

Bideford, Clovelly Road - Phase 2



LANDSCAPE MASTERPLAN

01 SPINE ROAD LANDSCAPE
The landscape design of the spine road will focus to be native in character with the entrances and gateways defined by native specimen trees and avenue tree planting. The tree planting strategy will provide vertical structure with both ornamental and native species being used to help define focal points, way-finding specimen trees, avenues of primary routes and a variety of species for foraging, nesting and ecological benefits for a range of species of fauna. Where appropriate, hedges will line the primary routes to provide a defensible boundary to the space and delineate the private boundaries. Bat 'Hop over' points as landscape features will be proposed at junctions where existing hedgerows have been removed to facilitate the construction of the spine road.

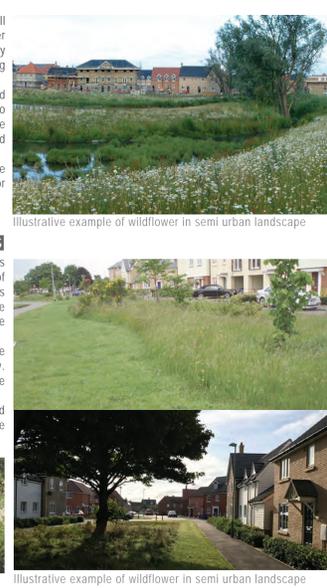
02 PLAY AREAS
4 LAPS have been proposed including natural play features and a number of items of equipment. The play areas have been linked with green corridors including formal and informal routes to discover natural play such as logs and boulders along the routes. A NEAP has been proposed in the centre of Phase 2 which is designed to provide an interesting route through the open space to explore their way through from end to the other and into the next open space. As they are guided by the trail of equipment they will experience a number of play values. Informal elements such as 'fallen tree logs' and glacial boulders to climb are located along routes such as mown grass links to interact with at nodal points. Play areas are generally overlooked by residential development of active areas such as primary routes through the development.

03 SPORTS PITCH, MUGA AND ASSOCIATED LANDSCAPE
4 MUGAs and a sports pitch have been provided, close to the spine road in the centre of the development. The gradients to the north and south of the features have been landscaped to allow users to be spectators over the pitches on green terraces in an outdoor amphitheatre style. This also lends to the informal use of a south facing gradient for summer months to include sunbathing and warmer micro-climate of a south facing slope. The area of landscape to the north on the south facing gradient includes a circular walk in the form of a mown footpath through an attractive wildflower meadow. This links parkland size and style native trees, an informal orchard and incidental informal natural play such as logs and boulders to traverse the steeper section of a gradient, further adding play value. Parkland benches are placed in specific positions to take advantage of views created within the POS and beyond the site boundary given the higher altitude of the site topography.



04 STRATEGIC WET LANDSCAPING - BIODIVERSE LANDSCAPES
The landscape design of the attenuation basins, drainage features and wetland will focus to be native in character with damp soil tolerant species including wet wildflower meadow, marginal and aquatic planting. The surrounding landscape will be defined by native trees and a native mix buffer planting. A variety of species for foraging, nesting and ecological benefits for a range of species of fauna. Other than access points for maintenance, native planting will enclose the wetland areas to provide a defensible boundary to the space and delineate the boundaries to discourage public access. This will be supported by an offset network of attractive wildflower meadow. Existing ground flora will be retained and enhanced for increased biodiversity for local fauna attracting invertebrates and small mammals. As part of the overall drainage strategy, open watercourses and ditches will be landscaped with appropriate species suitable for damp/wet soils and marginals for occasional long periods of the drier seasons.

05 STRATEGIC AMENITY LANDSCAPING - BIODIVERSE LANDSCAPES
The incidental open spaces of amenity will include a focus on biodiverse features and species. Enhancement through wildflower grassland creation and inclusion of Orchard style planting, will provide a transition space between the formal elements of the conveyed development and the informal strategic native landscaping on the boundaries of the site. Specimen large broad spreading canopy native trees will be proposed in public open spaces to create focal points in the landscape. Footpaths and mown paths will meander through these areas linking major landscape features such as the attenuation area, play area, sports pitch and pockets of amenity. They will be complimented with park benches and litter bins to maintain a litter free environment. Existing double hedgerow links will be retained and created into phase one and beyond the site boundary. Overall the proposed landscaping will significantly contribute towards the biodiversity of the site with native species and wildlife features.



06 STRATEGIC LANDSCAPING ON BOUNDARIES
Existing trees, hedgerows and vegetation on the site boundaries which are of suitable quality will be retained and enhanced as part of the landscape strategy. Existing vegetation will be reinforced by new strategic planting such as native trees shrubs and native buffer planting in linear belts. This additional planting will enhance the existing landscape context and aid the integration of the development of views from the wider landscape. The landscape setting near the woodland and existing wildflower on the southern boundaries of the site will be protected by a buffer of various types of planting and landscape typologies. The proposed vegetation will enhance the existing vegetation including the woodland to the south with a 25m buffer zone. Where possible, the planting should take place in advance of the internal development to enable time to establish ahead of construction. Carried out in the optimum season for establishment. Planting is proposed as native vegetation including a selective mix of canopy, buffer and native shrubs to provide year round amenity qualities as well as a positive contribution to biodiversity for the benefit of local wildlife. It will consist of whips planted at 3m centres, feathered trees, mixed native buffer shrubs, wildflower meadow, flowering lawns and neatly maintained amenity grass edge close to pedestrian routes such as the Tarmac footpath and vehicular routes. In narrow areas and where possible, native planting to the boundary of the site including Wildlife habitats will be improved with strategic planting, enhancing connectivity and ensuring a contribution to biodiversity. A continuous route of networked landscaping maintained on a rotational basis will ensure supply of suitable habitat and foraging availability. Existing links to the double hedge corridors will be maintained and enhanced where possible to ensure the active bat foraging routes are retained.

07 PLOT LANDSCAPING AND INCIDENTAL OPEN SPACE
The on-plot soft landscaping scheme shall comprise tree planting, native and ornamental species shrub planting and lawn areas. The size of nursery tree stock shall range from standard to extra heavy standard size and include a range of native and ornamental species suitable to the site conditions and selected to optimise wildlife benefit and potential for habitat creation. The landscaping around the proposed buildings will comprise of low evergreen hedges, semi evergreen shrubs to give year round presence, groundcover and trees to soften the built form, which also provide foraging source for invertebrates such as bees with flowering species for pollen collection. Large specimen shrubs chosen for their form, tone and texture will give an established appearance upon implementation. Flowering shrubs including fragrant shrubs, grasses and topiary planting providing a visual aid toward the access and egress points of the buildings.

08 ALLOTMENT PROVISION
Located on the spine road, an Allotment space has been proposed including a native hedge boundary. This helps to protect planting internally through shelter whilst not grossly overshadowing. It also enhances security measures with natural defensive planting which includes thorny species and provides a high biodiversity value with flowering and berry species for fauna to forage.



KEY TO MASTERPLAN

- Red Line Application Boundary
- Existing Soft Landscape
 - Existing Vegetation off site
 - Existing Vegetation on site or close to site boundary
 - Existing ground flora to be retained, maintained and managed
- Features
 - Areas of Play including natural play
 - Allotment bound by native hedge
 - MUGA, Multi Use Games Areas
- Proposed Soft Landscape
 - Ornamental Hedges
 - Native Buffer Mix, Tree Canopy, Sub Canopy
 - Adoptable Highway Grass Margin
 - Sports Pitch - In accordance with S106
 - Amenity Grass areas
 - Wildflower Grass between amenity and existing floral areas
 - Ornamental Planting and lawn on private frontages
 - Bulb Planting
 - Wildflower Meadow with mown paths
 - Wet Wildflower Meadow in Attenuations Features
 - Marginal and Aquatic Planting
 - Wildflower meadow adjacent to woodland on southern boundary
 - Native species bulbs planting under specimen focal Native Feature Tree
 - Native Planting screening to service elements
 - Mown Footpath
- Proposed Trees
 - Coniferous
 - Sub-dominant Trees
 - Parkland Large Canopy Native Trees
 - Orchard Trees
 - Avenue Trees
 - Parkland Smaller Canopy Native Trees
 - Ornamental Trees
 - Woodland edge planting including Native shrubs, Canopy and evergreen mix
- Proposed Amenity Hard Landscape
 - Tarmac Primary Road
 - Tarmac Pavements
 - Tarmac Footpaths linking green spaces
 - Secondary Roads
 - Tertiary/Private Roads
 - Parking Spaces - Tarmac
 - Visitor Spaces along spine road

REV A INITIALS DATE NOTES
AJW 22.10.21 Phase 2 Residential Parcel Included

JBA 20247 - Landscape General Infrastructure SK01

Client: Vista Homes - South West	Site: Bideford, Clovelly Road Phase 2
Drawn by: AJW	Date: October 2021
Scale: 1:1000 @ A0	Rev: -A

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