

Outline Application Design Guidance

Detailed areas - Country Park edges

Key landscape design principles outlined within the guidance include:

- **Green Yards:** Streets widened and planted to bring the Country Park character into the development, creating pedestrian-focused home-zones with integrated planting, parking, and active house frontages and gardens.
- **Woodpecker Park Transition:** The area next to the Woodpecker Park extension smoothly transitions between the built area and the park, guiding pedestrians and cyclists to the central Country Park.
- **Enhanced Shelter Belts:** A three-meter strip of additional planting on the residential side, from south to north.
- **Green Way:** A continuous, quiet path for pedestrians and cyclists next to the shelter belts, connecting the new village hall to central Iwade and the northern gateway.
- **Vehicular Access:** Streets provide access to homes only, maintaining a planted, quiet, leisure Green Way prioritized for cyclists and pedestrians.
- **Play Area:** Potential location for a play area with an enhanced pond, offering a picturesque view of the historical village (around the Church), respecting the setting of the listed building and the character of nearby Church Mews.

AMENDED



Outline Extract from the Urban Design Framework Plan (Drawing No: 5598/OPA/SK 005), NTS
Figure 5.91 from the outline design DAS

Landscape and POS Design

Detailed areas - Country Park edges

Swallow Green forms the northern boundary to the Country Park.

- Buffer planting to strengthen the shelter belt.
- Facilitates future cycle and pedestrian links into the Country Park with a smooth transition in landscape character.
- Informal play-on-the-way
- Vehicular access to homes only, protecting the pedestrian-priority character of the area.

Key characteristics

- 1 Shared cycle and footway lined with street trees.
- 2 Trees and native shrub planting to strengthen boundaries
- 3 Proposed footpaths to enhance pedestrian connections with Iwade
- 4 Multi-stem ornamental trees
- 5 Natural play-on-the-way
- 6 Proposed mobile-friendly kissing gate



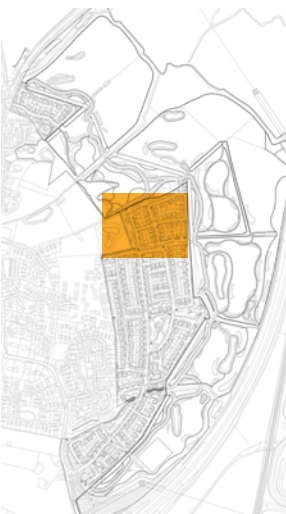
Illustrative plan - Swallow Green, NTS



Seasonal interest and biodiversity enhanced through multi stem Prunus trees



Timber trim trail



Location Plan, NTS



Typical section EE' - Swallow Green, NTS

Outline Application Design Guidance

Detailed areas - Northern gateway by the marshes

Key landscape design principles outlined within the guidance include:

- Green corridor gives a rural feel to Iwade's northern gateway and guides users to the Country Park.
- The tree-lined primary avenue extends north past Woodpecker Park into the northern development, integrating car spaces and maintaining regular tree planting.
- New formal open space transitions smoothly between the built area and Woodpecker Park extension, offering amenities like a play area and views of the village centre and All Saints Church.
- Informal green space respects the marshes' character to the north, potentially including access and being overlooked by homes.
- Potential pedestrian/cycle links to the new western development, pond area, and public right of way leading to the northern marshes.
- Potential link to neighbouring development, continuing the primary avenue village-loop for easy pedestrian and cyclist access to the Country Park.
- Country Park entrance with a characterful gate.



Outline Extract from the Urban Design Framework Plan (Drawing No: 5598/OPA/SK 005), NTS
Figure 5.97 from the outline design DAS

Landscape and POS Design

Detailed areas - Northern gateway by the marshes

Sanderling Green forms the northern gateway to the Country Park.

- Buffer planting strengthens the edge to the residential plots and enhances rural character.
- Continuation of the wide, tree-lined avenue completes a pedestrian and cyclist link from Sheppey Way to Grovehurst Road.
- Informal play-on-the-way to further enhance pedestrian links for all ages.

Key characteristics

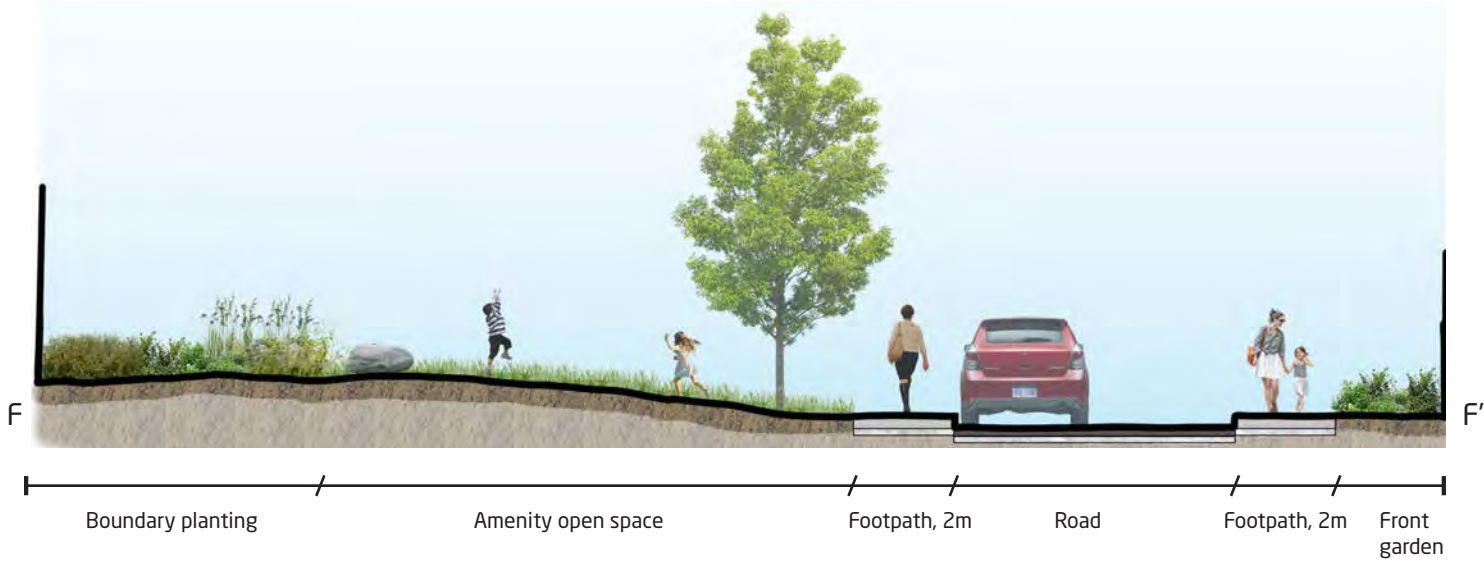
- 1 Wildflower swathes
- 2 Species-rich lawn
- 3 Trees and native shrub planting to strengthen boundaries
- 4 Informal play-on-the-way
- 5 Proposed mobile-friendly kissing gate



Location Plan, NTS



Illustrative plan - Sanderling Green, NTS



Typical section FF' - Sanderling Green, NTS



Native shrub and trees to strengthen boundary planting.



Wildflower swathes.

Play Strategy

Site-wide play strategy

Across the site there will be a mix of formal and informal play spaces to provide active spaces for people of all ages. Informal play on the way and dedicated play spaces will satisfy various age groups and abilities.

The proposed dedicated play space allows for informal supervision and encourages both social interaction and creative play. Play equipment would be naturally sourced and look to use integrated features of interest for adult residents. The public open spaces lend themselves to informal play-on-the-way.

A trail of exercise equipment located within the various areas of public open space create a playful landscape with equipment varying in difficulty. This encourages an active and healthy lifestyle and would be suitable for all ages groups.

The play proposals within the RM plots is complemented by the proposals within the Country Park, which includes additional natural play, as well as a dedicated sports pitch.



Illustrative plan - dedicated play space, NTS

Legend

-  Dedicated play space
-  Informal play-on-the-way



Sensory planting



Timber seats



Natural boulders



Timber bridges



Logs and stepping stumps

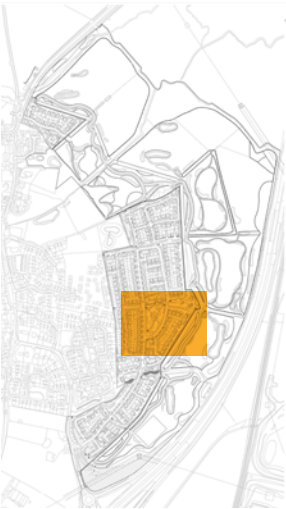


Natural materials for play equipment

Play Strategy

Dedicated play space

- Provision of a dedicated play space in addition to play facilities within the green corridors running through the development
- Provision of naturalistic, informal play provision to come forwards within the country park and along the nature trails therein
- Equipment to offer a range of challenge and be suited to all ages and abilities
- Picnicking area with wheelchair-accessible tables
- Sensory planting to provide smell, touch, sound and visual interest



Location Plan, NTS



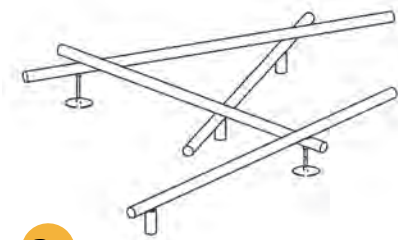
Illustrative plan - dedicated play space, NTS



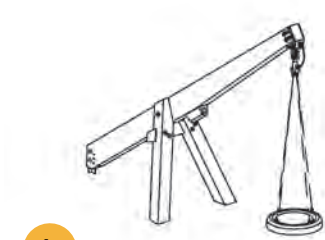
Timber bench



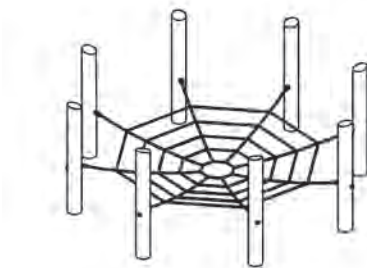
Natural boulders



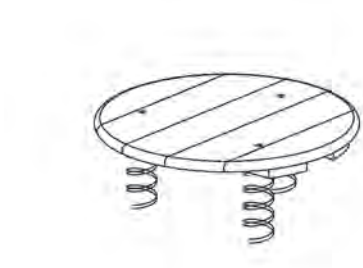
Jack Straw See-saw or similar approved



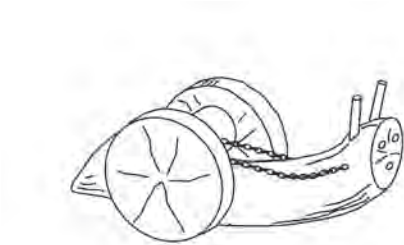
Tyre Swing or similar approved



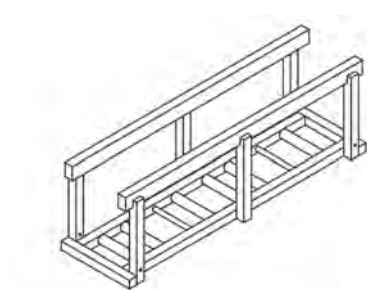
Spider Net or similar approved



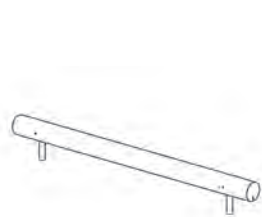
Jumping Disc or similar approved



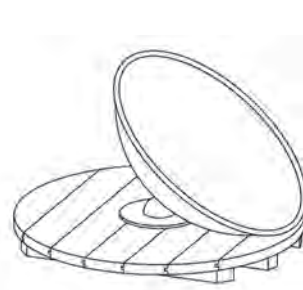
Timber Animal, various or similar approved



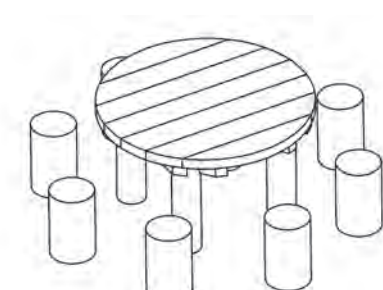
Path or similar approved



Straight Balance Beam or similar approved



Wobble Dish or similar approved



Toddler Table and Chairs or similar approved



Wheelchair-friendly picnic table or similar approved

Play Strategy

Trim-trail strategy

- Inclusion of natural play elements and informal play-on-the-way within the open spaces, providing an active resource for children’s play as well as exercise and recreation for residents and all other site users
- Provision of naturalistic, informal play provision within the country park and along the nature trails therein



Legend

 Informal play-on-the-way

 Play trail

Illustrative plan - dedicated play space, NTS



Natural log trail



Natural boulders



Stepping stumps

Materiality - Hard Landscape

Hard materials palette

A coherent and contemporary palette of materials has been selected to complement the architectural finish, reinforce the concept of the design and define sub-spaces within the landscape. Consideration has also been given to their aesthetics and durability.

Surface finishes consist of concrete block paving to private driveway, raise tables and crossing points in order to provide a consistent and quality finish to aid with accessibility.

The materials palette for the carriageways provide a hierarchy of streets to guide residents and create more private zones. By using different tones, the ground plane in delineated and defines circulation through the site.

As a contrast with this, the private patios use a flag paving in a more warm and relaxing colour.



PAVING TYPE 1
PERMEABLE
CONCRETE BLOCK
PAVING

Locations - Private/
shared drives and
parking courts



PAVING TYPE
2 - PERMEABLE
CONCRETE BLOCK
PAVING

Locations: Visitor/car
parking bays



PAVING TYPE 3 -
CONCRETE SETTS

Locations: Crossing
points
or similar & approved



PAVING TYPE 4 -
CONCRETE FLAG
PAVING

Locations: Private
footpaths



PAVING TYPE 5 -
Grasscrete

Locations: Emergency
access routes



SURFACE TYPE 1 -
ASPHALT
To engineers
specification



SURFACE TYPE 2
- BUFF COLOURED
TARMAC
To engineers
specification

Colour: Buff
Location: Shared
cycle/footway



SURFACE TYPE
3 - SELF - BINDING
GRAVEL

Colour: Buff
Locations: Footpaths
to public open space



SURFACE TYPE 4
- BOUND RUBBER
MULCH

Locations: Dedicated
play area

Materiality - Hard Landscape

External site furnishings palette

The proposed street furniture would be fully integrated into the overall design aesthetic and would enhance the various spaces, playing an important role in:

- Defining the character and quality of the development.
- Catering for multiple uses
- Be robust and low maintenance
- Be informed by the colour palettes of the various plots
- Use of natural materials to reflect the site character



Timber knee rail



Timber litter bins



Removable timber bollards



Mobility-friendly kissing gate



Timber bridge over Iwade Stream



Timber bench

Materiality - Hard Landscape

Boundary treatments strategy

A mixture of appropriate boundary treatments has been selected based on the principals of the approved Design and Access Statement:

- A close-board timber fence is proposed to define boundaries between plots
- Brick boundary walls to front main spine roads
- Hornbeam, or similar species, will demarcate street and front gardens on primary access routes
- Native planting suitable to the ecologist’s recommendations will be used along the site’s boundaries to enhance local, existing ecologies
- Hedging will vary from natural, unclipped forms within areas of public open space, with more formal structural elements in proximity to the residential areas



Fencing for residential garden



Brick wall for public / private boundary treatment



Boundary hedgerow / vegetation buffer for development edge



Soft private / public boundary using clipped, formal hedging



1.5m high timber post and rail fence



Timber knee rail

Materiality - Hard Landscape

Lighting strategy

The proposed lighting strategy reinforces the landscape character of the design which strive to balance security, safety and ecological factors while providing pleasant amenity spaces throughout the day.

Primary column lighting strategy would line the primary spine road in the form of down-light poles to provide sufficient light levels, while mitigating the negative impact of reflecting light to the residents adjacent and avoid light spill that may have impact to the surrounding landscape and public open spaces.

Footpaths and sub-spaces would be illuminated by ground-level path lighting and directional bollard lights to provide softer, localised level of lighting suitable to the space’s scale and intended use, while minimising the amount of residual light spilling in to the private gardens of adjacent residents.



Directional path light



Column lighting to highways



Timber bollard lighting

Materiality - Soft Landscape

Planting strategy

- A naturalised boundary will accommodate native species with sufficient space to grow to a large, mature form
- Meadow seed mixes would provide benefits for biodiversity and sensory interest to all including visual interest, smell and sound
- Marginal plant mixes planted along the existing water course to maximise habitat creation
- Planting below trees to soften streets
- Bulbs and fruit-bearing trees to create a bold site frontage with emphasis on site heritage

Legend



Species-rich grassland



Wildflower seed mix



Marginal planting



Native mix planting



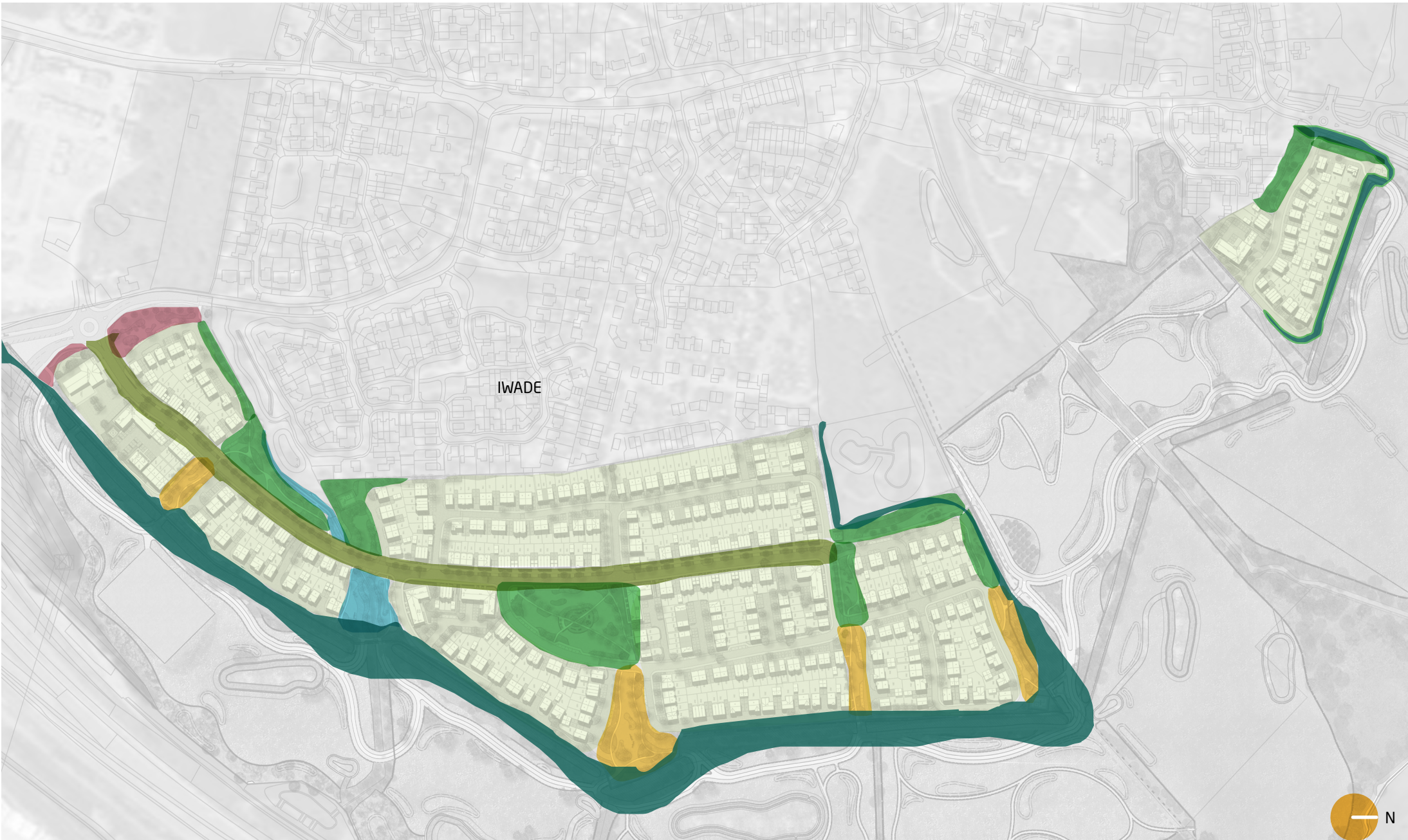
Verge planting



Planting to residential plots



Bulbs and fruit-bearing trees



Planting strategy plan, NTS

Materiality - Soft Landscape

Plant palette - residential frontages

An ornamental plant palette could create pockets of impact and provide definition to the various spaces within the development.

Plan mixes could be predominantly evergreen species to provide year-round colour with seasonal perennials and bulb interest.

Example species could include (but would not be limited to):

- 1. Male Fern - *Dryopteris affinis Crispa*
- 2. Mediterranean Spurge - *Euphorbia characias wulfenii*
- 3. Quaking Grass - *Briza media*
- 4. Mexican Orange - *Choisya ternata*
- 5. Bear's Breech - *Acanthus mollis*
- 6. Yarrow - *Achillea millefolium*
- 7. Meadowsweet - *Filipendula ulmaria*
- 8. Culver's Root - *Veronicastrum 'Fascination'*
- 9. Blue Fescue - *Festuca glauca*
- 10. Purple Moor Grass - *Molinia caerulea*
- 11. Cotton Lavender - *Santolina pinnata*
- 12. Hart's Tongue Fern - *Asplenium scolopendrium*
- 13. Shrubby Veronica - *Hebe 'Red Edge'*
- 14. Purple Sage - *Salvia Purpurascens*
- 15. White Lavender - *Lavandula Arctic Snow*



Dryopteris affinis Crispa



Euphorbia characias wulfenii



Briza media



Choisya ternata



Acanthus mollis



Achillea millefolium



Filipendula ulmaria



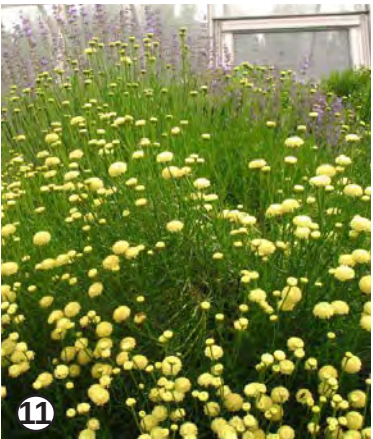
Veronicastrum 'Fascination'



Festuca glauca



Molinia caerulea



Santolina pinnata



Asplenium scolopendrium



Hebe 'Red Edge'



Salvia Purpurascens



Lavandula Arctic Snow

Materiality - Soft Landscape

Plant palette - public open space

Example species could include (but would not be limited to):

- 1. Dogwood - *Cornus sanguinea*
- 2. Wild privet - *Ligustrum vulgare*
- 3. Dog rose- *Rosa canina*
- 4. Guelder rose - *Viburnum opulus*
- 5. *Lavandula officinalis*
- 6. *Skimmia japonica*
- 7. *Anemone hupehensis*
- 8. *Carex oshimensis* 'evergold'
- 9. *Lychnis coronaria*
- 10. *Stipa tenuissima*
- 11. *Rudbeckia fulgida*
- 12. Aster amellus 'King George'
- 13. Common Daisy - *Bellis perennis*
- 14. Buttercups - *Ranunculaceae* sp.
- 15. Clover- *Trifolium* sp.



Cornus sanguinea



Ligustrum vulgare



Rosa canina



Viburnum opulus



Lavandula officinalis



Skimmia japonica



Anemone hupehensis



Carex oshimensis
'evergold'



Lychnis coronaria



Stipa tenuissima



Rudbeckia fulgida



Aster amellus 'King
George'



Bellis perennis



Salvia Purpurascens



Lavandula Arctic Snow

Materiality - Soft Landscape

Plant palette - native mix

Native shrub planting could be used to provide lush loose planted areas in the landscape.

Native species could be planted to create strong vegetated buffer zones and natural barriers:

Example species could include (but would not be limited to):

- 1. Golden-twigh Dogwood - *Cornus stolonifera*
- 2. Common Dogwood - *Cornus sanguinea*
- 3. Hazel - *Corylus avellana*
- 4. Hawthorn - *Crataegus monogyna*
- 5. Spindle - *Euonymus europaeus*
- 6. Honeysuckle - *Lonicera nitida* 'Baggesen's Gold'
- 7. Wild Privet - *Ligustrum vulgare*
- 8. Crack Willow - *Salix fragilis*
- 9. Common osier - *Salix viminalis*
- 10. Guelder Rose - *Viburnum opulus*
- 11. Holly - *Ilex x altaclerensis* 'Golden King'
- 12. Holly - *Ilex aquifolium*
- 13. Firethorn - *Pyracantha* 'Orange Glow'
- 14. Ninebark - *Physocarpus opulifolius* 'Diabolo'
- 15 Mock Orange - *Philadelphus* 'Belle Etoile'



Cornus stolonifera



Cornus sanguinea



Corylus avellana



Crataegus monogyna



Euonymus europaeus



Lonicera 'Baggesen's Gold'



Ligustrum vulgare



Salix fragilis



Salix viminalis



Viburnum opulus



Ilex 'Golden King'



Ilex aquifolium



Pyracantha 'Orange Glow'



Physocarpus 'Diabolo'



Philadelphus 'Belle etoile'

Materiality - Soft Landscape

Plant palette - wildflower seed mixes

Diverse seed mixes will be selected in consideration to maximising biodiversity net gain.

- Emorsgate mixes:
- EM5 - Meadow mixture for loamy soils
 - EG22 - Wear tolerant mix with clover Typical Mix

Wild Flowers		
%	Latin name	Common name
0.5	<i>Achillea millefolium</i>	Yarrow
3	<i>Centaurea nigra</i> Common	Knapweed
2	<i>Galium verum</i>	Lady's Bedstraw
0.3	<i>Geranium pratense</i>	Meadow Cranesbill
0.5	<i>Knautia arvensis</i>	Field Scabious
0.5	<i>Lathyrus pratensis</i>	Meadow Vetchling
0.5	<i>Leontodon hispidus</i>	Rough Hawkbit
1	<i>Leucanthemum vulgare</i>	Oxeye Daisy
0.5	<i>Lotus corniculatus</i>	Bird's-foot Trefoil
0.5	<i>Malva moschata</i>	Musk Mallow
1	<i>Plantago lanceolata</i>	Ribwort Plantain
1	<i>Plantago media</i>	Hoary Plantain
0.5	<i>Primula veris</i>	Cowslip
2.6	<i>Prunella vulgaris</i>	Self-heal
3	<i>Ranunculus acris</i>	Meadow Buttercup
1.5	<i>Rhinanthus minor</i>	Yellow Rattle
1	<i>Rumex acetosa</i>	Common Sorrel
0.1	<i>Trifolium pratense</i>	Wild Red Clover
Grasses		
%	Latin name	Common name
10	<i>Agrostis capillaris</i>	Common Bent
1	<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass (w)
2	<i>Briza media</i>	Quaking Grass (w)
32	<i>Cynosurus cristatus</i>	Crested Dog's-tail
10	<i>Festuca ovina</i>	Sheep's Fescue
20	<i>Festuca rubra</i> ssp <i>litoralis</i>	Red Fescue (w)
4	<i>Phleum bertolonii</i>	Smaller Cat's-tail
1	<i>Trisetum flavescens</i>	Yellow Oatgrass (w)

Sowing Rates
40 kg/ha 16 kg/acre 4 g/m2



Materiality - Soft Landscape

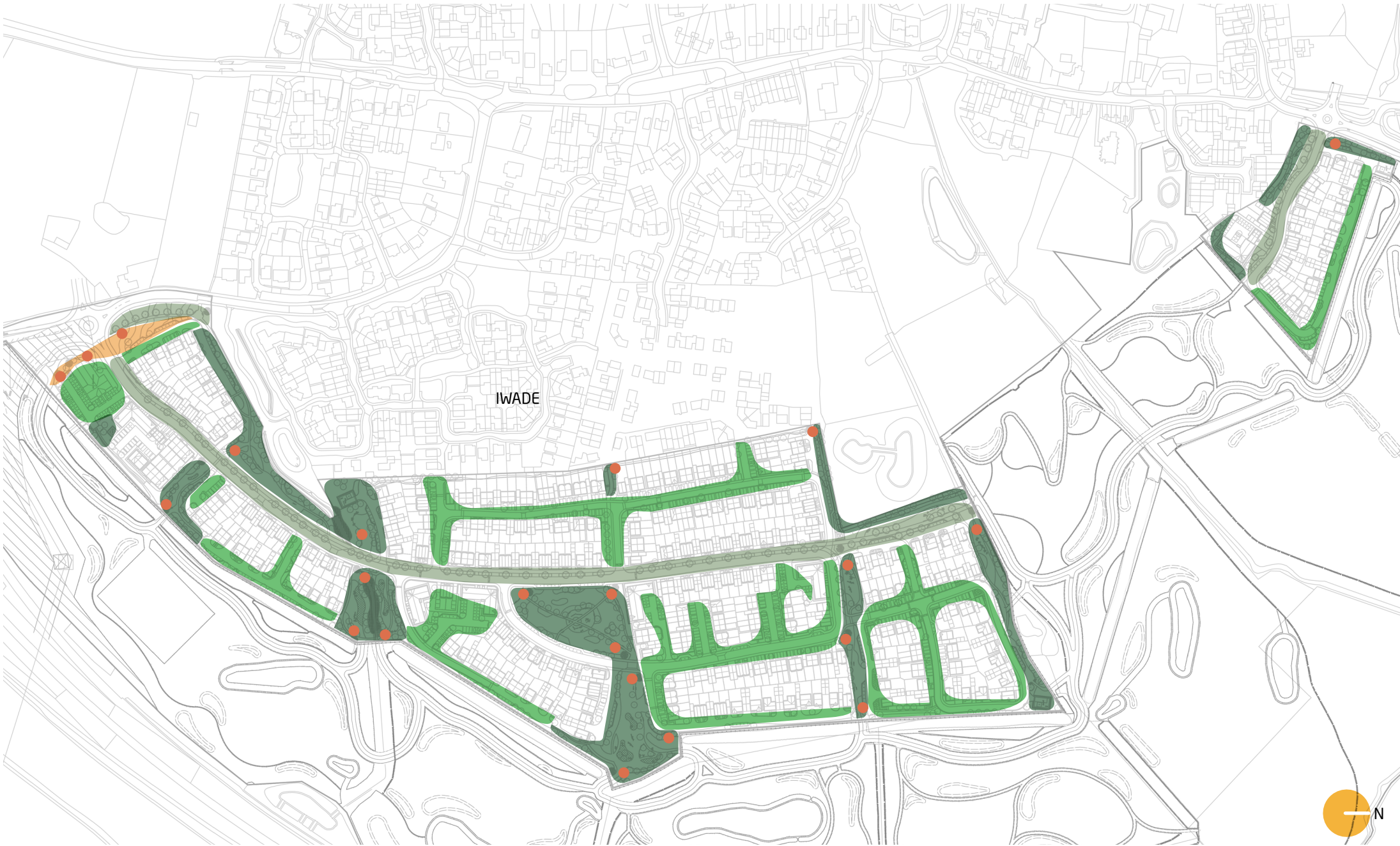
Tree planting strategy

The tree planting palette would be a selection of suitable species and would been chosen with consideration to the desired character. More naturalistic species are intended for the site boundaries, whereas flowering and seasonal interest trees will provide a higher impact at key nodal points.

These would be the key components in enhancing the character areas, with single specimen and group plantings to create open views and pocket spaces.

Legend

- Primary Street Tree
- Feature Tree
- Orchard Tree
- Street Tree
- Parkland Tree



Tree planting strategy plan, NTS

Materiality - Soft Landscape

Tree palette

Naturalistic Trees

Naturalistic palette of natives, fruiting and flowering trees of clear and multi-stem, which will have plentiful space to reach maturity.

- 1. *Acer campestre*
- 2. *Alnus glutinosa*
- 3. *Betula Pendula*
- 4. *Quercus robur*

Feature Trees

Large trees located at key nodal points and gateways to provide wayfinding to areas of public open space,

- 5. *Liquidambar styraciflua*
- 6. *Pinus sylvestris*

Street Trees

Slender and tall trees to line streets throughout the phase. More formal and uniform species will be selected for the avenues.

- 7. *Sorbus aria* 'Lutescens'
- 8. *Acer platanoides* 'Crimson King'

Primary Street Trees

Formal habit provides uniformity and rural aesthetic to the primary route.

- 9. *Tilia cordata* 'Greenspire'

Orchard Trees

Fruit-bearing species planted within close proximity to create a productive orchard and community growing space.

- 10. *Malus sylvestris*
- 11. *Pyrus communis*



Acer campestre
Field Maple



Alnus glutinosa
Alder



Betula pendula
Silver Birch



Quercus robur
English Oak



Liquidambar styraciflua
Sweetgum



Pinus sylvestris
Scots Pine



Sorbus aria 'Lutescens'
Whitebeam



Acer platanoides 'Crimson King'
Norway Maple



Tilia cordata 'Greenspire'
Small Leaved Lime



Malus sylvestris
Apple



Pyrus communis
Pear



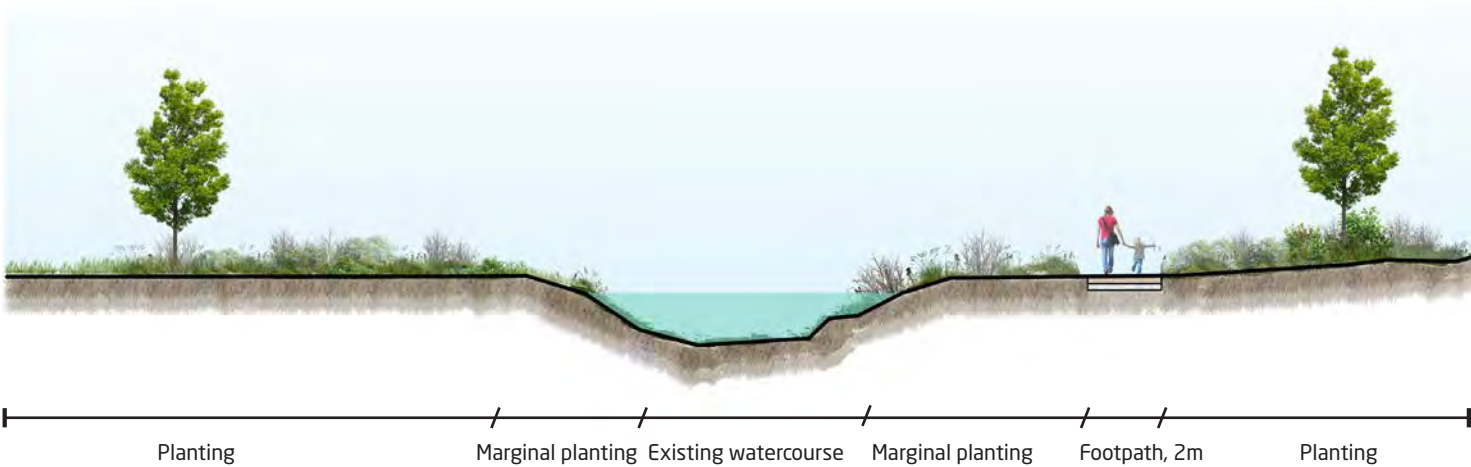
Materiality - Soft Landscape

Planting adjacent to existing watercourse

- Existing watercourse within Widgeon Green is to be retained and enhanced
- New marginal planting adjacent to the watercourse would provide habitat creation and improve water quality
- Layering of marginal species, mixed shrub and herbaceous plants along the watercourse would create an ecological corridor



Illustrative plan - existing watercourse, NTS



Typical section - treatment to existing watercourse, NTS



Marginal planting suited to wet conditions



Species-rich plant mixes to bolster stream banks



Location Plan, NTS

Ecology Strategy

Ecological enhancements and biodiversity

Opportunities to maximise biodiversity would be encouraged throughout the site by planting native and wildlife-friendly planting, protecting and enhancing existing habitats, and providing habitat creation.

A considered planting palette and integrated ecological features would support existing biodiversity and attract new ecology onto the site.

The boundaries would be enhanced with native species to bolster the borders and maintain a strong wildlife corridor.

Diverse grassland seed mixes suitable for the soils would provide flowering species and ecological interest to the amenity areas.



Bug hotels



Supporting pollinator species



Bird and bat boxes



Natural habitat creation



Hedgehog gravel boards



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