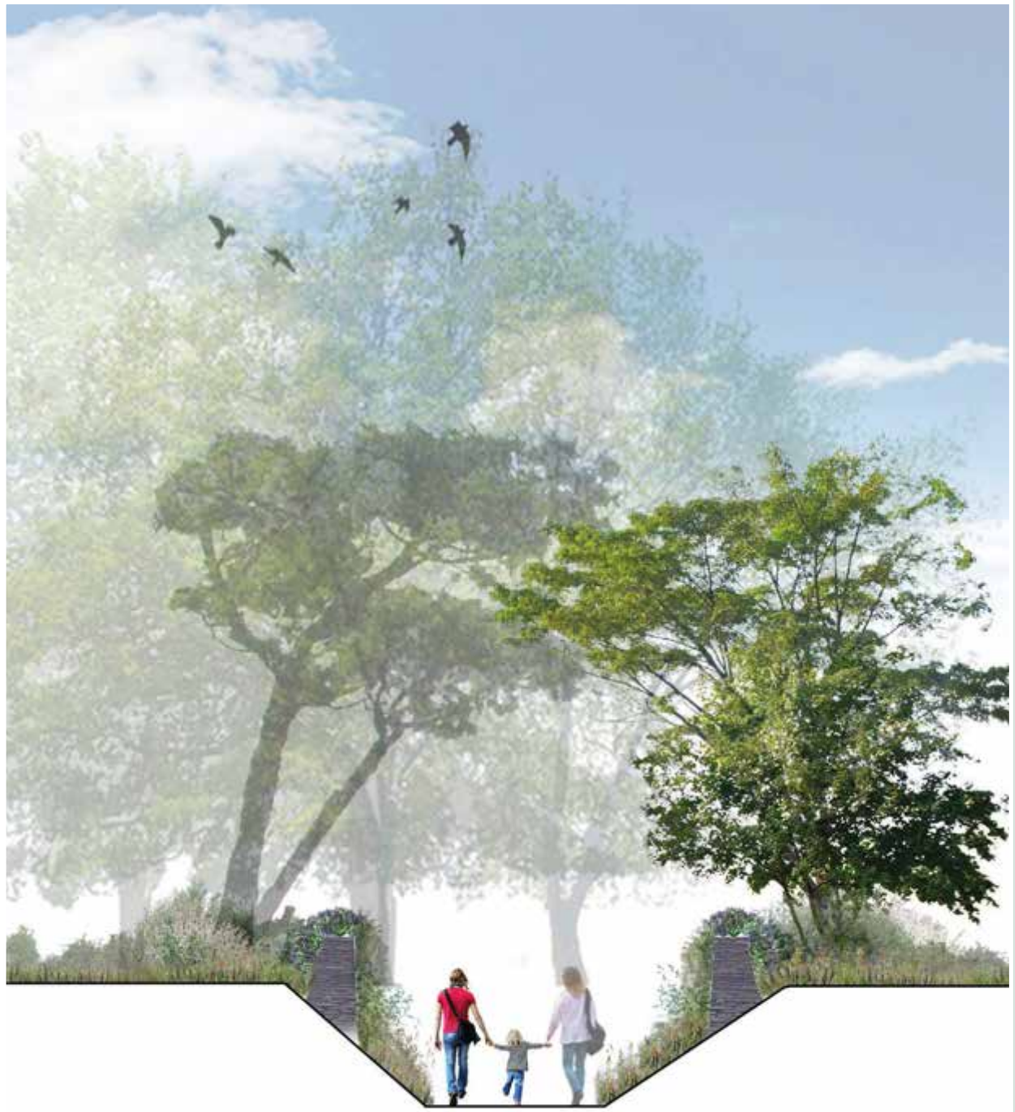


NANSLEDAN

GREEN INFRASTRUCTURE STRATEGY

DUCHY of CORNWALL

one and all · onen hag oll
CORNWALL COUNCIL

fabrik

D2587 DOC001
REV 02

March 2021

ISSUE SHEET

JOB NAME: NANSLEDAN, NEWQUAY
JOB NUMBER: D2587
CLIENT: DUCHY OF CORNWALL
REPORT NUMBER: D2587_DOC001

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
01	28/09/2020	ISSUED FOR PLANNING APPROVAL	JR	SG	AS
02	02/03/2021	ISSUED FOR FINAL LDO	JR	SG	AS

DUCHY *of* CORNWALL

CONTENTS

PROJECT NUMBER: D2587
VERSION: 02
VERSION DATE: March 2021
COMMENT: ISSUED FOR FINAL LDO

1.0 INTRODUCTION

This Green Infrastructure Strategy relates to land within, or originating from, Duchy of Cornwall Estate.

This proposal sees a new urban extension of approximately 3700 new homes and approximately 3700 jobs at Nansledan to the east of Newquay. It is to be a scheme that is an exemplar of sustainable development.

The site is irregular in shape and the habitat is mainly open fields with hedgerows with areas of scrub. This habitat type is typical of the slightly gravelly clay soil conditions. The site is level/ gently undulating in the east of the site, but slopes moderately down to the west/ northwest in central and western areas. The site comprises several grassed fields. The field boundaries are typically earth mounds and/ or cornish hedgerows. Mature deciduous trees border the far north of the site.

The overarching goal of the green infrastructure strategy is to determine the nature, location and timetable for delivery of site wide green infrastructure at the outset of the development process. This will ensure that the ongoing masterplanning design decisions taken on a phase by phase basis do not compromise the ultimate provision of fully integrated, comprehensive and sustainable green infrastructure (GI) that meets the needs of all future residents. For example, it will be important to ensure that there is sufficient formal outdoor recreation space within convenient walking distance for each development phase on completion.
A similar approach will be adopted for other GI components such as Sustainable Urban Drainage Systems (SuDS), public open space, street design and the incorporation of allotments and community orchards to encourage sustainable food production.

In order to achieve seamless integration of these green infrastructure components as the development proceeds, a unified design and implementation process will ensure that each element is not considered in isolation with the other. The aim will be to create virtuous circles within the development whereby each component fulfils more then one function, in support of the Duchy's sustainable vision.

THE WIDER CONTEXT

The green infrastructure strategy is cognisant of the site's contextual relationship with the existing town and its wider landscape setting.

The topography is strongly defined by the east-west orientation of the Chapel Stream valley, its flood plain and tributaries. The site slopes downwards towards the stream valley from the plateau on the ridge lines to the north-east and south. Long open views across the site are afforded from these elevated ridge lines. The land to the south of Gusti Vean slopes steeply towards the stream, as does the land to the south east of the railway line.

The majority of the site is divided into fields defined by perimeter hedgerows and Cornish hedges, with pockets of semi improved, marshy grassland. To the east of Quintrell Road the fields are mainly arable. To the west of the site, south of the stream adjacent to Trevenson Road, the fields retain a medieval strip pattern which form strong visual lines in the landscape.

Trees are a less common feature of the North Cornish landscape due to the strong winds and relatively poor ground conditions. Within the site, they occur sporadically in hedgerows and are predominantly Sessile Oak (Quercus petraea) and Hawthorn (Crataegus monogyna). A group of Monterey Pines (Pinus radiata) lies to the southern side of the site along the ridge line parallel with the A392 West Road. These are prominent 'landmark' trees which define the horizon when looking across the site from the north-east and north-west. Other significant tree groups include the copse at the head of the limestone spring to the eastern tributary of the Chapel Stream. Species alongside the Chapel Steam and its tributaries include Alder (Alnus glutinosa) and Willow (Salix caprea).

PURPOSE OF DOCUMENT

The purpose of this document is to consolidate and rationalise previous strategy documents into one single point of reference. This document will combine relevant elements of the water strategy, the food strategy and the pattern book as these form vital components within the green infrastructure approach.

VISION

The over arching vision for the proposed development of Nansledan is to create a new development which is grounded in Cornish culture, character and appearance so that it is in balance with its setting, of its place.

DELIVERY

This document sets out a considered approach on to how deliver the proposals through phasing. Each phase will be associated with important infrastructure, green space, community facilities and public amenity space responding to the growing population.

The site is divided into residential, non-residential and green infrastructure phases showing how the proposed development will be delivered over a number of years.

Delivering the vision will be through implementation of a multitude of elements which read as one character and harmonise with the local context. Careful consideration and locally informed built form architecture, materials used and native trees and plants for example are some of the small components that will matter in building the larger picture.

FIGURE 1.1 - SITE LOCATION PLAN

FIGURE 1.2 - LINKING GREEN AND BLUE INFRASTRUCTURE

2.0
GREEN INFRASTRUCTURE MASTERPLAN

Within the site, the green infrastructure will play a key role in creating a diverse and active environment for the local community. This will be achieved through providing a wide variety of functions within the green space and enhancing the existing landscape.

The plan opposite illustrates the different forms of Green Infrastructure that run throughout the Site and locations of play spaces that can be integrated within it. Different typologies create a layered and multifaceted landscape composition.

The green infrastructure will be the setting of the development and looks to create connectivity through the Site, expressed as a series of permeable and legible links, nodes and spaces.

These are further defined according to a hierarchy of primary, secondary and tertiary nodes and primary and secondary links connecting green spaces. Landmarks and features serve as orientating points within the landscape to encourage legibility. Routes between nodes draw users through and around the site.

SUSTAINABLE DESIGN PRINCIPLES

The aspiration to create a genuinely sustainable development informs every aspect of the proposed development. One of the key sustainable design principles is that consistent and integrated green infrastructure will serve to unify all other development components and play a major part in the creation of a genuinely sustainable development.

LANDSCAPE DESIGN STRATEGY

The design of both hard and soft landscape components will follow similar sustainable design principles to those for new buildings.
The materials palette will be restricted and emphasis will be placed upon the use of local materials with low embodied energy. The layout and design details will reflect the North Cornish vernacular and be timeless, robust, simple and understated.
Unnecessary clutter or variety of materials will be avoided.

Generally, the design of hard and soft landscape elements will be led by and integrated with the masterplan development layout.

DRAINAGE STRATEGY

The subsoil in most areas of the site allows for sustainable urban drainage systems (SuDS) to be installed and to function successfully.

The masterplan and drainage strategy has been developed in tandem with the ecology, recreation space and landscape strategies to create a fully integrated green infrastructure framework ensuring their functions are woven into the green infrastructure proposals.

The site wide drainage strategy broadly has two approaches. For areas of the Growth Area away from the Chapel Stream corridor where infiltration is sufficient, soakaways are located in carefully positioned areas of public open space.
Closer to the stream where the infiltration rates are not suitable for soakaways the surface water runoff will be dealt with by storage in ponds along the Chapel Stream green corridor.

Some attenuation maybe necessary within the development plots in underground attenuation. Where this occurs the tributaries could be used to convey surface water from the outfall of these attenuation facilities to the Chapel Stream.

It is envisaged that the conveyance of surface water to the ponds will be by a series of swales incorporated within the street layout where achievable as an integral part of the urban form.

PLANTING STRATEGY

Structural planting will generally be native species, reinforcing the local distinctiveness of the area. The planting palette includes species best suited to the challenging coastal and ground conditions and also includes edible fruit and nut trees.

These will be planted as street trees in accordance with the developments sustainable food strategy.

Within the Chapel Stream valley and other green corridors locally native tree and shrub species will be planted to maintain and enhance existing planting and foster wild life habitats. Locally sourced specimens will enhance the likelihood of successful plant establishment.

Advanced planting is to be considered to establish a contextually sensitive and sustainable landscape framework.

GREEN STREETS

The following aspirations have been set to achieve high quality streets that integrate with the existing town, the North Cornish context and the proposed green infrastructure components;

- The design of the public realm should incorporate attractive integrated elements that are distinctively North Cornish and which are inherently sustainable due to the use, as far as possible, of locally sourced materials. This strategy will also assist the local economy;
- Create a series of linked urban streets and green corridors that have a clearly defined role and function;
- Establish a clear hierarchy between different streets and spaces to establish a distinct urban character and define areas that are principally public or private;
- Provide a street hierarchy that is integrated with the green infrastructure strategy by the provision of clear, safe and attractive linked green corridors between the Chapel Stream valley and formal public recreation space;
- Create an environment that offers value for money and which can be managed and maintained effectively over time;

The site is traversed by a number of farm tracks and a public rights of way.

These include the track from Quintrell Road to Gusti Veor, the track running between the farmsteads of Gusti Veor and Gusti Vean, the access road to Gusti Vean from the road to Chapel and an east-west track that leads from Trevenson Road. The public right of way traverses the site from Gusti Vean in the south to the northern end of Quintrell Road.

RECREATION SPACE

The location and quality of formal recreation space will be achieved through a combination of the use of appropriate space within the masterplan, existing common land and the sharing of existing sports pitches with local schools outside the site area.

Refer to the fabrik play strategy document for further information on the approach to formal and informal play, types of play and requirements.

FIGURE 1.3 - GREEN INFRASTRUCTURE PLAN

2.0
GREEN INFRASTRUCTURE MASTERPLAN

OPEN SPACE PROVISION

The table and plan opposite shows the open space provision based on Cornwall Council's guidance on Open Space - *"Ope*is generated in accordance with the "Cornwall Site Allocations Development Plan Document (Allocations DPD) March 2017: Newquay".

Table NQ4 shows the open space space requirements for Newquay.

Open Space Provision - (based on 'Table NQ4: Newquay Open Space Requirement' within 'Cornwall Site Allocations Development Plan Document (Allocations DPD) March 2017. Newquay')				
Open Space Typology	Area requirement m2 (per dwelling)	Required Area m2 (Based on 3700 dwellings)	Proposed Area m2	Difference m2
1. Park, amenity	9.46	35,002	105,127	70,125
2. Natural Space	5.26	19,462	300,455	280,993
2. Natural Space - Orchards			44,671	
2. Natural Space - SANGs			676,969	
3. Public Sport	22.63	83,731	91,953	8,222
4. Children's Equipped Play	1.39	5,143	5968	825
5. Teen Provision	0.45	1,665	2,420	755
			Note: Approx 586m^2 of proposed total area for teen provision is Sports Centre provision. This includes: GYM, Sports hall, Squash Courts and Climbing Wall	
6. Allotments	3.46	12,802	48,757	35955
TOTAL AREA	42.64	157,805	1,276,320	

FIGURE 1.4 - OPEN SPACE PROVISION TABLE

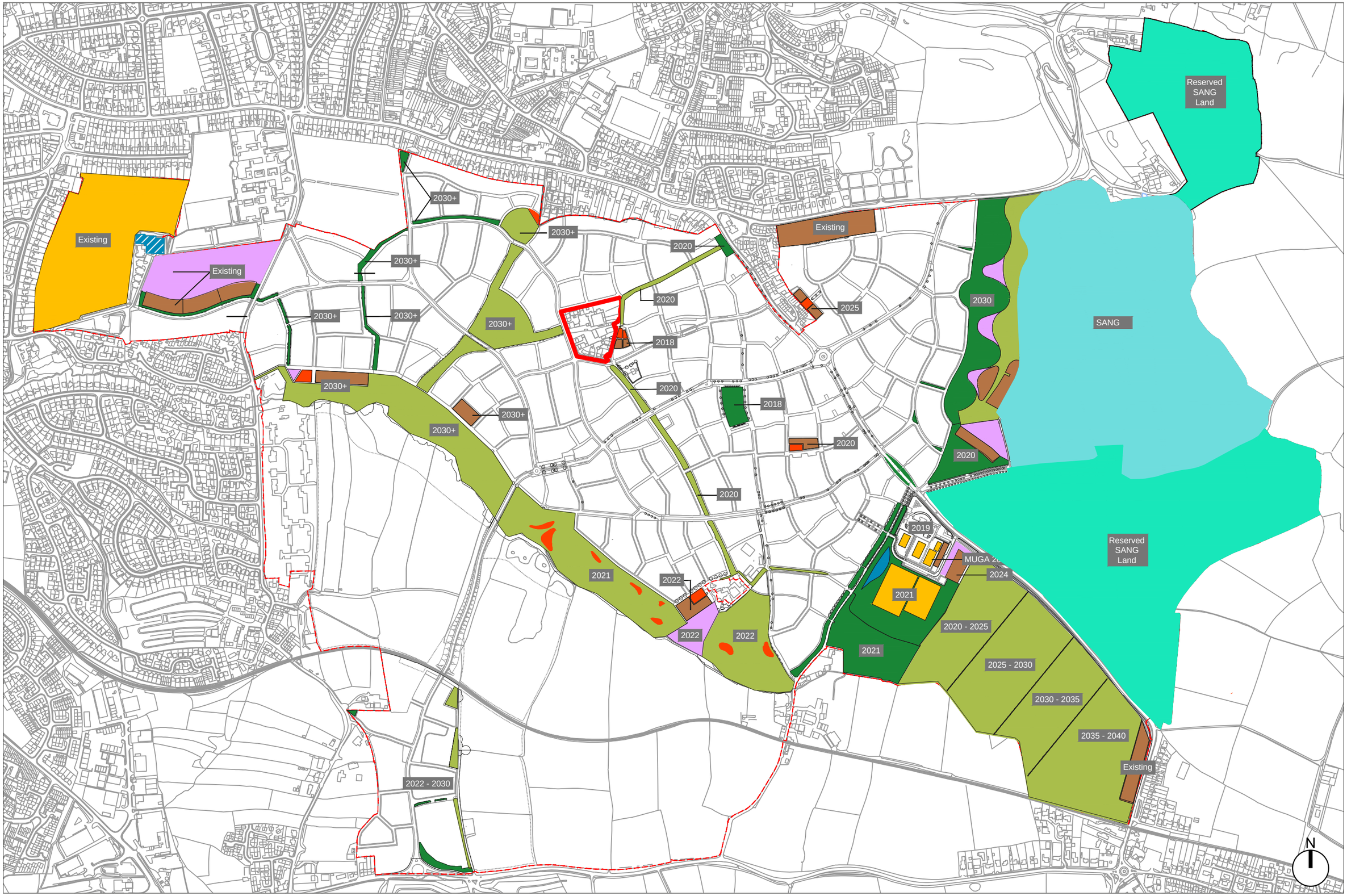


FIGURE 1.5 - OPEN SPACE TYPOLOGIES DIAGRAM

2.0
GREEN INFRASTRUCTURE MASTERPLAN

TREE STRATEGY

Tree planting within the proposed development will be key in visually determining primary, secondary and tertiary routes.

The trees, along with the types of hard materials used, will be vital in communicating the type of route and in changing the character and types of use.

Street trees will also be used to introduce or disperse the character areas such as allotment or orchards and pull the character through the street.

PRIMARY ROUTE

Tree planting at regular intervals will create a visually striking street scene to all users. Tree planting will also be carried out at key junctions along the primary routes.

These routes will also be planted with hedging offering a buffer zone between pedestrians and vehicles where appropriate.

SECONDARY ROUTE

Tree planting at regular intervals and in small groups with fastigiate or columnar varieties where there are breaks in-between the planting along the route.

Tree planting again will be carried out at key junctions. These routes will also be planted with hedging where appropriate.

TERTIARY ROUTE

Smaller scale tree planting focusing on Fruit tree planting along the route. Where walling allows espalier trees will be trained.

These areas will be also be planted with seasonal shrub planting and ground cover.

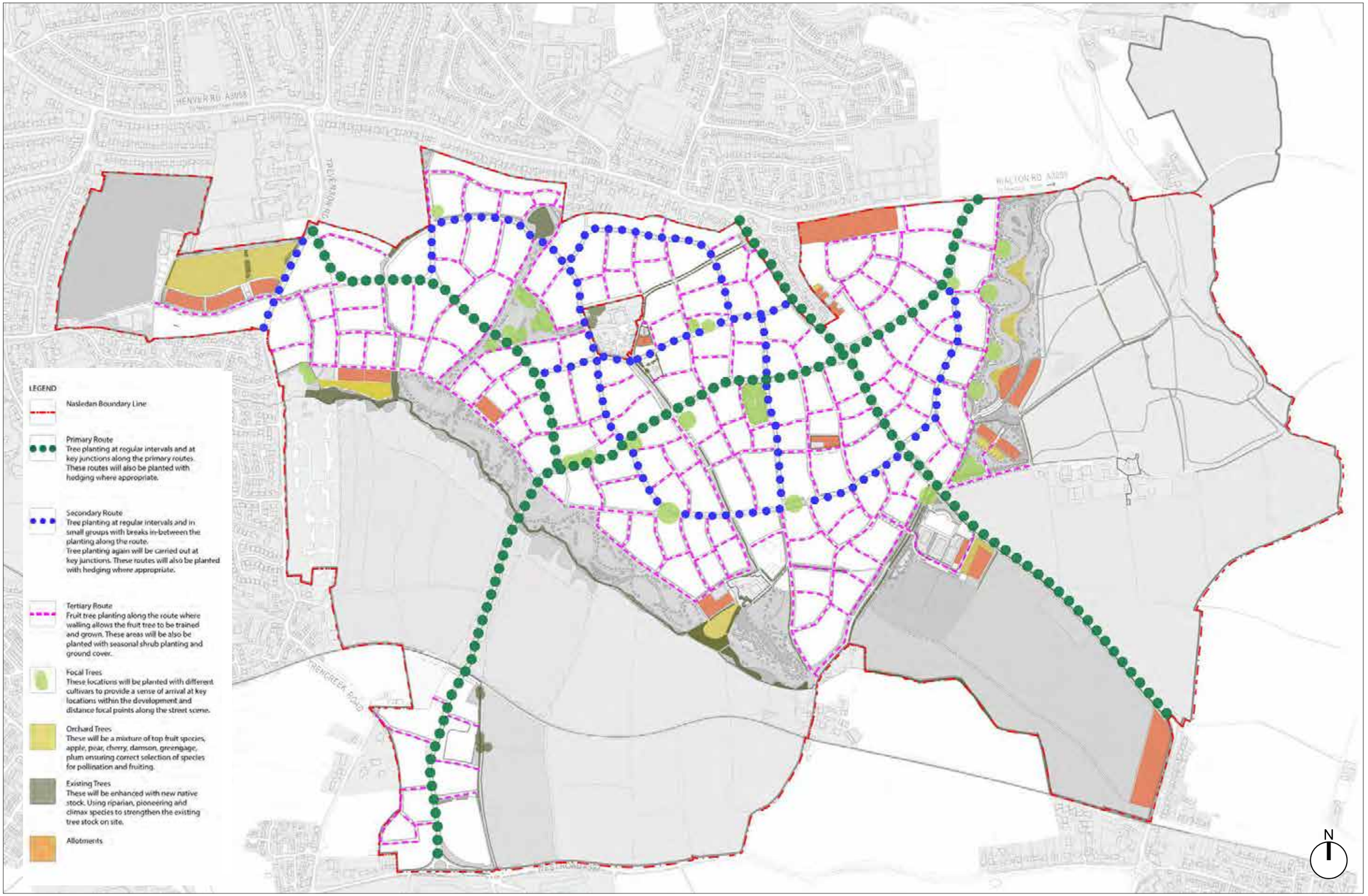


FIGURE 1.6 - TREE STRATEGY PLAN

2.0
GREEN INFRASTRUCTURE MASTERPLAN

STREET HIERARCHY TREE STRATEGY

The proposed tree planting strategy visually informs the type of streetscape to the user. The tree strategy is key in defining the types of tree forms, scale and user interaction, which in turn defines the usability and comfort of the streets.

PRIMARY ROUTES

The use of larger scale trees places in a uniform avenue running either side of a central carriageway. A soft verge with planting would offer a buffer between the main access route and pedestrian paths and cycle ways. generous frontages to the private dwellings would offer another layer for the residents.

SECONDARY ROUTES

A smaller scale of tree compared with Primary routes will offer a noticeable visual definition. Depending on the street arrangement a planted verge to both or one side separating the pedestrian paths from the main carriageway. Tree planting will still form an avenue, but staggered and able to accommodate street parking and any traffic calming.

TERTIARY ROUTES

The smallest scale of tree planting. Trees will be more informally places along the street, incorporated into traffic calming along with wider landscaped verges.

Areas of planting at key junctions will allow for community planting and allotment type planting as well as fruit trees. Espalier trees will be placed where walling allows.

FIGURE 1.7 - PRIMARY STREET

FIGURE 1.8 - TYPICAL PRIMARY STREET VISION

FIGURE 1.9 - SECONDARY STREET

FIGURE 1.10 - TYPICAL SECONDARY STREET VISION

FIGURE 1.11 - TERTIARY STREET

FIGURE 1.12 - TYPICAL TERTIARY STREET VISION

2.0

GREEN INFRASTRUCTURE MASTERPLAN

URBAN FOOD STRATEGY

The 'Food Strategy' is a stand alone document which is one component of the broader Sustainability Strategy for Nansledan.

Food issues have been considered from a strategic level since the initial outline planning application. The reason for initiating a Sustainable Food Strategy was due to the Duchy of Cornwall considering food to be an essential component of a sustainable lifestyle. Additionally, effort should be made during the planning process to ensure that facilities are provided within the new development to make sustainable lifestyle choices easier for the inhabitants of Newquay.

The scale of proposed new growth area means that it can also provide a catalyst for change within the broader Newquay area. Integrating healthy and sustainable food considerations into the proposed development could make a significant contribution to meeting the objectives of the development's Sustainability Strategy.

ASPIRATIONS

It is proposed that the Food Strategy for the Nansledan development should have five over arching objectives, namely:

- To reduce the negative environmental impacts of food
- To improve residents' health through food
- To support a vibrant food economy
- To celebrate and promote Cornish food culture
- To strengthen the foundations of Newquay's food security.

DEVELOPMENT OF A NEWQUAY FOOD STRATEGY PARTNERSHIP

The Food Strategy should be developed in such a way that local stakeholders feel ownership of, and accountability for, the strategy and its implementation. It should also be financially independent, ideally with a range of funding sources to ensure that the wide range of social, environmental and health objectives are represented and championed.

ALLOTMENTS WITHIN NANSLEDAN

Walled allotments that fall within a 400 metres or 5 minute walk from any given house will be provided.

Their location will be correlated with LEAPs (Local Equipped Area of Play) to provide an attractive, practical and integrated community recreation facility that is family friendly and will encourage the production of food locally. This approach is in accordance with the developments sustainable food production strategy.

The design of allotments will vary according to location. There will, however, be some typical standard layout arrangements and facilities specifications which will apply to all allotments A number of locations for allotments will be combined with community gardens and LEAPs making them part of the destination space and encouraging use.

The planting palette includes edible fruit and nut trees to accord with the developments sustainable food production strategy.

EDIBLE STREETS WITHIN NANSLEDAN

Edible streets is the idea of allotments spreading out into the residential streets, allowing people to access edible species such as fruit trees and herbs.

The strategy aims to encourage people to use the surrounding landscape for more than just visual amenity, engaging with their surroundings and encouraging edible planting in the wider street scene.

HEALTHY LIVING

Community gardens and squares are distributed throughout the development layout to provide convenient and appropriately located outdoor public recreation space, correlated with the location of walled allotments, Local Areas for Play (LAPs) and Locally Equipped Areas for Play (LEAPs).

SETTING / CORNISH VERNACULAR

The simple design principle of a landscape materials palette being restricted, and with emphasis being placed upon the use of local materials, will reinforce the sense of place and setting of the proposed development.

These set of design rules will then be applied over the multiple phasing of the masterplan and will ultimately ensure the reflection of the North Cornish vernacular whilst being timeless, robust, simple and understated.

The proposed development should pick up on local elements to ground the site and reinforce its sense of locality and identity. This will be achieved through the use of local material natural and man made forms such as low walls, local types of hedging (Curvy Wavy / Crinkle Crankle / “Jack and Jill”), local stone and natural features.

The design of community and public spaces will reflect the North Cornish urban vernacular.

The proposed planting palette draws its inspiration from native species that are suitable for both urban and coastal planting.

A relatively restricted palette of trees, shrubs and herbaceous plants has been selected in order to provide a distinctive local character that is proven to be well suited to the strong winds and poor soil conditions.

Where appropriate, existing Cornish hedges and other features will be retained to not only provide habitat mitigation but also to enhance local distinctiveness.

3.0

PROPOSED PHASING MASTERPLAN

Phasing looks to deliver the masterplan in a considered way to deliver the underpinning green infrastructure strategy and house numbers.

The phasing will be important in order to provide the associated public realm, formal green space, dedicated play or allotments with the associated development phase, but to also look ahead at those provisions important to the next / adjacent phase. This strategy will ensure that public amenity is delivered when required as the masterplan evolves.

The plan opposite illustrates which green infrastructure amenities are to be provided with each proposed phase.

The SANG provides an exciting opportunity for public open amenity space to the east which will connect out into the wider publicly accessible infrastructure around Newquay.

The Chapel Wetlands will further provide public amenity space and providing a green link running east to west of Nansledan.

SANG DELIVERY

The proposed SANG at Nansledan is a unique project that aims to resuscitate over 30 ha of the Cornish countryside; to pump-prime it with new wildlife and aesthetic beauty and make it accessible to local people for recreation, enjoyment and education. The SANG will be delivered in two phases, the first covering 30 ha.

A network of new paths will be delivered to provide local people a range of routes around the features of interest. The wetter area will benefit from a section of boardwalk and a viewing platform to enable visitors to watch wetland birds in the fen. A wildlife tower and bird hide will also be constructed to give people the opportunity to catch a glimpse of species such as Barn Owl.

Like many other nature reserves, the site will be managed by a low intensity seasonal conservation grazing regime by a small number of traditional breed beef cattle. In time, it is proposed to organise volunteer conservation events and possibly run courses on traditional countryside crafts, natural history and food production reconnecting people with their own natural environment.

FIGURE 1.13 - GREEN INFRASTRUCTURE PLAN

4.0
CHARACTER AREAS

4.1 SPORTS PITCHES

The sports pitches are located to the east and west of the Site and provide areas of formal recreation for the local community. In the eastern area large amphitheatre seating will be incorporated providing space for spectators to congregate and view the sports. This will be played on pitches set into the localised topography and meeting Sport England standards. Additionally, the pitches of the new primary school will be shared with the community.

There will also be more informal tracks and paths that can be used for training and warmup routines.

To the west, the community will use the pitches at the leisure centre.

FIGURE 1.14 - CHARACTER AREA LOCATION PLAN - SPORTS PITCH

FIGURE 1.15 - CHARACTER AREA PLAN - SPORTS PITCHES (EAST)

4.0
CHARACTER AREAS

4.1 SPORTS PITCHES

The sports pitches will be set into their immediate landscape context through well considered ground re-profiling.

There will additionally be improvements to adjacent access. Adjacent to the avenue, the proposals will be to see a path between two Cornish hedges under the maturing trees.

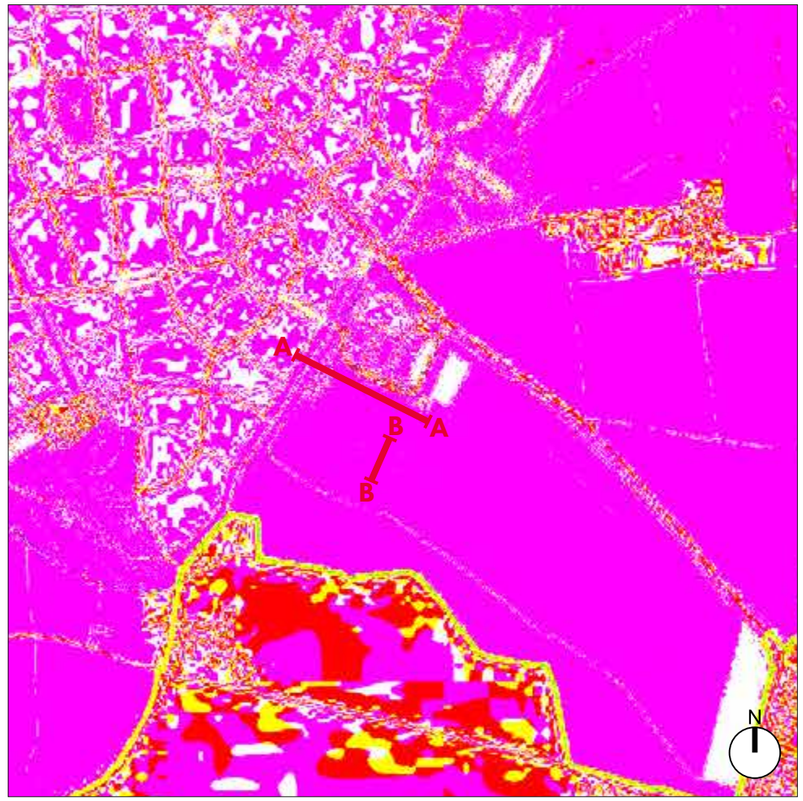


FIGURE 1.16 - SECTION LOCATION PLAN - SPORTS PITCHES

BUILT FORM | PATH | MOUNDED BANK OF WILDFLOWER AND TREE PLANTING | CORNISH HEDGE | ROAD | WIDE VERGE WITH TREE PLANTING | CORNISH HEDGE | FOOTPATH | CORNISH HEDGE TREE PLANTING BEHIND HEDGEROW | PLAY AREA WITHIN SCHOOL GROUNDS

SECTION AA - RESIDENTIAL DEVELOPMENT THROUGH TO DEDICATED PLAY AREA, SPORTS PITCH AND INFORMAL OPEN SPACE

SPORTS PITCH | LONGER GRASS AND TREE PLANTED BOUNDARY TO SPORTS PITCHES | STEPPED AMPHITHEATRE WITH TREE PLANTING AND INFORMAL PATHS | MEADOW GRASS AND TREE PLANTING

SECTION BB - SOUTHERN BOUNDARY THROUGH SPORTS PITCH AND AMPHITHEATRE

MEADOW GRASS | SPORTS PITCH | INFORMAL OPEN SPACE KICKABOUT AREA

4.0
PROPOSED CHARACTER AREA PLANTING PALETTE

4.1 SPORTS PITCHES

The sports pitch area includes the following:

Amphitheatre seating area
- Amenity grass
- Meadow grass
- Native bulb mix
- Shrub
- Ornamental grasses
- Wild flower herbaceous

Informal paths
- Amenity Grass

Boundary treatment
- Native hedge mix / Cornish hedges

Trees
- Ornamental small / medium / large trees
- Native Trees

Plant List

Crataegus monogyna	Hawthorn
Quercus robur -	Common English Oak
Sorbus x intermedia	Rowan
Acer campestre	Field Maple

Not Shown

Quercus petraea	Sessile Oak
Sambucus nigra	Elder
Corylus avellana	Hazel
Ilex auifolium	Holly

Prunus Merry Weather
Pinus sylvestris

Alnus glutinosa Alder
Betula pendular

Fagus sylvatica Beech Hedge
Mixed Native Hedge RSPB
Long Grass Margin -
Wild Flower Meadow

Mown paths through meadow mix
Play inspired through Grass mound
Playing Pitched
High Fencing and pitches

4.0
CHARACTER AREAS

4.2 EASTERN TRIBUTARY

The eastern tributary will provide a main connecting route and a key role within the green street integrated approach. This link between Chapel Stream Valley is a prime setting for areas of formal and informal recreation.

The routes through this space will create a diverse pedestrian network with crossing points consisting of timber bridges and more informal routes offering opportunities for play.

The eastern tributary will also provide a valuable ecological corridor and refuge for wildlife.

FIGURE 1.17 - CHARACTER AREA LOCATION PLAN - EASTERN TRIBUTARY

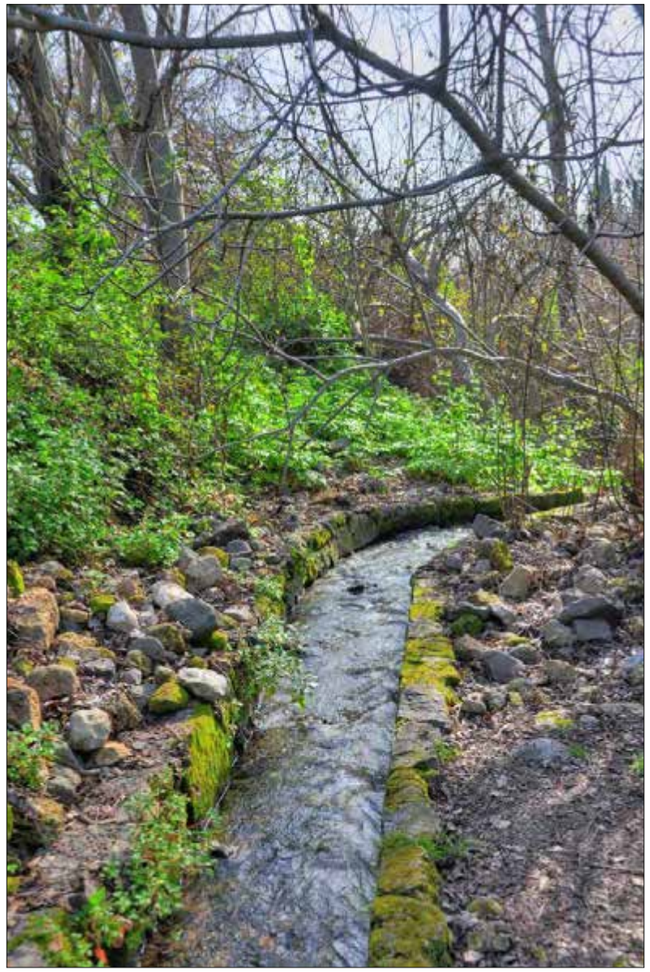


FIGURE 1.18 - CHARACTER AREA PLAN - EASTERN TRIBUTARY

4.0
CHARACTER AREAS

4.2 EASTERN TRIBUTARY

The intimacy of this area will be detailed. The stream and its margins will be set into the emerging built context. Water will be a blue thread running through the space, enjoyed by the community and the inherent ecology.

To the east and Kosti Veur the old farm lanes will be celebrated and enhanced, an injection of Cornish idenity and sence of place.

FIGURE 1.19 - SECTION LOCATION PLAN - EASTERN TRIBUTARY

SECTION AA - FOOTPATH LINK THROUGH EASTERN TRIBUTARY STREETSCAPE

SECTION BB - FOOTPATH LINK THROUGH KOSTI VEUR DEVELOPMENT PARCEL

SECTION CC - EASTERN TRIBUTARY AND ATTENUATION BASIN

4.0

PROPOSED CHARACTER AREA PLANTING PALETTE

4.2 EASTERN TRIBUTARY

The eastern tributary area includes the following:

Formal Recreation Planting

- Ornamental grasses
- Shrubs
- Herbaceous
- Herbs

Informal Recreation Planting

- Native Aquatic
- Native Marginal
- Shrubs
- Herbaceous
- Herbs

Trees

- Ornamental small / medium / large trees
- Native Trees
- Top Fruit




Plant List

Calamagrsostis ‘Karl Foerster’
Salix alba
Salix leaf
Riverside walk




Ranunculus flammula
Cirsium palustre
Generic planting
Carex riparia




Primula vulgaris
Pulmonaria ‘Sissinghurst white’
Narcissus psuedonarcissus
Silene dioica




Salix viminalis
Corylus avellana
Crataegus monogyna
Hyacinthoides non-scripta




Corylus avellana fruit
Prunus avium
Prunus spinosa
Quercus robur

4.0

CHARACTER AREAS

4.3 CHAPEL WETLANDS

The lower valley consists of an area of open space that will contain various SuDS features. This linear piece of green infrastructure will run along adjacent to the river at the bottom of the valley providing opportunities for both recreation and enhancing habitats for wildlife.

FIGURE 1.20 - CHARACTER AREA LOCATION PLAN - LOWER VALLEY

FIGURE 1.21 - CHARACTER AREA PLAN - CHAPEL WETLANDS

4.0
CHARACTER AREAS

4.3 CHAPEL WETLANDS

Hydrological solutions will work in conjunction with landscape and ecological aspirations. This stream will be a natural place linking the east west axis of the new community.

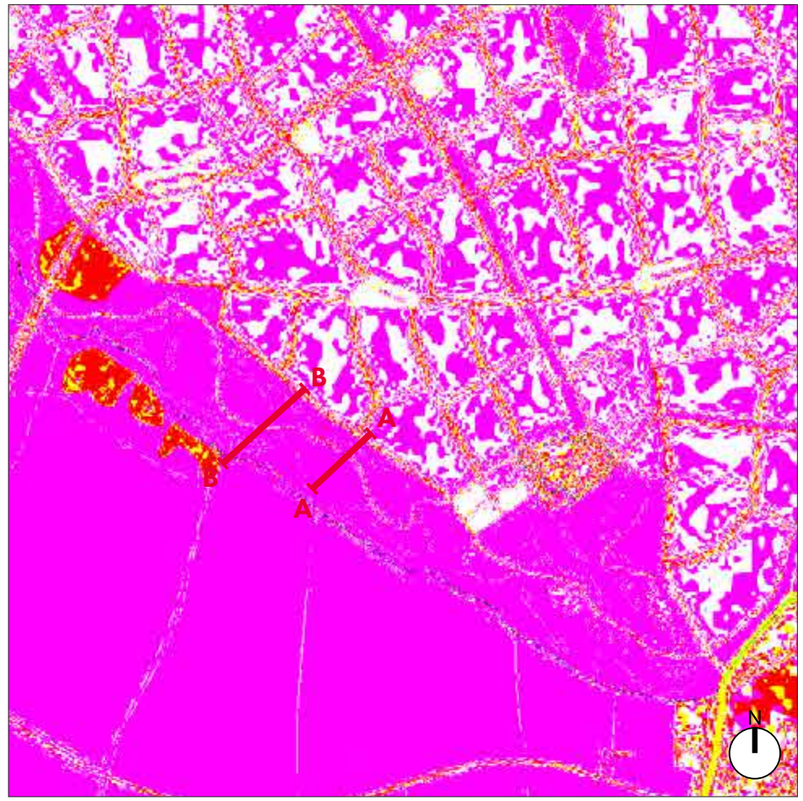


FIGURE 1.22 - SECTION LOCATION PLAN - CHAPEL WETLANDS

SECTION AA - FOOTPATH LINK THROUGH CHAPEL WETLANDS

SECTION BB - FOOTPATH LINK THROUGH CHAPEL WETLANDS

CHAPEL WETLANDS PERSPECTIVE

4.0
PROPOSED CHARACTER AREA PLANTING PALETTE

4.3 CHAPEL WETLANDS

Chapel Stream area includes the following:

Open Space SuDS
- Native
- Marginal Planting
- Aquatic Planting
- Native Surb Planting
- Herbaceous
- Herbs

Informal Recreation Planting
- Shrubs
- Herbaceous
- Herbs

Paths
- Meadow Grass




Plant List

Herbaceous

Tiarella ‘Spring Symphony’
Eryngium giganteum
Bergenia ‘Bressingham White’
Pulmonaria ‘Sissinghurst White’




Achillea ‘Cloth of Gold’
Euphorbia am’ v‘ robbiae
Rudbeckia Goldstrum
Verbascum sp.




Achillea ‘Terracota’
Euphorbia
Kniphofia
Alchemilla mollis




Echinacea purpuea ‘Magnus’
Geranium phaeum
Anemone Hadspun Abundance
Astrantia maxima




Salvia nemerosa
Salvia off’ purpurescens
Penstemon ‘Sour Grapes’
Heuchera ‘Palace Purple’

4.0
CHARACTER AREAS

4.4 ALLOTMENTS

The Allotments aim to create a focal point for activities to encourage people of all ages to interact, connect and strengthening the sense of community.

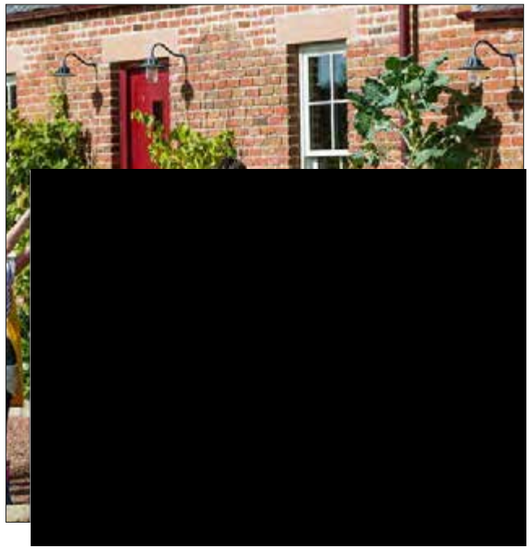
The allotments will respond to the surrounding context of the Site, with continued use of native planting from the surrounding areas pulled in to provide a seamless transition from one area to another.

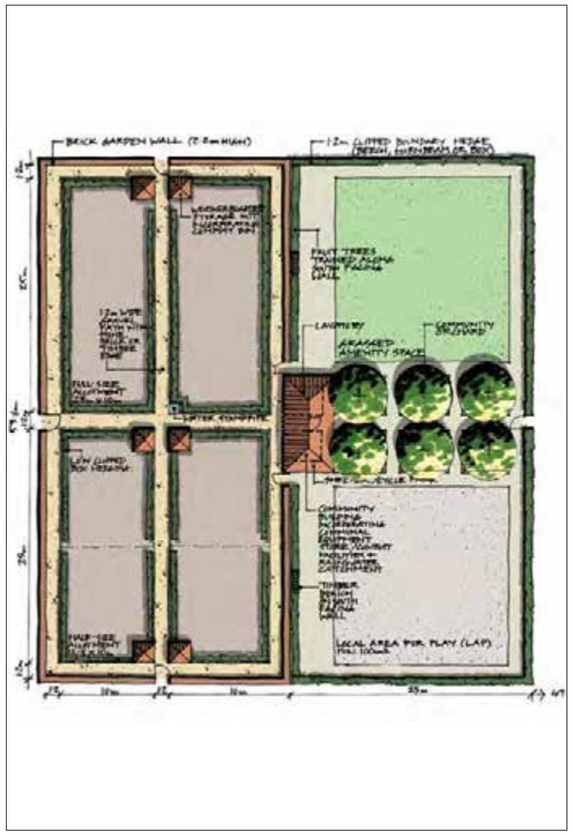
Native tree and shrub planting to the boundary of the site assists in providing a visual separation between the proposed development to the south and the allotments.

Although the primary purpose of allotment sites is to grow food, they offer many other benefits and their contribution to supporting wildlife in urban areas is significant. Furthermore they assist to help reach BAP (Biodiversity Action Plan) targets within the local area.

FIGURE 1.23 - CHARACTER AREA LOCATION PLAN - ALLOTMENTS

FIGURE 1.24 - TYPICAL DUCHY OF CORNWALL ALLOTMENT VISUAL (REFER TO ADAM ARCHITECTURE DOCUMENT 'ALLOTMENTS - SUPPLEMENTARY DESIGN BRIEF' - DEC2010 - PAGE 20





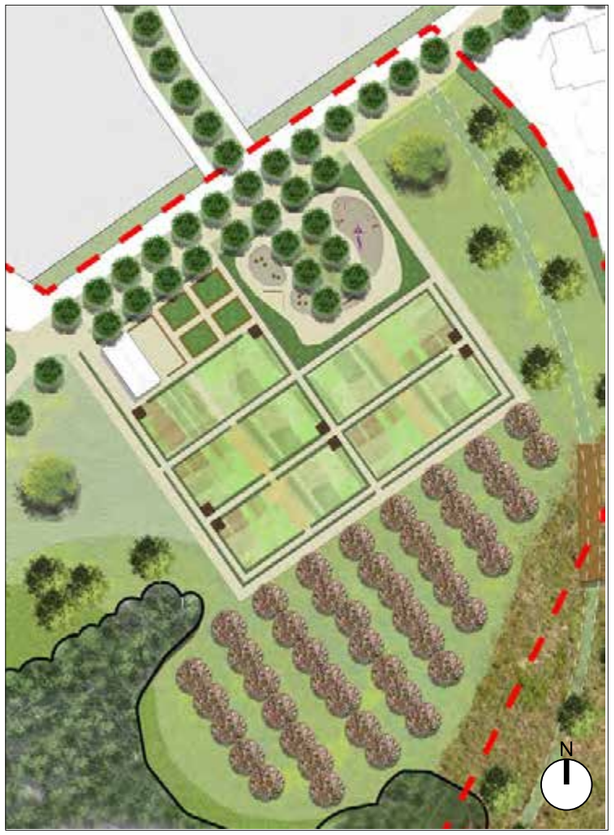


FIGURE 1.25 - TYPICAL DUCHY OF CORNWALL ALLOTMENT LAYOUT WITHIN A CENTRAL GARDEN SQUARE (REFER TO ADAM ARCHITECTURE DOCUMENT 'ALLOTMENTS - SUPPLEMENTARY DESIGN BRIEF' - DEC2010 - PAGE 19 AND 22

4.0
CHARACTER AREAS

4.4 ALLOTMENTS

Allotments may be enclosed by Cornish Hedges, arrival announced by feature which reflects rural context and spaces subdivided to allow a variety of functions; growing, resting, playing.

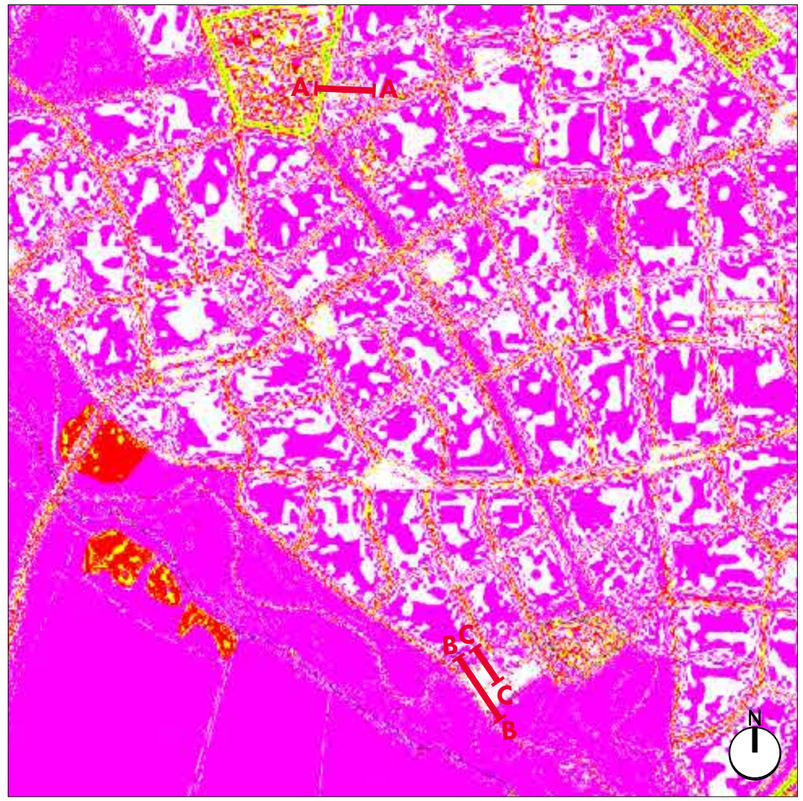


FIGURE 1.26 - SECTION LOCATION PLAN - ALLOTMENTS

SECTION AA - THROUGH ALLOTMENT

SECTION BB - THROUGH ALLOTMENT

SECTION CC - DETAIL THROUGH ALLOTMENT PLAY AREA

4.0

PROPOSED CHARACTER AREA PLANTING PALETTE

4.4 ALLOTMENTS

Allotment area includes the following:

Open Space

Informal Planting
- Shrubs
- Herbaceous
- Herbs

Paths
- Meadow Grass
- Mown Grass Paths & Coridor

Boundary Treatment
- Native Hedge Mix

Trees
- Native
- Ornamental small / medium / large trees
- Top Fruit
- Soft Fruit

Hedge
- Formal hedge to define boundaries

Plant List

Raised beds of treated timber & wheelchair accessibility
Edged low beds using willow and cornus

Wildflower areas aid pollination and ecological balance
Long grasses and mown paths through retain the corridors for wildlife whilst allowing access to the garden.

Hedges are important to offer habitat nectar and shelter for the wildlife and filter the wind aiding pollination.
RSPB selected mixed native hedge palette

Willow hedge planted to create a visual barrier and a living hedge.

Surrounding fruit trees predominantly will again support the wildlife for healthy, sustainable and productive allotments.

4.0

CHARACTER AREAS

4.5 ORCHARDS

The Orchards aim to encourage people of all ages to interact and connect, strengthening the sense of community and creating a focal point for community activities.

The Orchards are primarily a green haven in which to relax and wind-down. They will accommodate a collection of fruit trees planted among a wildflower meadow mix with groups of daffodils reflecting local farming practice across Cornwall.

FIGURE 1.27 - CHARACTER AREA LOCATION PLAN - ORCHARDS

FIGURE 1.28 - CHARACTER AREA PLAN - ORCHARD WITH WOODLAND PASTURE