

Land on the west side of Cross Road, Deal

Application Ref 21/01822

Green Infrastructure
Vision Document 2022



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INTRODUCTION

The proposed development site is located on the south-western edge of Walmer (Deal). The proposal is for up to 140 new houses, accessed from Cross Road. The proposed housing will be set within a framework of 4.48ha of green infrastructure.

This document identifies the various types of green infrastructure and open spaces; describes their purpose; and, identifies the benefits that they will deliver. Whilst the application proposal is in outline, this document clearly sets out what is expected to be provided on the site to inform any future detailed applications

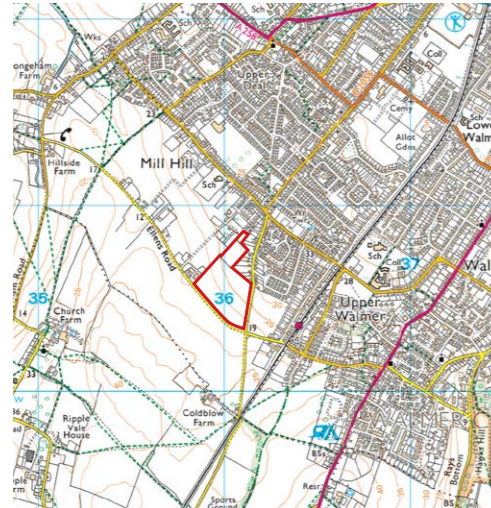


FIGURE 1:
SITE LOCATION
N.T.S

CONSTRAINTS & OPPORTUNITIES

A thorough analysis of the site has been carried out to understand the environmental constraints and opportunities associated with the proposed development.

KEY	
	Application Boundary: 8.71ha
	Existing Woodland Block
	Existing Hedgerows and Trees
	Contours (mAOD)
	Potential Vehicular Site Access
	Potential Pedestrian Connections
	Low Point of Site - Potential Location for SUDS
	Potential Buffer to the Woodland
	Proposed Extended Woodland and Orchard Planting
	Potential Native Hedgerow Boundary Planting
	Reptile Population Habitat Area
	Evidence of informal tracks through existing woodland
	Skylark Trail


















FIGURE 2:
CONSTRAINTS & OPPORTUNITIES PLAN
N.T.S

- There is currently no formal public access to the site. The proposed development will provide public access to a variety of different types of open space.
- The existing woodland is subject to fly tipping and anti-social behavior issues. The proposal represents an opportunity for improved management and stewardship of the woodland and to open it up for community use.
- Existing informal tracks through the woodland provide opportunities to create new footpath routes.
- New orchard planting could provide opportunities for food growing, education and recreation.
- The northern section of the site forms a habitat for an existing reptile population. There is an opportunity to create a formal habitat area that will enhance and protect the habitat value of the site in perpetuity, with new opportunities for education and contact with nature.

GREEN INFRASTRUCTURE CONCEPT

In order to inform the design of the green infrastructure associated with the proposed development, a Green Infrastructure Concept Plan has been developed. This has been guided by the key findings established through analysis of the site's constraints and opportunities as identified in the application documents.

KEY

-  Application Boundary: 8.71ha
-  Potential Vehicular Site Access
-  Potential Pedestrian Connections
-  Built Development
-  Amenity Open Space
-  Existing Woodland
-  Proposed Woodland
-  Woodland Buffer (10m)
-  Landscape Buffer (14m)
-  Attenuation Basins
-  Drainage Swales
-  Habitat Zone
-  Native Hedgerow Planting
-  Play Area
-  Community Orchard



The proposed development provides over 51% of the site area as Green Infrastructure, accessible open space and habitat provision. This includes a natural play area, amenity open space, existing retained woodland, new woodland planting, meadow / tussocky grassland forming a buffer to the woodland, a dedicated habitat area and sustainable urban drainage features (SUDs).

New open space created through the development will be available for use by the wider community on land over which there are currently no public rights of access.

The proposed development will deliver a substantial net gain in the biodiversity value of the site, compared with the existing situation, which significantly exceeds the emerging 10% net gain anticipated through the 2021 Environment Act.

OPEN SPACES

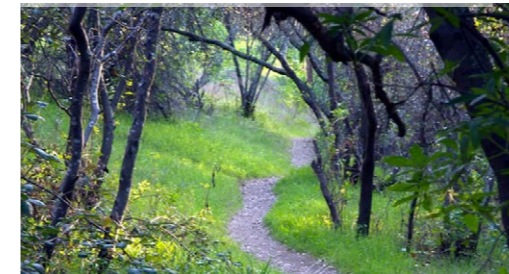
NATURAL PLAY AREA



WOODLAND BUFFER



COMMUNITY WOODLAND



REPTILE HABITAT ZONE



SUDS



AMENITY OPEN SPACE



COMMUNITY ORCHARD



OPEN SPACES

Natural Play

The proposed play space is focused on natural materials and play equipment that ties into the surrounding environment, reflective of the parkland-style open space. Natural play features encourage imaginative play such as climbing, balancing, group play and engagement with the environment. Children would be encouraged to experience the space in a non prescriptive manner and engage with nature and the surrounding landscape.



Amenity Open Space

The amenity open space includes an area of amenity grassland with both scattered individual trees and tree groups. This area provides an informal recreational space for all. Hedgerows with trees to the north of the amenity area help to define the public space from the residential area. Once the proposed planting has established it will help to soften views towards the built form from points in the wider landscape to the south.

Towards the woodland areas adjacent to the southern boundary, a more ecologically diverse grassland mixture with a more intermittent mowing regime provides a softer edge to the development. It provides opportunities for biodiversity, and a habitat for reptiles.



Reptile Habitat Zone

The habitat area to the north of the site allows for the retention and long-term protection of important reptile hibernacula, some ornamental native shrub and tree planting and would be seeded with a tussocky grass mix.

An informal mown footpath route through the area allows users and children to interact with the environment in a visual and sensory way. Information boards encourage people to enjoy the space responsibly, minimising effects on the reptile population. Proposed dwellings would front onto the space to provide natural surveillance, with an area of amenity grassland providing a buffer to the area, acting as a meeting place or a place for informal recreation.



OPEN SPACES

Community Woodland

The existing woodland along the south western boundary of the site measures approximately 2ha, it is relatively immature with groundcover / scrubby vegetation and evidence of informal footpath routes passing through at various points. There is evidence of fly-tipping and anti-social behaviour including fires which is detrimental to the area's amenity value and poses a risk to biodiversity.

The woodland has been identified as being Category 'C' generally due to a number of the trees being of compromised condition. Thinning out the woodland and bringing it into management would seek to remove the physiologically and structurally poor specimens to allow the healthier trees to further establish, which would increase the overall quality of the woodland in the long term. Utilising existing informal tracks to create new footpath routes through









the woodland will provide additional opportunities for recreation and contact with nature for the community. Using a natural bark woodchip surfacing minimises impacts on biodiversity along with keeping to the periphery. New native woodland planting in the southern corner of the site extends and connects the woodland to the wider landscape and softens the southern edge of the proposed built form.

A community orchard planted adjacent to the new native woodland also helps to contain the built form, and creates a subtle transition to the grassland of the open space. The orchard would be accessed by informal woodchip footpaths and provides opportunities for the community to gather fresh fruit and nuts. It also provides a space for learning, contact with nature and informal recreation for the existing and proposed community.

CONNECTIVITY

The proposed development will connect to the existing settlement edge of Deal at the north eastern corner of the site, where it meets Cross Road. There will be enhancements to the pavement adjacent to the site access to allow pedestrian connections to the wider landscape.

The proposed road network allows access through the built development to the areas of public open space throughout the site. A variety of different routes through the areas of greenspace provide a hierarchy of both formal and informal opportunities for pedestrians.

- KEY**
-  Application Boundary: 8.71ha
 -  Potential Vehicular Site Access
 -  Potential Pedestrian Connections
 -  Formal Hoggin Footpaths
 -  Natural Bark Woodchip Paths
 -  Informal Mown Routes
 -  Pedestrian Access through Built Development
 -  Skylark Trail



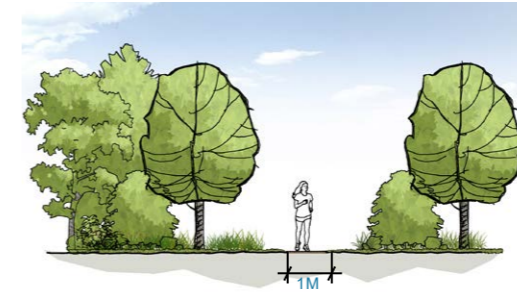
Hoggin Gravel Footpaths

The proposed formal footpaths through the open space would comprise a hoggin surface at approximately 1.8m wide. These paths will cater for a range of users including pedestrians, cyclists, wheelchair users and people with pushchairs. They will provide a good connection to Cross Road and the adjacent residential areas, and allows residents to access the variety of open space and recreational facilities throughout the site.



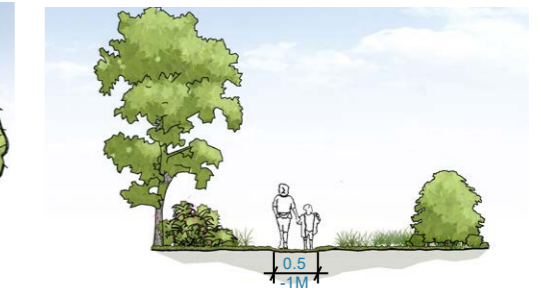
Woodland Walk

Natural bark woodchip footpaths through the existing and proposed woodland would be approximately 1m wide and offers access into the woodland. The paths would utilise existing informal paths through the wood which would minimise impacts on biodiversity including ground nesting birds. New routes would be kept to the periphery, meandering into the woodland around tree trunks in places for a more naturalistic feel. An appropriate management regime would be implemented as necessary to ensure the health and longevity of the wood.



Mown Routes

Through the habitat area, access is provided with a low-impact mown route through the space, which could be mown regular intervals through the year to avoid harm to the existing reptile population. Information boards along the route creates opportunities for education and interaction with nature, helping the community to understand about the various elements within the space such as the flora and fauna the space supports, reptile hibernacula, and encouraging people to keep to the routes and to keep dogs on leads.



CONNECTIVITY

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