



PLAY & OPEN SPACE STRATEGY

LAND OFF DUKE'S PARK, WOODBRIDGE

November 2015

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01. INTRODUCTION & OBJECTIVES

INTRODUCTION

This Play and Open Space Strategy for the proposed development has been prepared in the context of a thorough and detailed understanding of the site and its context and within a framework of key policy and environmental design guidance.

The existing landscape & biodiversity resource of the site and its context has been considered by the assessment, masterplanning and design process.



Figure 01: Aerial Context Plan
N.T.S

01. INTRODUCTION & OBJECTIVES

LOCATION

The site is located to the south of Woodbridge and is situated approximately 12kms inland from the coast and approximately 7km north east of Ipswich. The site is accessible and sustainably located providing easy access to local facilities, public transport and the town centre.

PLANNING POLICY

There is a wealth of design documentation and core reading, which provides a rich source of best practice design guidance for new development. The National Planning Policy Framework (NPPF) and By Design are some of the principal documents, which have been embraced as part of the design strategy.

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the priorities and needs of their communities. At the heart of the NPPF is a presumption in favour of sustainable development.

SUFFOLK COASTAL DISTRICT LOCAL PLAN

The Suffolk Coastal District Local Plan was adopted as part of the statutory development plan for the District in 2013. The Core Strategy sets out the long term vision for the district to 2027. The following policies are relevant to play and public open space design.

STRATEGIC POLICY SP16 – SPORT AND PLAY

The appropriate provision, protection and enhancement of formal and informal sport and recreation facilities for all sectors of the community will be supported, particularly where shortfalls in local provision can be addressed and it accords with local requirements.

The standard to be used in the calculation of play space (both children's play areas and sports pitches) will be the national standard of 2.4 hectares per 1000 population.

STRATEGIC POLICY SP17 – GREEN SPACE

The Council will seek to ensure that communities have well-managed access to green space within settlements and in the countryside and coastal areas, in order to benefit health, community cohesion and greater understanding of the environment, without detriment to wildlife and landscape character. Where adequate green space is not provided as part of a development, developer contributions will be sought to fund the creation of appropriate green space and/or management and improvement of access to green space.

In particular, the Council will work on green infrastructure opportunities with partners in strategic housing growth areas in order to suitably complement development proposals. Developer contributions will be secured by means of conditions or through the Community Infrastructure Levy (CIL) (once a charging schedule has been adopted).

02. LANDSCAPE STRATEGY

LANDSCAPE STRATEGY

The proposed development will incorporate strategic GI proposals. This will comprise the conservation of existing hedgerows and trees where possible, reinforced by significant new woodland, tree and shrub planting; the creation and conservation of landscape biodiversity throughout the development; the provision of new habitats as well as a sustainable drainage system to satisfy biodiversity objectives.

In devising the GI proposals, extensive design analysis and close collaboration with other environmental and technical professionals has been undertaken to maximise the broader sustainability benefits of the proposals. This thorough appraisal and design process has also sought to minimise any potential adverse effects and to ensure that the proposals are appropriate in both the short and longer term.



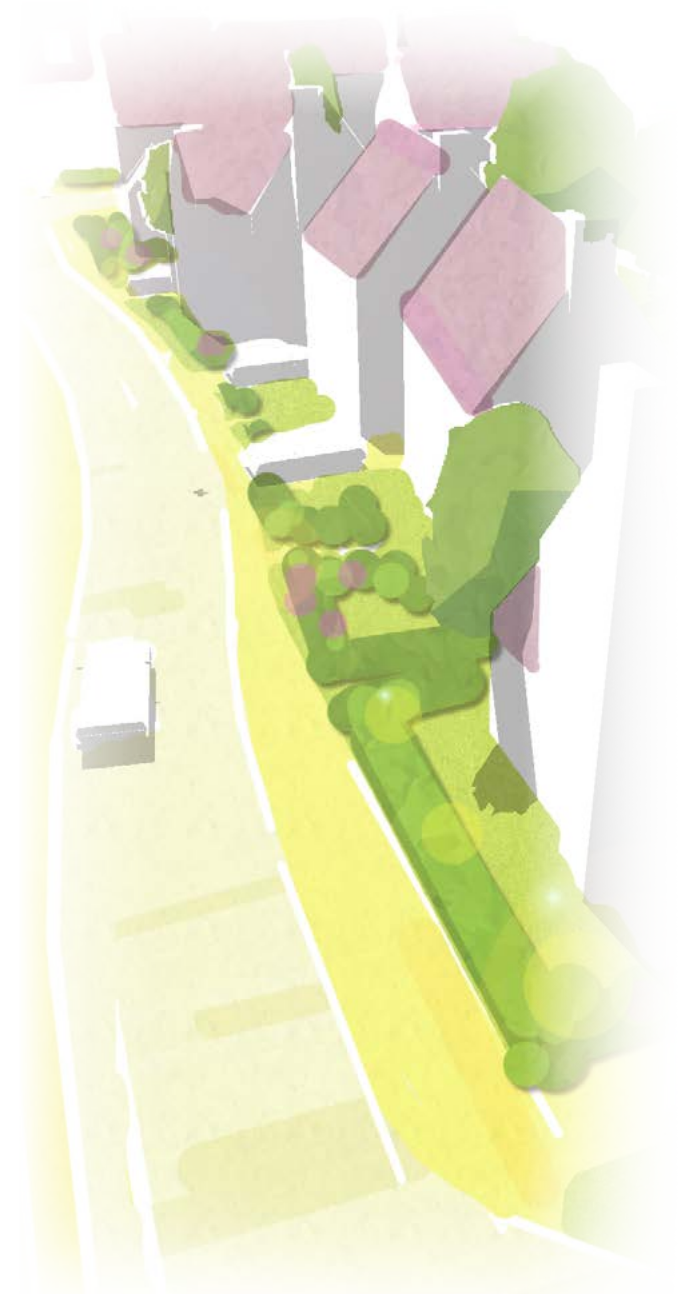
02. LANDSCAPE STRATEGY

LANDSCAPE DESIGN OBJECTIVES

The design proposals have evolved from the assessment of the site and its context. This has led to a vision for the site to create an integrated extension to Woodbridge with an associated landscape framework designed to protect and enhance existing valuable landscape features and to help soften the visual impact of development, while providing public open space and equipped play facilities to benefit new and existing residents. A summary of the development of objectives and conceptual evolution of the proposals is provided here.

General Objectives

- Retain and enhance existing landscape features (water features, hedgerows and trees) and use these to structure the development proposals;
- Positively assimilating the proposed development within the site landscape and topography;
- Provide safe and convenient access and links to surrounding uses and facilities including Woodbridge
- Create proposals that have a sense of place within the context of Woodbridge, Martlesham and the AONB reflecting the best examples of local vernacular;
- Ensure the amenity of adjacent residents surrounding the site is respected;
- Provide active frontages overlooking streets and public open spaces;
- Form appropriate and varied spaces with clearly delineated public/ private space;
- Protect and enhance existing habitats and promote biodiversity improvements;
- Provide a strong landscape structure to inform development proposals;
- Protect ecological features with the creation of new landscaped areas and new habitats including species rich grassland;
- Provide active frontages to streets and public open spaces
- Set out a clear form and structure for development that promotes variety and quality in placemaking;
- Provide new wildlife areas and landscape buffer zones



03. GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE

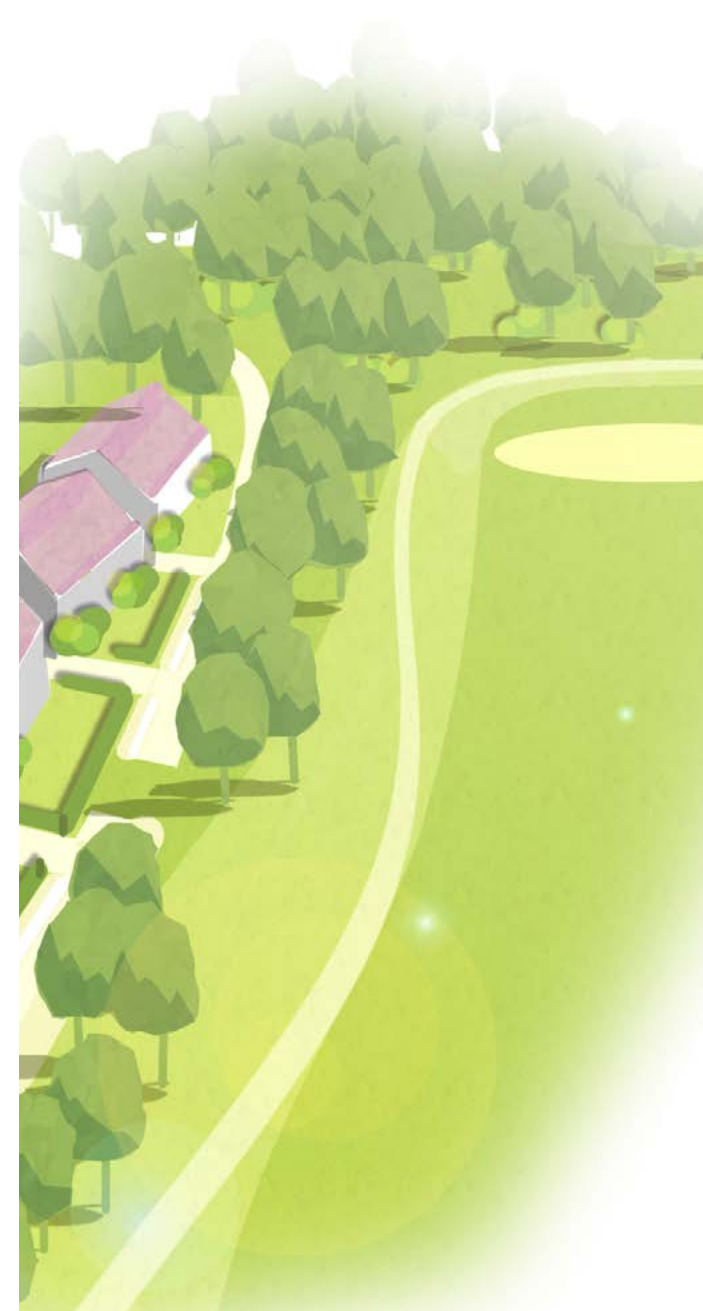
The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance.

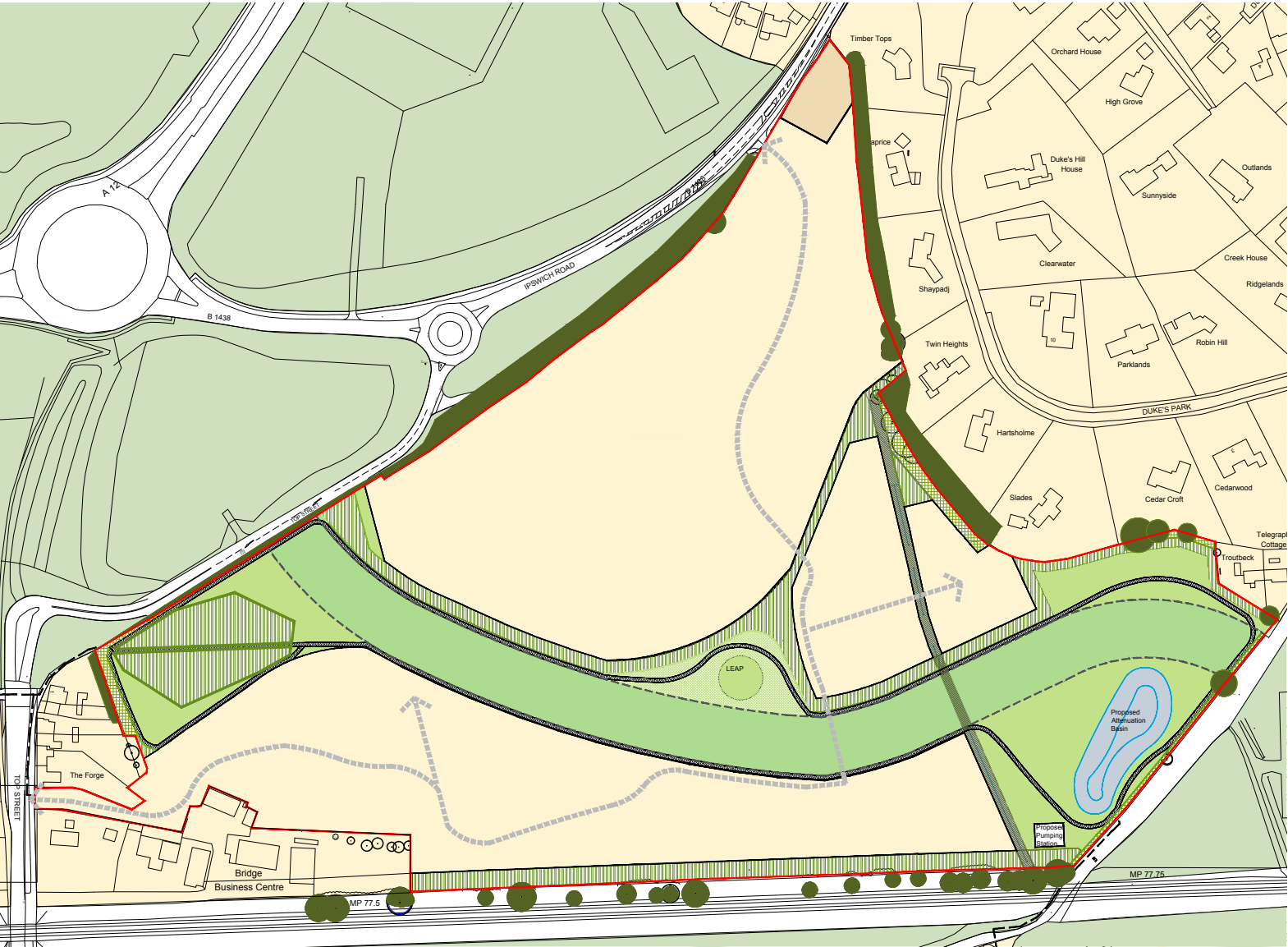
The landscape features of merit within the site include hedgerows and occasional trees of which the majority can be retained and enhanced within the development.

The following key landscape features are proposed;

- Creation of a high quality landscape corridor through the middle of the site
- Access to public rights of way to the west and the creation of circular routes within the public open space network.
- Creation of a high quality landscape frontage onto the public open space, utilising new tree planting, footpaths, estate railings and grassland.
- A green filtered buffer within the centre of the site to screen views from the wider countryside to the south and west.
- Creation of an equipped play area (LEAP) for the proposed housing within a centrally located open space.
- Enhancement of local biodiversity through habitat creation, in particular through the provision of an integrated sustainable drainage system to the south of the site;
- Dedicated play provision within public open space with surrounding areas for informal recreation, footpaths and habitat creation;

The future maintenance and management of the development's formal public landscape areas would be offered for adoption by Suffolk Coastal District Council.





GREEN INFRASTRUCTURE

KEY		
	Application Site Boundary	12.67ha
	Proposed Residential Development	7.70ha
	Proposed Convenience Store	0.1ha
Green Infrastructure Strategy Areas		
	Existing Vegetation (Adjacent Boundary)	-
	Existing Vegetation / Hedgerows	0.11ha
	Existing Stream	0.13ha
	Proposed Public Open Space	1.11ha
	Proposed Public Open Space (Easement)	1.62ha
	Proposed Structural Planting	1.15ha
	Proposed Footpaths	0.30ha
	Children's Playing Space (including 0.04ha Locally Equipped Area for Play)	0.25ha
	Proposed Attenuation Basin	0.20ha

 **Figure 02: Green Infrastructure**
N.T.S

02. LANDSCAPE STRATEGY

QUANTUM OF DEVELOPMENT AND MIX OF USES

The outline planning application covers a total area of 12.67 **hectares**. In summary the amount of Green Infrastructure proposed within the site is as follows:

EXISTING VEGETATION AND STREAMS

- Retention of existing trees, hedgerows, water features and other important landscape features, particularly those identified as having ecological interest, wherever possible and used to structure the development proposals;

PROPOSED PUBLIC OPEN SPACE

- The Public Open Space will provide a high quality local amenity and recreation space through the centre of the site, development will front onto the Public Open Space. Creation of a high quality landscape frontage onto the public open space, utilising new tree planting, footpaths, estate railings and grassland.

PROPOSED FOOTPATHS

- Informal recreation footpaths providing access to public rights of way to the west and the creation of circular routes within the public open space network.

PROPOSED STRUCTURAL PLANTING

- Provision of a strong landscape structure to inform development proposals. Structural woodland planting will form an intrinsic feature across the site. A landscape buffer incorporating retained and new tree planting across the site within the proposed public open space to protect the amenity of the AONB, Special Protection Area and Special Landscape Area.

PROPOSED ATTENUATION BASIN

- A sustainable drainage system (SuDS) will be used to attenuate surface water run off. This will be located sympathetically and designed to maximise public amenity and biodiversity.



Proposed new play area sited in an open location, adjacent to dwellings and a main pedestrian route providing natural surveillance.



Indicative; Footpaths integrated within the Residential Area

03. GREEN INFRASTRUCTURE STRATEGY

PROPOSED LOCALLY EQUIPPED AREA FOR PLAY

The play area will be designed as an integral part of the site and will relate positively to the broader proposals for public open space. The play area will provide a broad variety of both active and more passive play.

- A Local Equipped Area for Play (LEAP) is proposed within the primary area of public open space within the centre of the site;
- Aimed at children who can go out to play independently;
- 4-8 age group, 5/6 different play experiences, approx 400m²;
- Accessible without having to cross main roads, railways or waterways;
- Sited in open, welcoming locations
- Integrated, as far as possible, with other open spaces and areas of amenity planting to provide separation from nearby dwellings;
- Visible from nearby dwellings or well used pedestrian routes;
- Provided with seating for accompanying adults, carers and siblings;

- Designed to provide a stimulating and challenging play experience that may include
- Play equipment and other features providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities
- Play areas will be designed in a range of styles; providing traditional and contemporary play spaces.



Indicative; Natural play



03. GREEN INFRASTRUCTURE STRATEGY

TREES

Avenue tree planting will be located along the main street and at the entrance gateways to the development. Elsewhere, a comprehensive use of street trees will be adopted as a key design principle, and this will establish a distinct character for the development. Within the public open space and landscape buffer, larger growing tree species will be used including a larger proportion of native species.

Trees will be located to enhance visual interest and to provide identity as well as being used as landmark features, which, for example, may provide a centre piece to a square. Trees will help to soften the built form, provide shade and create ecological habitats.

For all new street trees attention will be given to siting and selection of species. The long term growth and spread will be well considered, as well as their relationship with buildings, streets and public areas. It is essential that suitable trees grown for urban locations are specified, with a narrow compact form, and a medium height.



Indicative: Existing trees to be retained



Indicative: Retained grassland & habitats

WATER AND DRAINAGE

The Green Infrastructure areas will include sustainable drainage features. Surface water would ultimately drain to a balancing pond, which is proposed to the south east of the site.

The Key Points:

- Surface water drainage features to be designed accorded to SuDS principles
- Surface water drainage features to contribute to site biodiversity and amenity



Indicative: SuDs system

03. GREEN INFRASTRUCTURE STRATEGY

GREEN INFRASTRUCTURE SUMMARY

In summary and in align with the Suffolk Coastal District, Local Plan Strategic Policies, SP16-Sport & Play and SP17-Green Space, will inform the Green Infrastructure Strategy.

	Green Infrastructure (GI) Schedule	
	GI Type	Area (ha)
Existing	Existing Vegetation Hedgerows	0.11ha
	Existing Stream	0.13ha
Proposed	Public Open Space	1.11ha
	Public Open Space (Easement)	1.62ha
	Proposed Structural Planting	1.15ha
	Proposed Footpaths	0.3ha
	Children's Playing space (including 0.04ha Locally Equipped Area for Play)	0.25ha
	Proposed Attenuation Basin	0.2ha
	Total	4.87ha

