



JACK'S PARCEL, TAKELEY

LANDSCAPE STRATEGY

Prepared on behalf of
Weston Homes

October 2022

2951-RE-06

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1 INTRODUCTION



Background

This report has been prepared by Allen Pyke Associates, as part of a detailed planning submission, on behalf of Weston Homes.

The landscape strategy is intended to be read in conjunction with the Design and Access Statement, which provides context and the site wide strategy. The report outlines the key landscape design principles and rationale for the site.

Introduction

The report sets out the wider strategy for open space, amenity and play. It further describes the key design principles within each of the key character zones within the site from layout, materiality and uses of each zone and space.

The overarching principles of the proposals are:

- To integrate development sensitively into the landscape
- Respect the rural edge setting
- Protect the wildlife and natural elements in the landscape
- Provide attractive streetscapes, edges and open spaces
- Improve the wildlife and amenity benefits of the site to the wider community
- Improve permeability and connectivity
- Create a high quality development that will enhance the lives of existing and future residents.

Jacks is proposed for residential development and adjoins Smiths Green, a protected rural lane, to the east. The character of this lane will be protected through careful positioning and setting back of residential properties and landscape treatments to complement the existing character.

2 SITE CONTEXT

Wider context

Flich Way, an approximately 25km long, linear Country Park, runs within 450m south of Jack's parcel along the alignment of the former railway line between Bishop's Stortford and Braintree, and connects Takeley directly to Hatfield Forest, 2km south-west of the site.

To relieve pressure from amenity use by local residents, the application will provide on-site amenity for the residents and local population. This will comprise play, open space and connections to local leisure routes.

Takeley and Little Canfield

Open space and play is sparsely located in Takeley and Little Canfield. Takeley Play Park approx. 1km west of the site offers open space and an adventure trail (LEAP). There are also play spaces within Little Canfield including a NEAP. Takeley also has a Football club, Cricket Club and Sports Fields within Takeley Park, all to the west of the settlement and within 1km of the site.

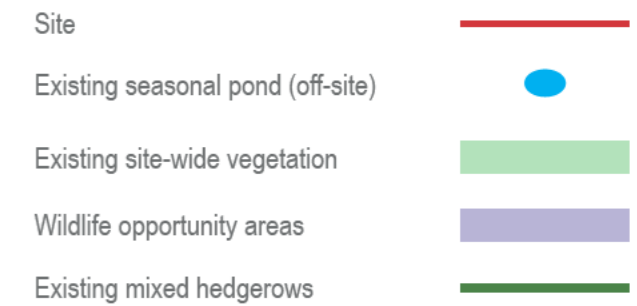
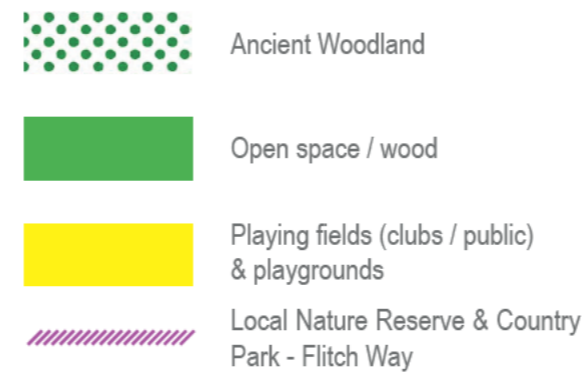
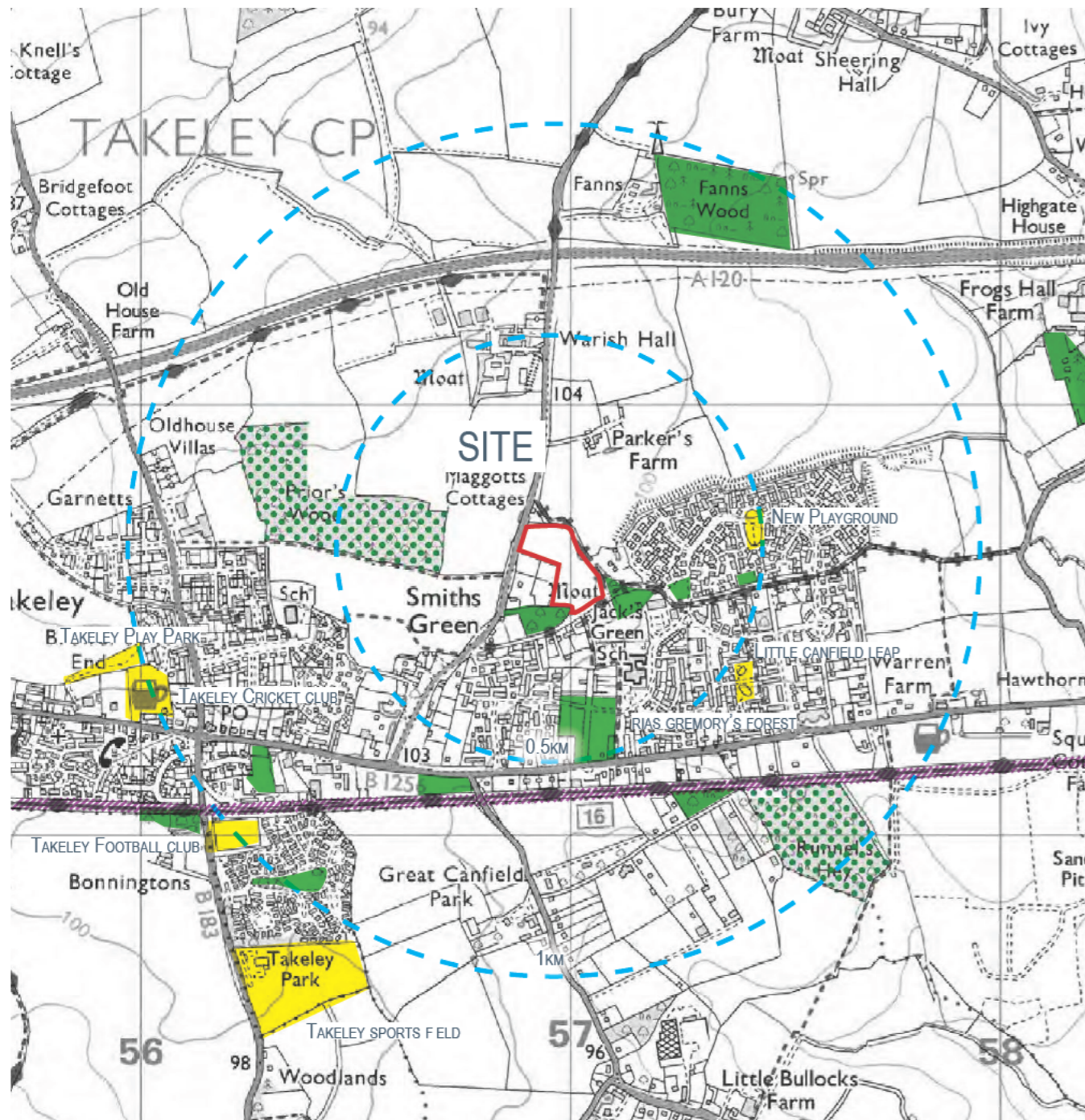
Vegetation & Wildlife

The site and its surroundings benefit from existing, largely mature vegetation:

- Mixed native hedgerows and mature vegetation associated with field boundaries and Rights of Way
- A seasonal pond along Smiths Green

Additional types of vegetation are proposed to enhance the site's biodiversity and habitat connectivity:

- Proposed mixed, native hedgerows for habitat connectivity, orientation and foraging habitat for bats and other protected species
- Meadow grass as habitat and foraging sites for reptiles and insects along margins of POS
- Species rich amenity grassland to main POS areas



2 SITE CONTEXT

Existing connections

The site is located within a network of established Public Rights of Way. Most notably PRoW 48_25 runs in a north-south direction along the eastern boundary of Jack's parcel and connects the development with the centre of Takeley whilst 48_41 forms part of the southern boundary to the parcel.

Proposed footpaths and cycle paths

The development will add to the extensive network of routes in the surrounding area through the site.

A 3.5m wide, combined cycle/footpath will provide an extension to PRoW 48_40 through the Jacks parcel as a black top / block paved route by the road, before crossing the ditch into the permissive right of way along the eastern boundary.



EXISTING PRoW 48_25 EAST OF JACK'S



3 LANDSCAPE PROPOSALS

3.1 PLAY & OPEN SPACE

Existing provision

Takeley and neighbouring Little Canfield have limited play and open space provision for their residents. Relevant for the purpose of the play and open space calculations is the NEAP (Neighbourhood equipped area for play) 300m south-east of Jack's parcel.

Requirements

The current play provision for children and young people targeted by Uttlesford District Council is 0.1ha of space per 1000 population. The 2019 Uttlesford Open Space Assessment Report highlights a concern by the community regarding a 'lack of play equipment catering for older children'.

The development at Jack's parcel meets the dwelling threshold for on-site provision of amenity greenspace and natural / semi-natural greenspace as well as equipped and informal play areas.

The area requirements based on the Local Plan and the likely population generated by 40 units (at 2.4 persons per dwelling) are as follows:

	Ha/1000 population	Site requirement	Site provision
Equipped play	0.1	91m ²	200m ²
POS	1.63	1,487m ²	1,900m ²

Fields in Trust (FIT) recommend the following provision for sites with an expected population of 1-200 people:

- LAP and LEAP, no requirement for NEAPs and contribution towards MUGA.

LAPs (Local areas for play) are incidental areas for toddlers to play. The Jack's LAP will be located roughly in the centre of the Jack's parcel as informal, sculptural, incidental play area for toddlers, with an associated area to sit. It will be designed to fit into the setting and to complement the woodland and rural edge setting. (LAPs are recommended to be 100m² or 10x10m² and 5m from dwellings.)

LEAPs are equipped play spaces for 0-5 and 5-11 year olds, provided within 400m walking distance. There is an existing NEAP off-site on Clarendon Road, which can be reached within 5 minutes' walk (500m walking distance) as well as a LEAP on Burgattes Road, approximately 6 minutes away. These nearby play areas are proposed to provide the older age provision for Jack's.



- Proposed location of provision
- 100m distance for LAP (1-minute walk)
- 400m distance for LEAP (5-minute walk, off-site on Clarendon Rd)
- 600m distance for NEAP (off-site on Clarendon Rd)



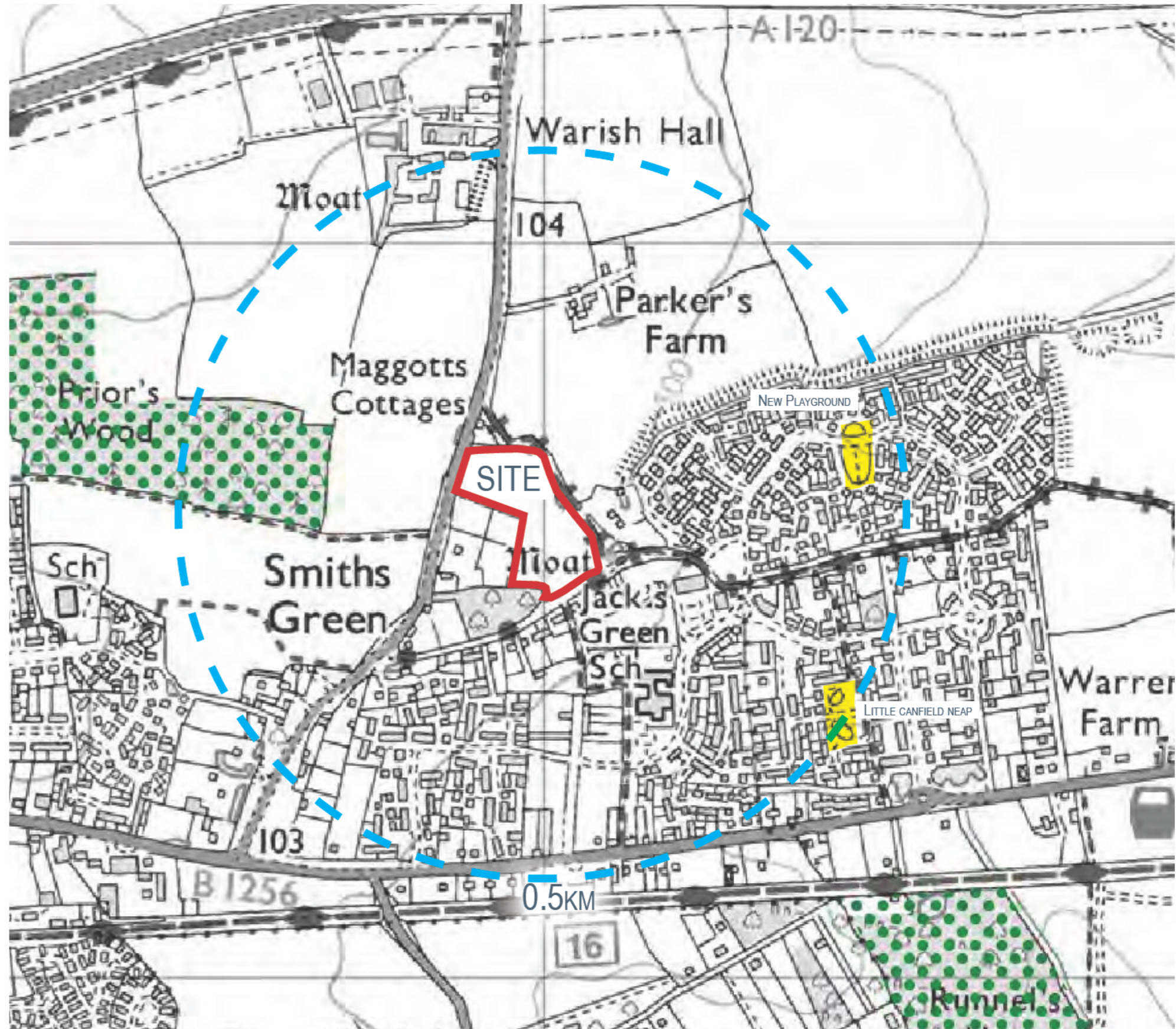
SCULPTURAL PLAY IN THE LANDSCAPE SERVING AS A LAP OR ADDITIONAL PLAY BENEFIT FOR OLDER CHILDREN



INCIDENTAL PLAY IN THE LANDSCAPE

3 LANDSCAPE PROPOSALS

3.1 PLAY & OPEN SPACE



LOCATION AND DISTANCE TO EXISTING PLAYGROUNDS COVERING THE SITE

3 LANDSCAPE PROPOSALS

3.2 LANDSCAPE MASTERPLAN



MASTERPLAY LAYOUT

4 LANDSCAPE CHARACTER

4.1 CHARACTER AREAS



RURAL EDGE CHARACTER AREA

4 LANDSCAPE CHARACTER

4.2 RURAL LANE



RURAL EDGE CHARACTER AREA

The character of this development edge will complement the treatment to existing properties along Smith's Green Lane with their deep set backs and grass verges to the rural lane.

The main characteristics are:

- Rural lane character with set back buildings and deep verges
- Detached houses set back from road in clusters with shared, self-bound drives
- Retained grass verge and set back ditch with hedgerow retaining the lane character
- Specimen trees in deep front gardens and framing road



NATIVE VEGETATION WITH NARROW, WESTERN GRASS VERGE TO SMITHS GREEN

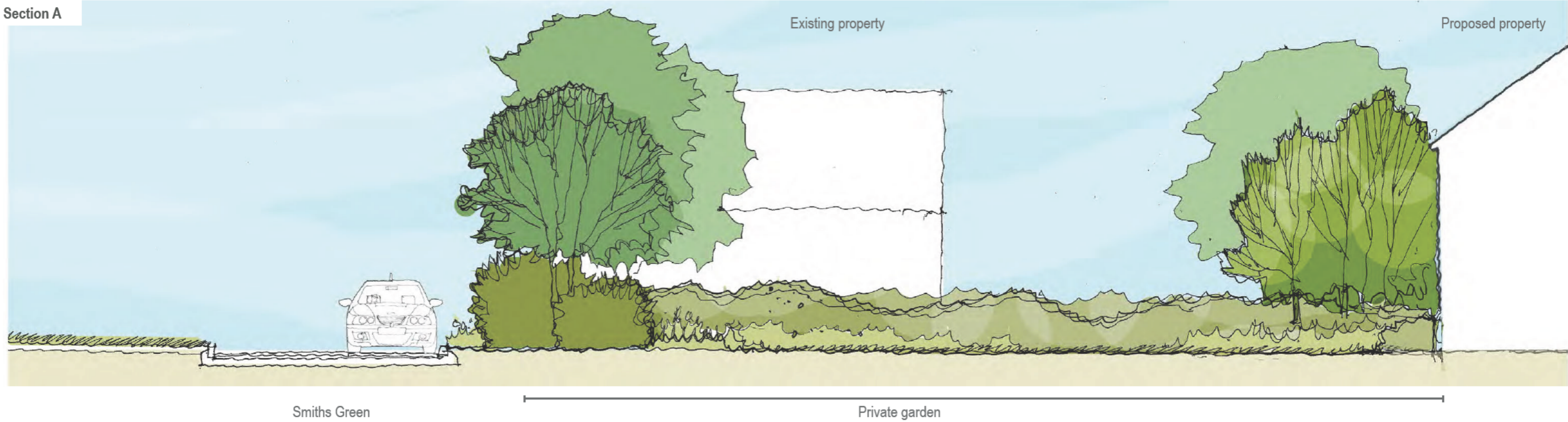


EXISTING PROPERTY ON SMITH'S GREEN WITH SELF-BOUND DRIVE AND POST AND RAIL GATE

4 LANDSCAPE CHARACTER

4.2 RURAL LANE

Section A



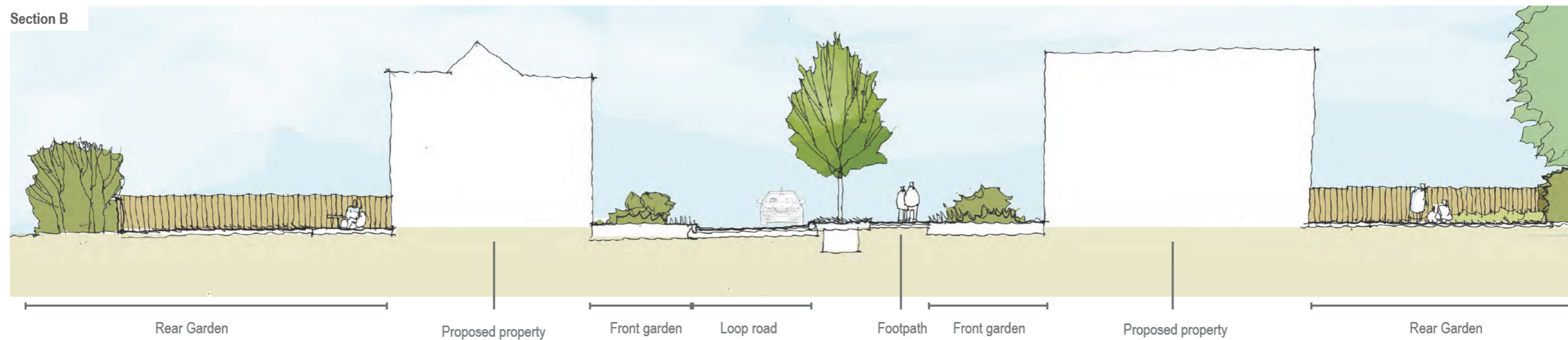
Materials

- Block paved parking areas and driveways
- 1.8m high metal mesh fences within hedgerows to rear garden boundaries

Planting strategy

- Existing hedgerow scrub to be retained and enhanced for biodiversity
- Narrow grassland verge with rough grassland species
- Individual larger trees along private drives to provide height and filtered screening

Section B



4 LANDSCAPE CHARACTER

4.3 THE GREEN



- Village green character
- Open green space with specimen trees
- Meadow grass margins and native scrub
- Sculptural play elements within the open space



SINGLE-ASPECT DRIVE/LANE IN BLOCK PAVING OVERLOOKING OPEN SPACE, PROTECTED BY BOLLARDS

VILLAGE GREEN EXTRACT

4 LANDSCAPE CHARACTER

4.3 THE GREEN

Materials

- Sett thresholds
- Block paved raised table defining entrance to Garden Village character area forming a pedestrian priority gateway
- Chunky timber bollards protecting village green from road traffic
- Sculptural play elements



METAL RAILINGS FRAMING PRIVATE DRIVES AND OPEN SPACE



SCULPTURAL PLAY ELEMENTS



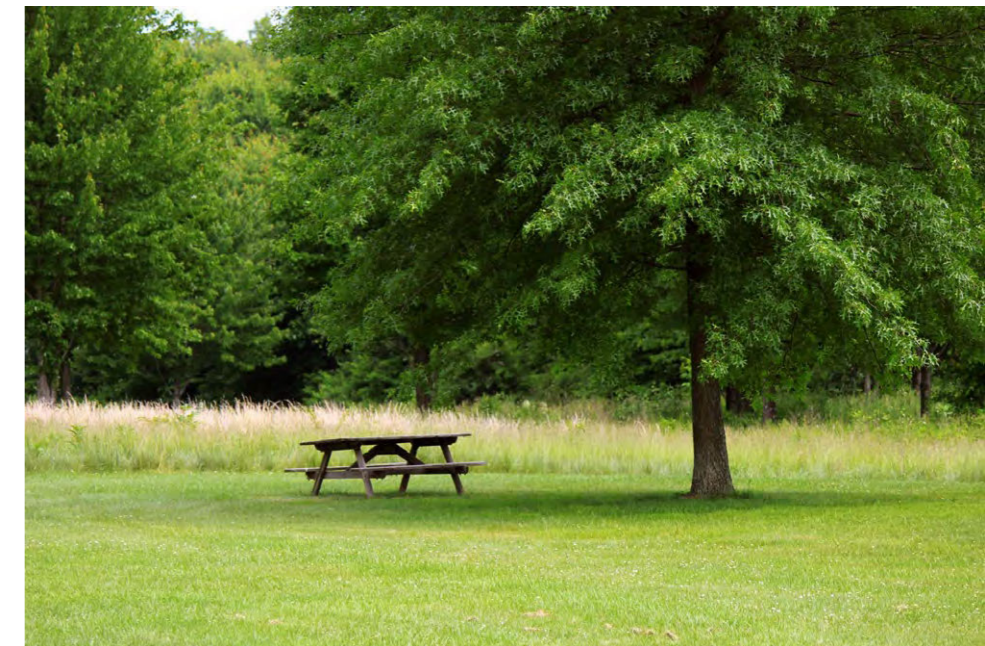
CENTRAL FLAT LAWN AREA FOR COMMUNAL USE WITH MEADOW AND NATIVE PLANTING TO EDGES



SCULPTURAL PLAY ELEMENTS

Planting strategy

- Parkland trees set within grassland
- Native boundary shrub planting with meadow verge
- Mown, species rich amenity lawn



PICNIC AREA AND COMMUNAL SEATING UNDER PARKLAND TREES

4 LANDSCAPE CHARACTER

4.4 GARDEN VILLAGE



The residential parcel to the east of the development - also called Jack's - is of medium density and set within an established framework of mature hedgerows with trees and ditches along boundaries.

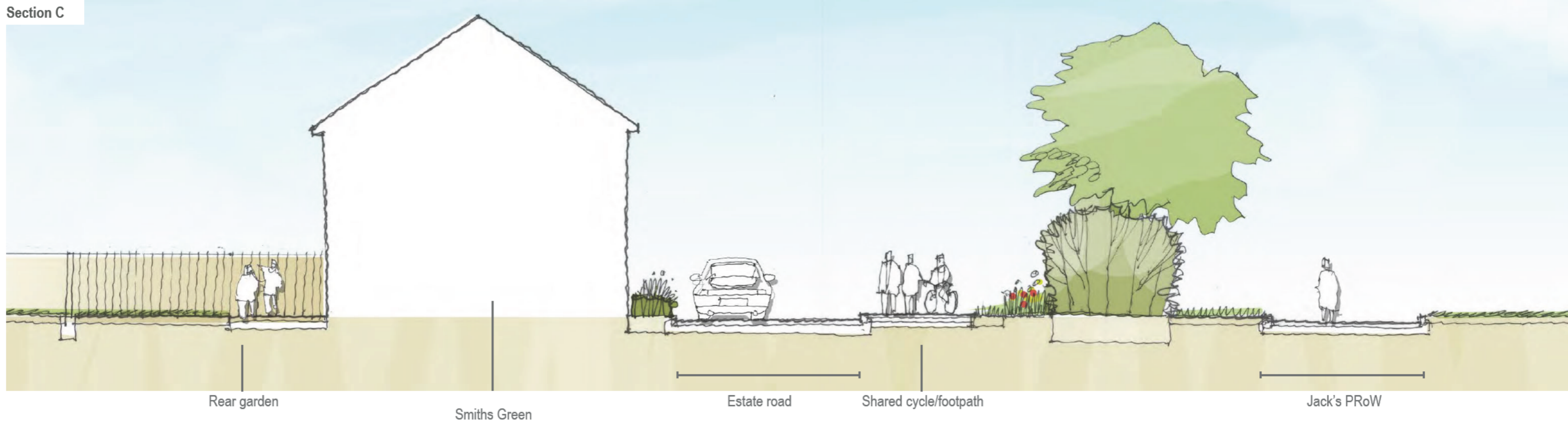
- Accessed from Smith's Green, a lane with segregated cycle/footpath will pass between the houses fronting the rural lane and enter a raised table framed by the village green open space.
- A raised table will announce entry into the character area just before the Village Green, raising awareness of pedestrian movements.
- Footpaths will link into existing routes to the north and east long Jack's Lane and back towards Smith's Green
- Narrow frontages to dwellings will provide defensible planting
- The internal streets will be block paved and detailed to encourage slow traffic speeds
- The vegetation along Jacks Lane will be retained, with bungalows set behind it to retain the existing character

GARDEN VILLAGE RES DENTIAL PARCEL

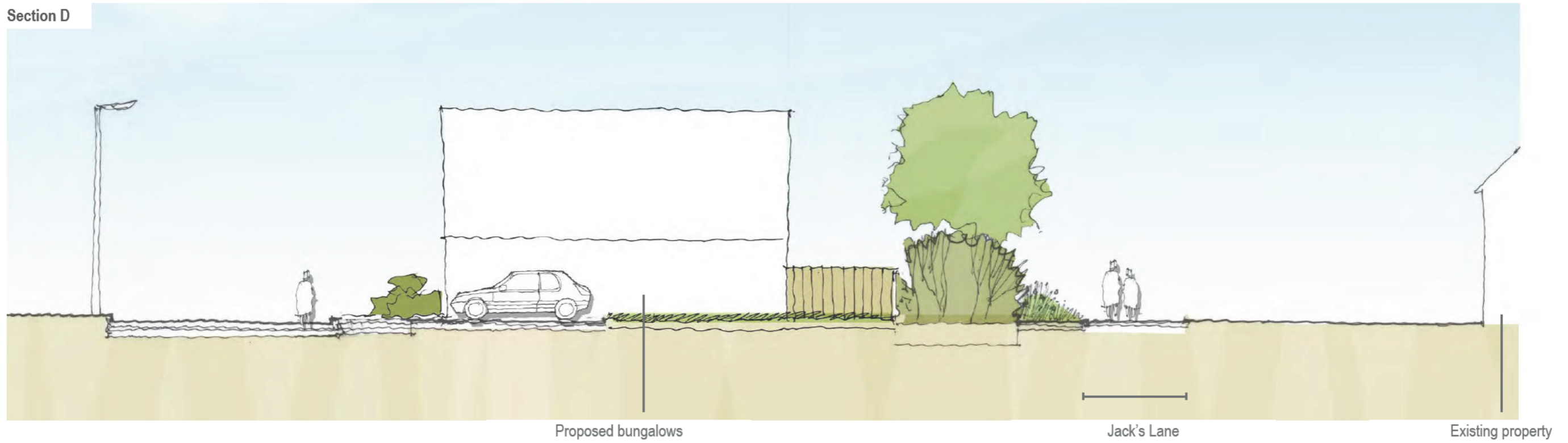
4 LANDSCAPE CHARACTER

4.4 GARDEN VILLAGE

Section C



Section D



4 LANDSCAPE CHARACTER

4.4 GARDEN VILLAGE

Materials

- Permeable block paved estate loop road with block paved private drives and parking areas in complementary colour.
- Raised table entrance gateway into the character area.
- Utlicolour non-permeable foot and cycle path along road.



PERMEABLE PAVING TO LOOP ROAD



COLOURED TARMAC FOOT AND CYCLE PATH



RAISED SURFACE LEVEL TO ENFORCE PEDESTRIAN PRIORITY AND LOW SPEEDS



VILLAGE CHARACTER WITH PLANTED FRONT GARDENS

4 LANDSCAPE CHARACTER

4.4 GARDEN VILLAGE

Planting strategy

- Existing ditch and hedgerow on eastern and southern edges to be retained and enhanced for biodiversity
- Mixed, flowering defensible planting to frontages
- Narrow crowned street trees providing spring flower and autumn colour
- A different palette to the Rural Edge and Woodland Neighbourhood with a gardenesque, palette



GARDENESQUE PLANTING TO FRONTAGES



SOFT EDGES TO COMPLEMENT NG GARDEN VILLAGE CHARACTER



GARDENESQUE PLANTING TO FRONTAGES WITH CONTRAST NG GREEN, SILVER AND RED FOLIAGE



CARPINUS BETULUS 'FRANS FONTA N' - COLUMNAR HORNBEAM AS ACCENT IN KEY LOCATIONS



AMELANCHER LAMARCKII 'BALLERINA' - SNOWY MESPILUS TREE



PRUNUS MAACKII 'AMBER BEAUTY' - W NTER INTEREST THROUGH STRIK NG BARK COLOUR