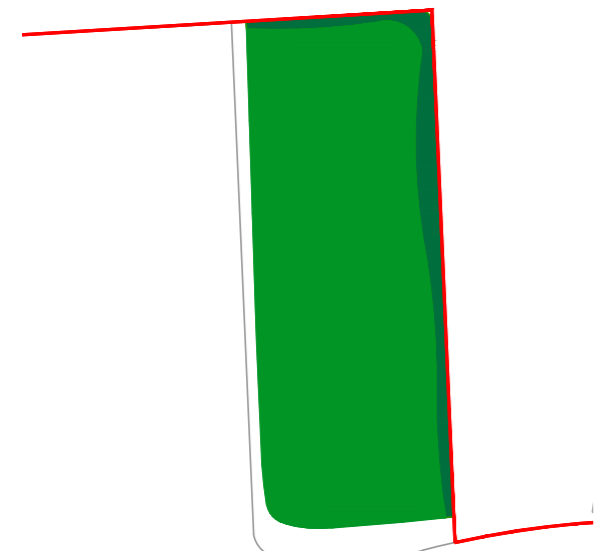
7.2 Furniture Strategy





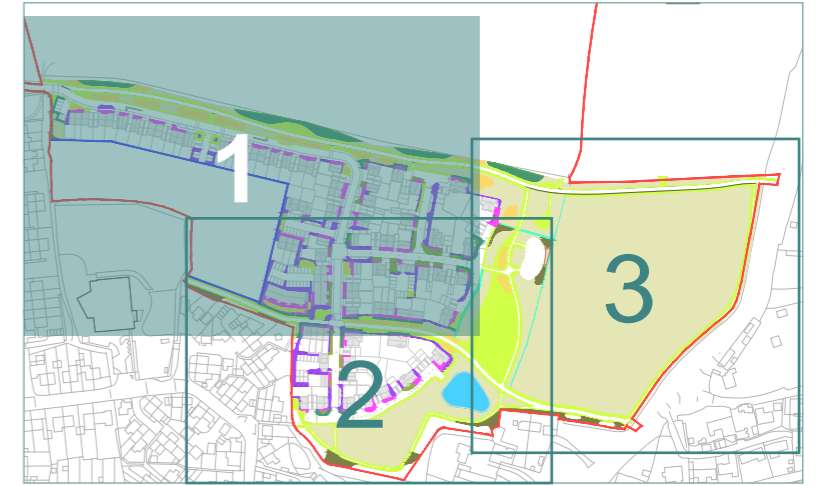
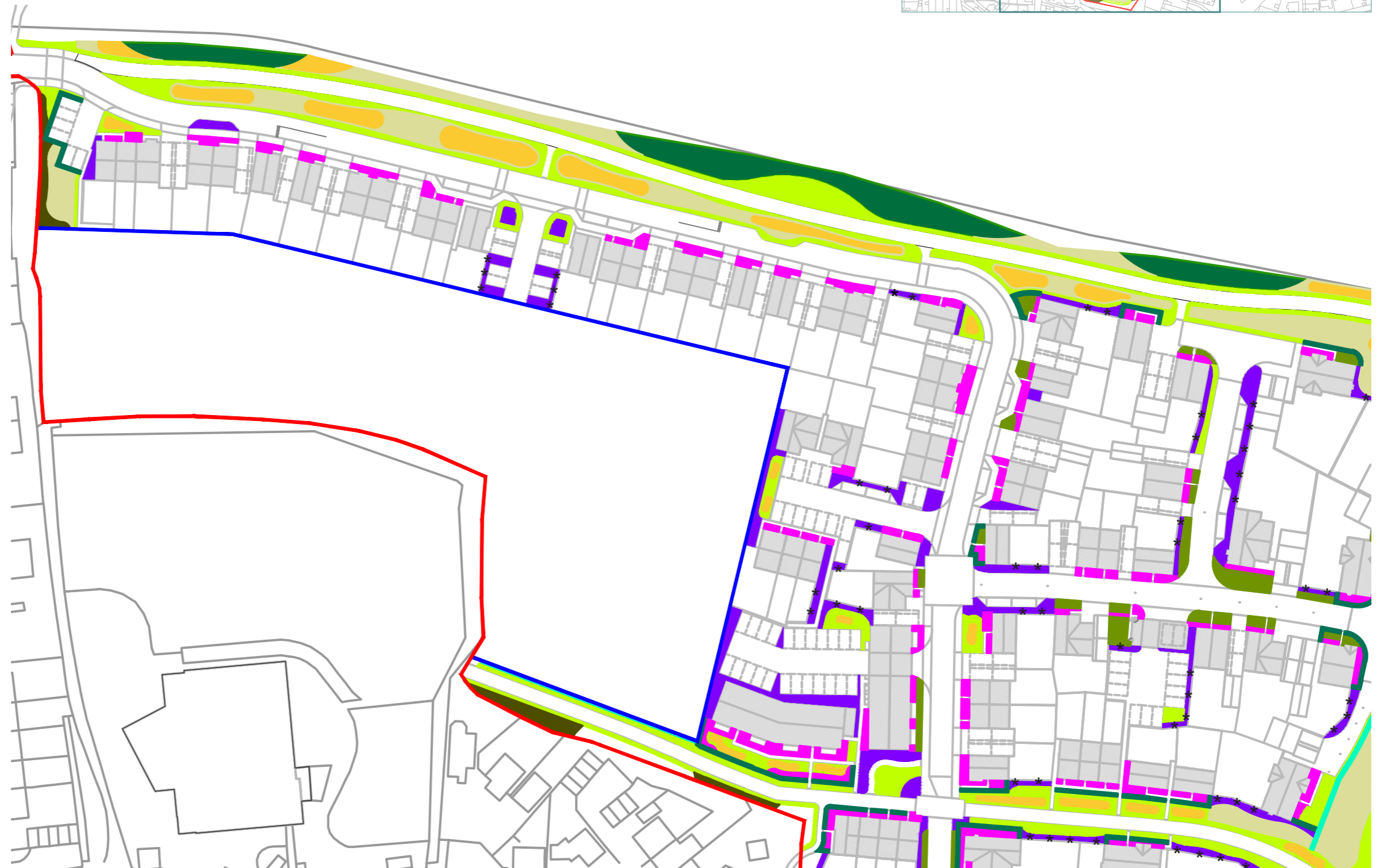
7.3 Planting Strategy

7.3.1 Planting Typologies



Plan extract showing woodland extension

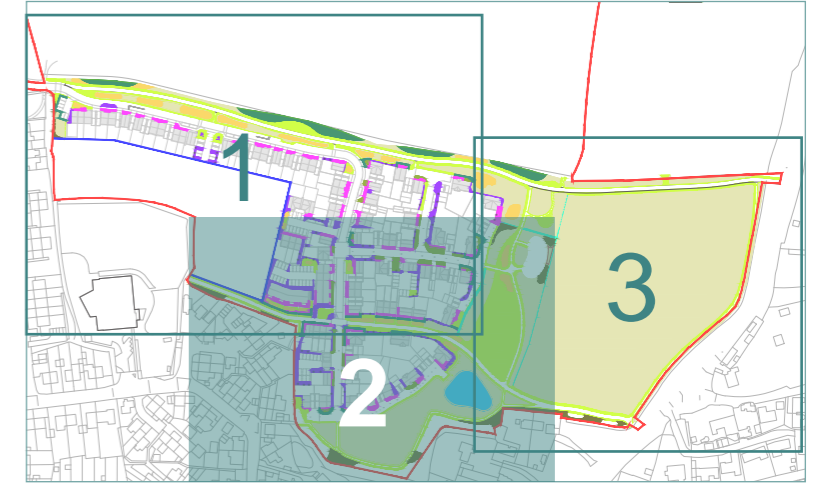
-  Proposed woodland planting
-  Proposed woodland edge planting
-  Proposed structural planting
-  Proposed hedgerow
-  Proposed clipped hedge
-  Proposed defensive shrub planting
-  Proposed ornamental shrub and herbaceous planting
-  Proposed climber planting
-  Proposed bulb planting
-  Proposed species rich wildflower meadow
-  Proposed wetland grass
-  Proposed amenity grass
-  Proposed lawn






7.3 Planting Strategy

7.3.1 Planting Typologies - continued



-  Proposed woodland edge planting
-  Proposed structural planting
-  Proposed hedgerow
-  Proposed clipped hedge
-  Proposed defensive shrub planting
-  Proposed ornamental shrub and herbaceous planting
-  Proposed climber planting
-  Proposed bulb planting
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-  Proposed amenity grass
-  Proposed lawn





7.3 Planting Strategy

7.3.1 Planting Typologies - continued

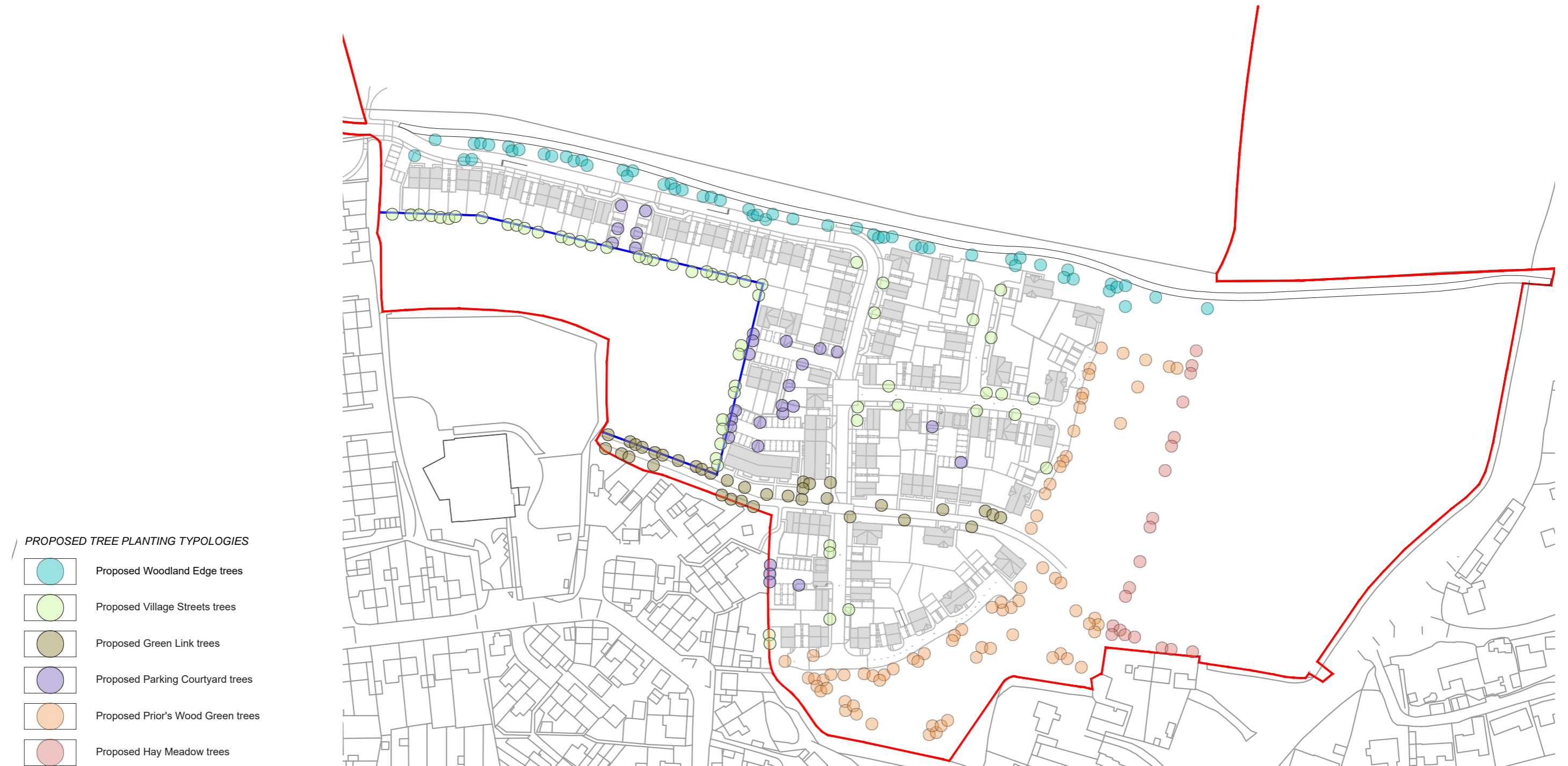
-  Proposed woodland edge planting
-  Proposed structural planting
-  Proposed hedgerow
-  Proposed clipped hedge
-  Proposed defensive shrub planting
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-  Proposed climber planting
-  Proposed bulb planting
-  Proposed species rich wildflower meadow
-  Proposed wetland grass
-  Proposed amenity grass
-  Proposed lawn










7.3 Planting Strategy

7.3.2 Tree Planting Strategy



7.3 Planting Strategy

7.3.3 Indicative Planting Palette

Type	Botanical Name	Common Name
Trees Woodland Edge 	Acer campestre Carpinus betulus Quercus robur Sorbus aucuparia 'Sheerwater Seedling'	Field Maple Hornbeam English Oak Rowan 'Sheerwater Seedling'
Trees - Village Street 	Acer campestre 'Elsrijk' Prunus 'Sunset Boulevard' Sorbus aria 'Magnifica' Tilia cordata 'Streetwise'	Field Maple 'Elrijk' Ornamental Cherry 'Sunset Boulevard' Whitebeam 'Magnifica' Small leaved Lime 'Streetwise'
Trees- Green Link 	Acer campestre 'Elsrijk' Betula pendula Pyrus x calleryana 'Chanticleer' Sorbus aria 'Magnifica'	Field Maple 'Elrijk' Birch Flowering Pear 'Chanticleer' Whitebeam 'Magnifica'
Trees - Parking Courtyards 	Acer campestre 'Elsrijk' Betula pendula Tilia cordata 'Streetwise' Sorbus aucuparia 'Sheerwater Seedling'	Field Maple 'Elsrijk' Silver Birch Small leaved Lime 'Streetwise' Rowan 'Sheerwater Seedling'
Trees - Prior's Wood Green/ Hay Meadow 	Acer campestre Carpinus betulus Quercus robur Tilia cordata 'Winter Orange'	Field Maple Hornbeam English Oak Small leaved Lime 'Winter Orange'

Type	Botanical Name	Common Name
Woodland Planting	Acer campestre Carpinus betulus Quercus robur Corylus avellana Cornus sanguinea Crataegus monogyna Ilex aquifolium Prunus spinosa Salix caprea Sambucus nigra	Field Maple Hornbeam English Oak Common Hazel Dogwood Common Hawthorn Common Holly Blackthorn Goat Willow Common Elder
Woodland Edge Planting	Acer campestre Corylus avellana Cornus sanguinea Crataegus monogyna Ilex aquifolium Ligustrum vulgare Lonicera periclymenum Viburnum opulus	Field Maple Common Hazel Dogwood Common Hawthorn) Common Holly Common Privet Common Honeysuckle Guelder rose
Native Species Rich Hedgerow/ Structural Planting	Corylus avellana Crataegus monogyna Ilex aquifolium Lonicera periclymenum Prunus spinosa Rosa canina Sambucus nigra (Common Hazel Common Hawthorn Common Holly Common Honeysuckle Blackthorn Dog rose Common Elder
Clipped Hedge	Carpinus betulus Viburnum tinus 'Eve Price' Euonymus japonicus 'Jean Hugues'	Hornbeam Laurustinus 'Eve Price' Japanese Spindle 'Jean Hugues'



7.3 Planting Strategy

7.3.3 Indicative Planting Palette

Type	Botanical Name	Common Name
Defensive Shrub Planting	Aucuba japonica 'Rozannie'	Spotted Laurel
	Cistus 'Silver Pink'	Rock Rose 'Silver Pink'
	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'
	Lonicera fragrantissima	Winter Honeysuckle
	Lonicera nitida 'Maigrüen'	Honeysuckle 'Maigrüen'
	Hypericum moserianum	St John's Wort
	Philadelphus 'Belle Etoile'	Mock Orange 'Belle Etoile'
	Pyracantha 'Orange Glow'	Firethorn 'Orange Glow'
	Rosa 'Nozomi'	Rose 'Nozomi'
	Rosa rugosa	Japanese Rose
	Viburnum davidii	David Viburnum
	Viburnum tinus 'Eve Price'	Laurustine 'Eve Price'
	Ornamental shrub and herbaceous planting - Sun	Cornus sanguinea 'Midwinter Fire'
Cotinus coggygria 'Royal Purple'		Smokebush
Sarcococca hookeriana digyna		Sweet box
Alchemilla mollis		Lady's mantle
Blechnum spicant		Hard Fern
Erysimum 'Bowles's Mauve'		Wallflower
Epimedium x versicolor 'Sulphureum'		Barrenwort 'Sulphureum'
Geranium macr. 'Ingwersen's Variety'		Geranium 'Ingwersen's Variety'
Helenium 'Moerheim Beauty'		Sneezeweed 'Moerheim Beauty'
Hemerocallis 'Golden Chimes'		Daylily
Rudbeckia fulgida		Black-eyed Susan
Salvia officinalis		Common sage
Verbena bonariensis		Purpletop vervain

Type	Botanical Name	Common Name	
Ornamental shrub and herbaceous planting - Shade	Sarcococca hookeriana var. digyna	Purple Sweet box	
	Viburnum tinus 'Eve price'	Laurustine 'Eve Price'	
	Pachysandra terminalis	Japanese spurge	
	Hakonechloa macra	Hakone grass	
	Helleborus 'Pink Ballerina'	Hellebore	
	Polypodium vulgare	Common polypody fern	
	Deschampsia cespitosa 'Bronzeschleier'	Tufted hair grass 'Bronze veil'	
	Liriope muscari 'Big Blue'	Lily turf	
	Climbers to fences and brick walls	Hydrangea anomala petiolaris	Climbing Hydrangea
		Lonicera periclymenum 'Heaven Scent'	Dutch Woodbine 'Heaven Scent'
Lonicera periclymenum 'Serotina'		Late Dutch Honeysuckle	
Bulb Planting	Crocus tommasinianus	Crocus	
	Narcissus 'February Gold'	Daffodil 'February Gold'	
	Primula veris	Cowslip	
	Hyacinthoides non-scripta	Bluebell	
Wildflower Meadow - general	Emorsgate Meadow mixture for clay soils EM4 or similar		
Wildflower Meadow - Woodland Edge	Emorsgate Hedgerow Mix EH1 or similar		
Wetland Grass	Emorsgate Meadow mixture for wetlands EM8 or similar		
Amenity Grassland and verges	Emorsgate Strong Lawn Mixture EG22 or similar plus Bellis perennis, Lotus corniculatus, Primula veris	EG22 Mix plus Daisy, Birdsfoot Trefoil, Cowslip	



8.0 Scheme Comparison

8.1 Scheme Comparison

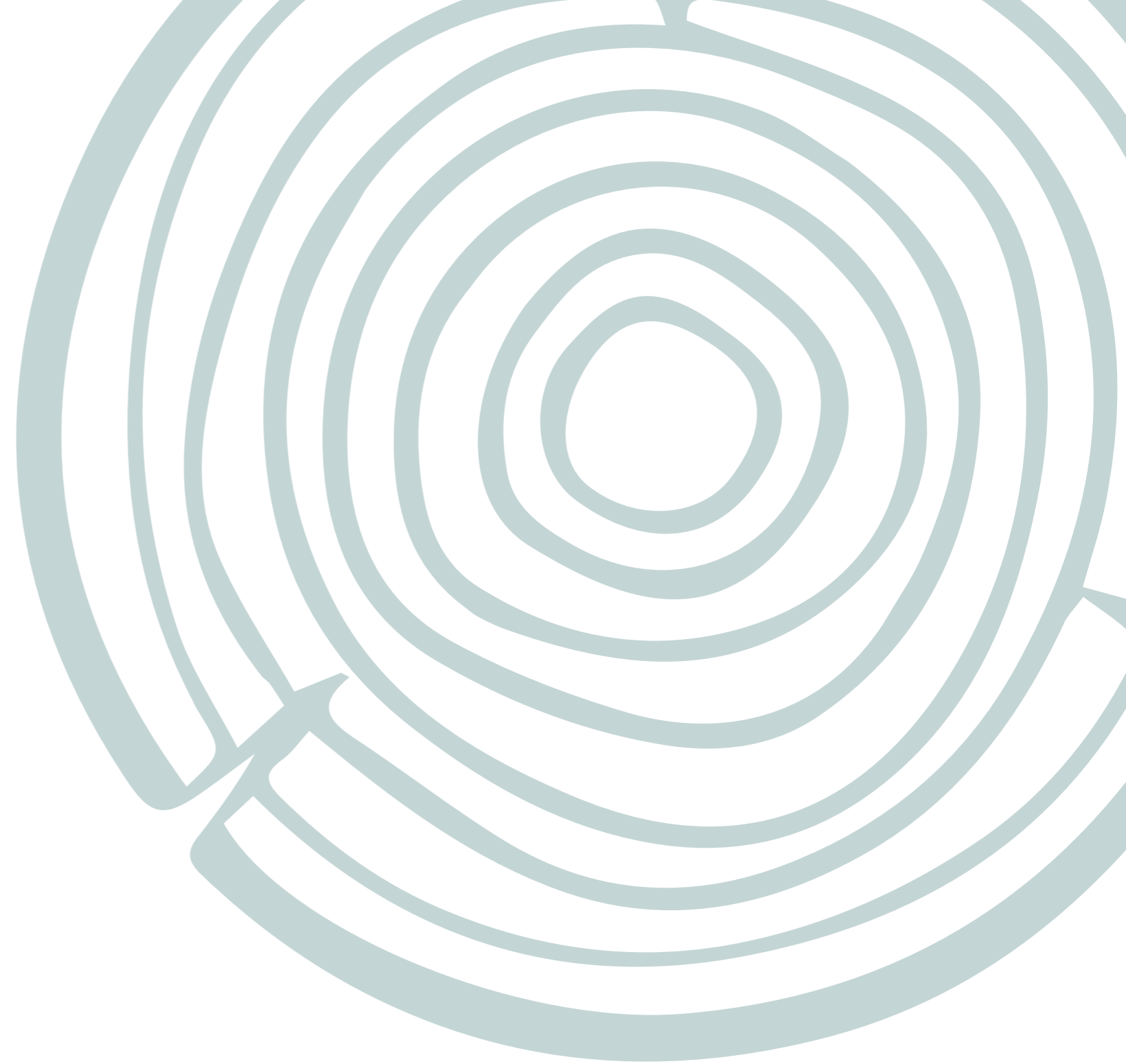
This spread compares the appeal scheme with the current scheme highlighting how the design has positively addressed reasons concerns raised by the Planning Inspector.



	Appeal Scheme	Current scheme
Site boundary	Site boundary includes 7 Acres and Jacks, southern part of Maggots Field included	Site boundary excludes 7 Acres, Jacks and Maggots Field
Open, agrarian character	Development proposed within Maggots Field and Bull Field east, west and central area	Removal of Maggots Field and eastern section of Bulls Field to retain agrarian character and retain demarcation of countryside and urban settlement
Views of Prior's Wood	Glimpsed views of woodland between dwellings	No development in Maggots Field and of Bull Field (east) retains retains clear views of Prior's Wood and its sense of grandeur when viewed from Smiths Green Lane and eastern sections of PRowS
Impact on Smiths Green Lane (Protected Lane)	Properties located along and accessed off Smiths Green Lane	No development along Smiths Green Lane; retention of agricultural, open character on eastern Bull Field which will be maintained as hay meadow, existing PRow access points retained and improved
Development extent	Proposed development close to historic assets near Jacks Green Hamlet	Development edge 'pulled back' to create a green buffer of open countryside character to historic assets. Open Space with informal character with groups of trees, wildflower meadow and infiltration basin
Extension to Prior's Wood	Extension to woodland east of woodland	Extension to woodland in north eastern corner reinstated in historic location
Impact on Woodland	min 15m buffer to woodland edge	min 15m buffer to woodland edge retained and south eastern corner of woodland kept free of built development
Visual Impact	Proposed dwellings and new access apparent from Protected Lane	No development in Maggots and eastern Bull Field result in only occasional distant views of ridge lines from views along the Protected Lane. Appropriate management of existing field hedgerow together with reinstatement of historic hedgerows create visual layering effect.



9.0 Summary & Conclusion



9.1 Summary and Conclusion

The proposed landscape scheme is based upon a thorough assessment of the wider and immediate site context. Existing landscape and historic features have influenced the overall site layout and have shaped the development of landscape character areas. Assessments and findings within the Landscape & Visual Impact Assessment have been used to test and shape the layout of the current scheme.

Furthermore, the scheme positively responds to the Inspector's comments as illustrated on the above page. More detailed commentary on how the current scheme has taken the Appeal Decision (Ref. No. APP/C1570/W/22/32911524) into account can be found within the Planning Statement.

The scheme will provide improved connections between Little Canfield and Takeley and will provide much needed accessible open green space including play areas. The proposal will help to conserve and enhance the natural environment through the management and extension of Prior's Wood and the creation of a biodiverse hay meadow on the eastern part of Bull Field.

The new development will create a place for the benefit of people and wildlife as set out within the vision to truly 'Enjoy the Woodland from your doorstep'.