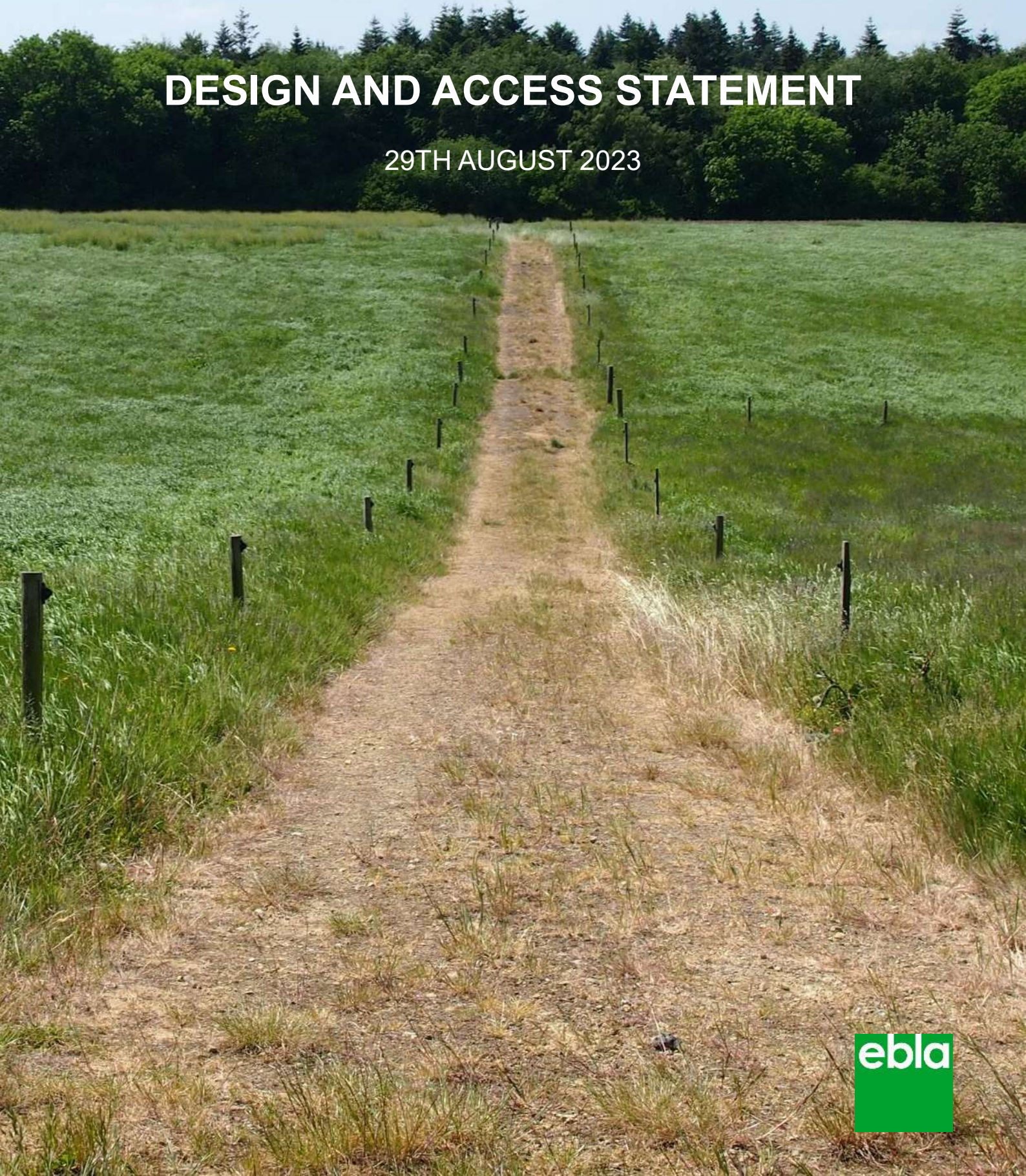


EASTLEIGH BOROUGH COUNCIL

STOKE PARK FARM SUITABLE ALTERNATIVE NATURAL GREENSPACE

DESIGN AND ACCESS STATEMENT

29TH AUGUST 2023



Stoke Park Farm Suitable Alternative Natural Greenspace

Design & Access Statement

29th August 2023

Notice

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1.0 Introduction

- 1.1 Eamonn Byrne Landscape Architects Ltd. (EBLA) have been appointed by Eastleigh Borough Council to undertake the design of Stoke Park Farm Suitable Alternative Natural Greenspace (SANG) outside Bishopstoke, Eastleigh, Hampshire.



Figure 1. Stoke Park Farm, viewed from the existing agricultural track within the site.

- 1.2 This report presents the design rationale behind the proposed SANG and explains the specific design objectives that will guide the design development.
- 1.3 This Design and Access Statement should be read in conjunction with the following drawings included in the planning application:
- Location Plan 23036-CO-LP-0-03
 - Site Boundary Plan 23036-CO-LP-0-02
 - Site Plan 23036-CO-LP-1-01
 - Site Plan (North) 23036-CO-LP-1-02
 - Site Plan (South) 23036-CO-LP-1-03
 - Sections drawing 23036-CO-LD-1-01

2.0 Site Context

The Site

- 2.1 Stoke Park Farm is located approximately 1 mile from the centre of Bishopstoke in the borough of Eastleigh, Hampshire, a few miles north of Southampton. The western edge of the South Downs National Park lies approximately 1.5 miles to the north and east; whilst the New Forest National Park is situated 10 miles to the west.
- 2.2 The site comprises two components: an area of farmland approximately 19ha in size and the part of Sewall Drive between the recently constructed Stoke Park Farm estate and the farm gate into the main part of the site. As part of the proposals, the former is to be designated as 'Suitable Alternative Natural Greenspace' (SANG). This area is currently agricultural in use, comprising managed grassland, surfaced farm tracks and a belt of trees occupying a shallow ravine holding a small area of open water. The land surface within the SANG area is gently undulating, with a single high point in the south-east of the site, falling to the northern, western and southern boundaries. The Sewall Drive part of the site is public highway comprising a single-lane road passing alternately between hedgebanks and ditches. This road serves the Hampshire Carp Hatcheries facility as well as the Stoke Park Farm complex comprising dwellings and small rural businesses.
- 2.3 The Forestry Commission owned Stoke Park Wood forms the boundaries to the immediate west and south of the site. Farmland lies to the immediate east and north, with woodland a little farther to the east. The northern boundary is formed by an existing hedgerow and tree belt. However, the eastern boundary runs across open fields within Stoke Park Farm, although this is close to and parallel with the field boundary in the southern part of the site. The farm complex itself lies outside of the site, immediately to the north-east.
- 2.4 Both Stoke Park Wood and Upperbarn Copse, which lies approximately 80m east of the site, are designated as ancient woodland. The River Itchen flows north to south just under 1km west of the site, with a smaller tributary flowing north-east to south-west approximately 170m north of the site.

Site Survey

- 2.5 Fieldwork studies were undertaken in May 2023 to assess the existing site conditions and to identify the scope for meeting the requirements of a SANG, as well as wider opportunities for enhancing the environment. A detailed topographical survey of the site was made available by Eastleigh Borough Council for the purpose of the work.

Desk Top Study

- 2.6 Desktop studies were undertaken of data relevant to the site and included the following sources of information:
- aerial maps of the site and surrounding area from 2000 to present;

- the government's geographical information database www.magic.gov.uk
- Development Plan documents;
- Utility mapping, showing locations of statutory undertakers apparatus near to the site;

Landscape character

2.7 The site is located within the South Hampshire Lowlands National Character Area (NCA128), whose characteristics relevant to the site include:

- Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south... Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.
- Well-wooded farmed landscape characterised by ancient woodland...
- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.

2.8 Locally, the site straddles two character areas described in the Hampshire County Integrated Character Assessment: the north of the site lying within the Itchen Valley character area 3c and the south within the Forest of Bere West character area 2e. The contribution of the site to the character of the Itchen Valley is mainly visual containment, provided by its rolling topography and tree cover. Situated at a relatively high level within this character area, the site affords 'contrasting views of settlements set within a well treed landscape' as well as views along the valley itself.¹ The site and immediate surroundings are more representative of the Forest of Bere West character area, whose characteristics relevant to the site include:

- low lying landscape with shallow undulations
- locally popular accessible woodland areas
- permanent pasture, plantation woodland and small holdings
- 'assart' fields (formerly forested cleared for agriculture) associated with the Royal Forest of Bere
- hedgerows often low but with individual spreading mature oaks

¹ Hampshire County Integrated Character Assessment Character Area 3c: Itchen Valley par. 4.1

- recent development, including urban expansion and infilling of common-edge settlements
- rich biodiversity, including woodland, heathland, grassland and wetland

2.9 The site lies in an area of 'freely draining slightly acid loamy soils'². Detailed analysis of conditions within the site indicate that topsoil is comprised of slightly silty clay overlaying some areas of Whitecliff Sand (slightly clayey sand) and London Clay (slightly sandy clay). Permeability is low.

Historic context

2.10 The River Itchen Valley and surroundings are known to have been occupied from the Palaeolithic period onwards. However, the earliest evidence of human activity within the site is a potential Bronze Age (2,400 - 700BC) round barrow, traced in the form of cropmarks. Cropmarks also indicate the possible presence of Iron Age (700BC - AD 43) or Roman (AD 43 - 410) activity. In both cases, no above-ground traces are visible and it is likely that any near surface remains within the site have been destroyed by modern ploughing methods.

2.11 The earliest references to Bishopstoke dates from the 10th century when lands in the area were granted by the Saxon King Edred to the thegn Aelfic, and by his successor King Edgar to Winchester Cathedral. Within the mediaeval period (AD 1066-1539) the site and its surroundings formed part of a deer park belonging to the Bishop of Winchester. By the late medieval period, an increasing demand for timber, along with a decline in the forest's value for hunting, led to the gradual assarting (clearing) of the forest and the creation of a patchwork of irregular fields and areas of surviving woodland, for example at Stoke Park Wood. Agriculture within the site may date from this period, as cropmarks suggest the presence of mediaeval or later field boundaries, including one curving feature to the east of the existing trackway in the north of the site. By the production of the Tithe Map in 1839, the site was divided into larger field parcels and has remained so in various iterations since.

2.12 The site and its surroundings remained undeveloped throughout the post-mediaeval and modern eras, whilst Bishopstoke and Eastleigh grew rapidly from their small settlements during the 19th and 20th centuries, with the arrival of the railway and modern industries. With rising populations, Bishopstoke and Eastleigh Councils merged into a single borough in the 1920s. Eastleigh Aerodrome (now Southampton Airport) was developed in the 1930s and served as a base for the Southampton-produced Spitfire aircraft during the Second World War. Post-war, the area has been subject to ongoing controlled residential and commercial expansion, including most recently the small Stoke Park housing development at Sewall Drive, near to the site.

² <https://www.landis.org.uk/soilscales/>

- 2.13 The significance of any archaeological remains within the site is limited and are not considered to represent an absolute constraint on development. Nonetheless it is the intention of the design to avoid disturbance in the areas where this potential exists. Further, the proposals will not alter any key element of the setting of any heritage assets within the environs of the site.

Ecological context

- 2.14 Stoke Park Farm lies within a Priority Biodiversity Area (PBA) as identified in Eastleigh Borough Council's Biodiversity Action Plan 2012-2022 (BAP), which remains current as a Supplementary Planning Document for the Adopted Local Plan 2016-2036. PBA's are regions which contain 'hotspots for biodiversity' and within which conservation action is focussed, including 'protection, management, restoration, enhancement and creation.' With regard to the Stoke Park Priority Biodiversity Area, the focus of action in the BAP is to 'carry out sympathetic hedgerow and woodland ride management to promote priority species.' Whilst this relates to areas of woodland within the PBA, the open areas of Stoke Park Farm are also included in the designated area and have potential to support this action through the management of the hedgerow resource within and on the boundaries of the site.
- 2.15 The site is also located within 'Network Enhancement Zone 2' within the National Habitat Network Maps³. These are areas identified as having the potential to be suitable for creation of priority habitats and for the expansion of habitats to improve habitat connectivity to contribute towards landscape conservation objectives.
- 2.16 The site supports breeding bird assemblages associated with the central woodland belt and adjacent Stoke Park Woods, with the grassland within the site providing foraging opportunities as part of wider territories. No ground nesting bird species were recorded. Hobby *Falco subbuteo* (a Schedule 1 bird species) are considered likely to be breeding in woodland to the south-west of the site.
- 2.17 The site supports Badger *Meles meles*, likely in association with the adjacent Stoke Park Woods, and is also considered likely to provide foraging / commuting habitat for local bat populations.

Designations

- 2.18 No statutory or non-statutory landscape designations apply to the site. The SANG site is identified as 'Countryside' within the Draft Eastleigh Borough Local Plan 2011-2029, whilst the adjacent Stoke Park Woods and Upperbarn Copse are identified as 'Existing Recreation and Open Space Facilities.'
- 2.19 The western edge of the South Downs National Park lies approximately 1.5 miles to the north and east; whilst the New Forest National Park is situated 10 miles to the west. The

³ Edwards J, Knight M, Taylor S & Crosher I. E (2020) Habitat Networks Maps, User Guidance v.2. May 2020, Natural England.

proposed SANG is intended to lessen the pressure of public use upon these more sensitive areas of landscape.

- 2.20 Whilst no Public Rights of Way cross the SANG part of the site, an extensive network of Public Footpaths and Public Bridleways is present in the area. Sewall Drive east of the recent Stoke Park estate doubles as a Public Bridleway connecting the north of Bishopstoke with Stoke Park Farm, from which branches of extend northwards to Bishopstoke Lane and southwards along the existing track parallel to the proposed SANG boundary to Stoke Park Woods. A further branch of bridleway continues from this track skirting south of Upperbarn Copse towards the village of Crowdhill approximately 1km east of the site. Within Stoke Park Woods, a number of Public Footpaths and maintenance tracks provide access to the woodland. One of these skirts the southern edge of the proposed SANG.
- 2.21 There are no statutory or non-statutory designated heritage features within the site. The nearest Scheduled Monument lies approximately 1km north-east of the site and has no visual connection with the site. The nearest Conservation Area is located a similar distance to the west and also has no visual relationship with the site. Listed buildings are present within a few hundred metres. Again, due to intervening features the site does not lie within the visual setting of any of these features.
- 2.22 No statutory or non-statutory designated ecological features are present within the site. The River Itchen Special Area of Conservation (SAC) lies approximately 1km north-west of the site at its closest point. Stoke Park Woods and Upperbarn Copse are identified as Sites of Interest for Nature Conservation (SINC) within the Draft Eastleigh Borough Local Plan 2011-2029. The site lies within the Impact Risk Zone (IRZ) for the River Itchen SSSI/SAC. The proposals are undergoing screening for HRA / Appropriate Assessment requirements in relation to their proximity to this designation.

3.0 Site Appraisal

Landscape character

- 3.1 The relatively undisturbed, open character of the site make it ideally suited for use as open space, with few physical constraints and substantial opportunities enhance its diversity and landscape quality, whilst serving the objectives of the development. These are discussed below.

Topography

- 3.2 Ground levels fall from 54.5m on the eastern boundary in the southern part of the site to approximately 24.5m at its lowest in the north-western corner, with lesser falls to the southern areas of the SANG. Sewall Drive rises from its low point north-west of the SANG as it travels west towards the Stoke Park Farm estate at a height of 33m. The steepest gradients within the site are between 1:6 and 1:7, to the south and south-east of the central tree belt and ravine. For the most part, however, gradients are flatter, with even slopes of between 1:10 and 1:20. The majority of the site faces north and west, although the southern portion falls gently to the south-east.

3.3 Key constraints:

- Topography contributes to the drainage properties of the site and determines the location and dictates that any sustainable drainage systems forming part of the proposals terminate in the northern part of the site.
- The central ravine segments the north of the site into two distinct open regions which may not easily be joined.
- Slope gradients may form a constraint upon path alignment, subject to the desired final gradient of any paths.
- The topography of the site and surrounding area combine with patterns of tree cover to afford medium- and long-distance views across the surrounding landscape. There are clear views northwards from the central, south-western and eastern areas of the site across the River Itchen valley to the South Downs and beyond to central Hampshire. The SANG area itself is clearly visible as a whole from most of the southern portion of the site, whilst the adjacent open fields, tree belts, hedgerows and woodland to the east are appealing features in views from the centre of the site.

3.4 Key opportunities:

- The generally uniform slope from the centre to the north of the site presents an opportunity to gather A flattish area in the southern part of the site also presents an opportunity to enhance landscape diversity by varying drainage conditions.

- The central ravine creates an interesting feature providing spatial structure for the design and aiding orientation for users of the SANG.
- The significant difference in height from the north-west to the south-east of the site provides the opportunity to create a narrative of views for people moving through the site. In particular, the clear longer distance views available from the centre and southern areas can be revealed in stages through the careful orientation of routes and management of planting within the SANG.

Water

3.5 Open water within the site is limited to a small permanent water body in the line of the central ravine and open ditches lining Sewall Drive. These are of minimal aesthetic value whilst contributing to the hydrological and ecological functioning of the site. Soil analyses confirm the presence of London Clays within the subsoil of the site, suggesting soils are slowly draining to impermeable. The absence of substantial surface water features is therefore likely to be largely due to topography rather than the nature of the soil formation.

3.6 Key constraints:

- Both the pond within the ravine and the roadside ditches have some ecological value and should be considered as constraints upon the design whereby any change should be unavoidable and mitigated.
- The clayish nature of the soil means infiltration solutions are not likely to be feasible options for sustainable drainage; other sustainable drainage strategies must therefore be considered.

3.7 Key opportunities:

- The relative impermeability of the soil provides an opportunity to create permanent water in the form of drainage attenuation features receiving run-off from any new constructed surfaces.
- Access to water features may enhance the experience of visitors to the SANG. In particular, new sustainable drainage attenuation features will contribute aesthetic and functional interest where they are added.

Vegetation

3.8 Tree cover plays a major role in defining the site's character, by forming strong physical and visual boundaries, providing visual interest and creating a seasonally dynamic backdrop. Aside from a small number of trees within the central tree belt on site, woodland within and on the boundary of the site is comprised of locally appropriate native species, although further within the adjacent Stoke Park Wood, the tops of plantation conifers are visible. However, the contrast between the open grassland and the straight, sudden woodland edges is stark, with little visual softening. The composition

of woodland adjacent to and within the site varies. To the western boundary, woodland is mainly dominated by Ash and Hazel whilst to the south Beech and Oak predominate. Within the tree belt to the south-east, Oak are common, whereas the belt around the central ravine is mainly comprised of Goat Willow. This central tree belt also contains a number of exotics including Laurels and an ornamental conifer prominently located at its southern tip. The tree belt lining the entrance to the north-west contains some less commonly occurring species such as Wild Cherry, Sweet Chestnut and Field Maple.

- 3.9 Though less dominant than the surrounding woodland and tree belts, hedgerows adjacent to the site also contribute to the sense of enclosure and reinforce the 'sense of place' within a wider agricultural landscape. Hedgerows in the area are based on Hawthorne, with some Goat Willow and Blackthorn. Elder also occurs frequently along with less common species such as Guelder Rose. Bramble and Bracken are frequently present in the margins of hedgerows.
- 3.10 The majority of the SANG site is dominated by semi-improved grassland, with some areas of colonisation by in-blown arable crops. Whilst the composition of this grassland varies across the site, the uniform land cover results in a simple, prairie-like character.
- 3.11 Key constraints:
- Impact upon trees lining the route along Sewall Drive should be avoided where possible in the planning of passing bays and other highway modifications.
 - The central tree belt provides valuable landscape structure and spatial diversity within an otherwise uniform site and should be retained.
 - Boundary vegetation provides spatial definition, diversity and ecological value and should be retained wherever possible.
 - SANG requirements include ensuring the resulting open space is 'semi-natural' in character. Consequently, any planting and grassland management should result in a scheme which both creates habitat and does not appear artificial.
 - Whilst there is little ecological value in the existing grassland, it provides a basis for habitat diversification and should be retained as grassland, albeit enhanced.
 - The overhead cables crossing the site present a constraint upon tree planting. For the purpose of the proposals, a stand-off of 6m has been applied.
 - Areas of potential archaeological remains should be avoided with regard to any planned plantings.
- 3.12 Key opportunities:
- The major opportunity with regard to vegetation is to use native planting in various forms to improve landscape and habitat diversity, soften the interface

between grassland and woodland, and provide islands of shade within the proposed public open space.

- Tree and hedgerow planting also provides an opportunity to screen, filter or soften views, for example of the car park from Sewall Drive, or of the overhead cables from the entrance area, and to enable the experience of the landscape to be ‘unfolded’ as visitors progress through the site.
- There is opportunity to permit some areas within the site to develop sustainable natural plant communities by limiting management to the control of invasive species such as bracken. This approach is similar to ‘rewilding’, albeit with minimal intervention to avoid over-dominance by a small number of species. These areas are likely to develop initially as rough grassland, succeeded by scrub and emergent woodland in later years.

Roads, Vehicular Circulation & Car Parking

- 3.13 The site interacts with one single-lane road, Sewall Drive as it approaches from Bishopstoke to the west, terminating at the junction of Edward Avenue with Stoke Common Road. Sewall Drive serves the recently developed Stoke Park estate as well as a 30-plot allotment site and cemetery. It also provides access to Hampshire Carp Hatcheries fishery and the Art craft Memorial Headstones business located within the Stoke Park Farm complex. Observations of vehicle movements along Sewall Drive concluded that at most 120 vehicles presently use the route per day, with vehicle trips of 24 both during the morning and evening peaks.
- 3.14 Sewall Drive doubles as the route of Public Bridleway 262/724/1 between the Stoke Park estate and Stoke Park Farm. There is no designated pedestrian footway along this section of the road. The site is ideally located within cycling distance and with public transport connections to Eastleigh, Bishopstoke, Fair Oak, Horton Heath and Colden Common.
- 3.15 Key constraints:
- The use of the site as a SANG requires provision to be made for car parking and for the access needs of the intended users to be considered.
 - The number of vehicle movements accessing the SANG should be minimised in order to avoid unnecessarily reducing amenity for residents of Stoke Park and users of Sewall Drive as a Public Bridleway.
 - There is a need to incorporate passing places along the length of Sewall Drive between Stoke Park and the proposed entrance to the SANG car park.

3.16 Key opportunities:

- The open nature of the SANG site provides ample opportunity to incorporate parking without detracting from the use and character of the remainder of the site by incorporating screen planting.
- It is calculated that a car park of up to 20 spaces may generate up to 20 vehicle movements during each peak period but that the likely number of movements is likely to be substantially lower.

Pathways & Pedestrian Circulation

3.17 As noted in Section 2, the site is well connected to the existing Public Rights of Way network, including part of Sewall Drive doubling as Public Bridleway and both Public Footpaths and Bridleways running parallel to the southern and eastern boundaries of the proposed SANG respectively. Being located within 230m of the nearest residential area at Stoke Park, 2km of the centres of Bishopstoke, Colden Common and Fair Oak, and within easy cycling distance of the whole urban area of Eastleigh, the proposed SANG is in a highly accessible location.

3.18 Numerous formal and informal pathways are present within Stoke Park Woods adjacent to the site.

3.19 Key constraints:

- There are no constraints relating to the interaction of the site with existing pedestrian routes.
- SANG standard for sites greater than 12ha include the obligation to provide a single main circulatory path of between 2.3 and 2.5km.
- SANG requirements include ensuring the resulting open space is 'semi-natural' in character. Consequently, the alignment of new paths should follow routes which relate to the natural shape of the land, avoiding sudden sharp or perpendicular turns except where these relate to natural or existing features.
- SANG standards also require main routes to be accessible for all intended users. Consequently, paths should be arranged to achieve a maximum gradient suitable for the wide range of users likely to be present within the surrounding residential areas.
- SANG standards require a focal point to be created within the site.

3.20 Key opportunities:

- The ample size of the proposed SANG provides opportunities to facilitate walking routes of the required length as well as self-guided routes around the site.

- The existing linear tracks, whilst artificial in nature, provide a strong rationale for the formation of the main walking route through the central and north-eastern corner of the site. In addition, the junction of two of these tracks provides an ideal location for the main 'focal point' of the SANG.
- The undulating landform within the site provides opportunities to generate flowing, 'organic' path alignments likely to be perceived as in keeping with a 'semi-natural' appearance.
- Connections with Public Rights of Way and highway can be made in several locations at the site boundaries: at the north-western corner for pedestrians; at the main entrance for vehicles and pedestrians; at the north-eastern corner for pedestrians; using the existing trackway running westwards from the Public Bridleway running parallel to the eastern boundary of the site; and at the south-western corner to the Public Footpath skirting Stoke Park Woods.

Open space

- 3.21 The SANG component of the site will add approximately 19ha of open space to the are available within the borough of Eastleigh.
- 3.22 Key constraints:
- Public access should be provided to all areas of the site.
- 3.23 Key opportunities:
- The proposed main circulatory path route including some of the existing trackways may be used to provide access throughout the site.

Boundaries

- 3.24 The boundaries of the SANG component of the site are marked in the north by hedgerows, tree belt and fencing; in the west by woodland and fencing; and in the south by woodland, Public Footpath and fencing. To the east, the boundaries cross open grassland. Existing fencing and lines of fence posts within the site mark internal defunct field boundaries. Fencing also surrounds the existing central tree belt. Existing fencing along the site boundaries is for the most part constructed of timber post and wire. Some is in poor condition. However, in some cases its location may mean removal is ecologically sensitive due to the potential unnecessary disturbance to badgers.
- 3.25 Within Stoke Park Woods, informal paths approach close to the boundary of the site. In some places informal 'desire line' connections into the site are visible.

3.26 Key constraints:

- Existing fencing along the western boundary may be difficult to remove without causing unnecessary disturbance to badgers.
- Maintenance requirements and the replacement cost should be considered in the specification of fencing types.
- Aesthetic properties should be paramount in determining the specification of fencing for highly visible locations or arrival points.

3.27 Key opportunities:

- Areas where fencing does not need to be removed may serve as 'semi-wilded' areas and fenced on the internal side within the site. The existing fence will be absorbed into the developing rough grassland and scrub.

Soils

3.28 The largely clay formation across the site determines the type of vegetation cover and range of landscape types which may be established as well as options for drainage.

3.29 Key constraints:

- The relative impermeability of the London Clays on site mean sustainable drainage solutions must rely upon attenuation and conveyance features rather than infiltration.
- Clays also reduce the potential for heathland vegetation.

3.30 Key opportunities:

- Attenuation features may be designed to maximise landscape and habitat value by including standing water.
- Wet grassland may be created by forming low-lying depressions in flatter areas of the site and permitting periodic inundation.

Views

3.31 The open character of the site combines with topography to provide long distance views from the central and southern regions of the site in the northward direction, and more limited views eastwards. However, views into the site are highly limited by boundary vegetation and only views of the highest areas of the site are available from land around Upper Brambridge Farm. There are clear views from Public Rights of Way skirting the south-east and south of the site; further afield however, all views from Public Rights of Way are prevented by tall tree belts, hedgerows and topography.

3.32 Key constraints:

- Maintaining visual quality and openness in views from adjacent Public Rights of Way looking north and west into the site.

3.33 Key opportunities:

- Enhancing views from Public Rights of Way by increasing visual interest with limited tree and shrub planting appropriate to the locality to frame key long-distance views and create a visual narrative for journeys along these routes.

4.0 Consultation

Public Consultation

- 4.1 Between December 2022 and March 2023, Eastleigh Borough Council carried out consultations with the local community and other stakeholders to gather feedback and comments on the principle of utilising the 103 hectare Stoke Park Farm estate within its Nutrient mitigation strategy. The proposition for the consultation included setting aside part of the area as Suitable Alternative Natural Greenspace. This corresponds to the SANG proposals forming the subject of this Design and Access Statement.
- 4.2 Consultations were aimed at capturing the thoughts of
- local residents
 - local councillors
 - Fair Oak & Horton Heath Parish Council
 - Bishopstoke Parish Council
 - Eastleigh Borough Council internal departments
 - community groups
 - education providers
 - existing tenants of Stoke Park Farm
 - adjacent land owners and/or operators
- 4.3 The format of the consultation was via questionnaire hosted online and two public meetings held in February 2023 at local community centres. Fair Oak & Horton Heath Parish Council and Bishopstoke Parish Councils were also invited for a 'walk and talk' on site to discuss the proposal. The consultation provided a direct email and contact number to enable further queries in the event that this facility was required.
- 4.4 Over 260 responses were received via completed online questionnaires and over 100 people attended the two public meetings. 5 additional responses were received from organisations, groups and committees. The responses indicated a high level of public interest and engagement with the future of the Stoke Park Farm site.

Results

- 4.5 Consultation responses indicated a strong level of support for improved access to Stoke Park Farm and the principle of creating Suitable Alternative Natural Greenspace within it. Amongst the specific measures to improve access the most popular were the provision of open space and walking routes. Bins and benches were the most commonly supported

amenities. With regard to nature conservation, there was strong support for a range of habitat enhancements, including most popularly the creation of wildflower meadows, ponds and wetlands and improving the connectivity of wildlife corridors.

4.6 Some concern was expressed that the use of Stoke Park Farm should not substantially increase traffic on Sewall Drive. It was also noted that there should be adequate provision for future management. of the site.

4.7 Responses from parish councils and community groups noted:

- the site was accessed via Public Footpaths and Bridleways by communities on both the Bishopstoke and Fair Oak sides.
- the need to manage anti-social behaviour on the site.
- the need for a lockable gate at the main entrance.
- the potential to promote specific wildlife conservation objectives such as improvements for farmland birds, butterflies, newts and small mammals; and the need to protect these from free ranging dogs and browsing deer.
- the importance of providing all-weather surfacing to paths in order to discourage visitors from making additional tracks through new habitats.
- the importance of providing dog waste bins.

4.8 Whilst this consultation was prepared to consider proposals for the entire Stoke Park Farm estate, the above observations are relevant to the SANG.

Internal Consultation

4.9 Following the conclusion of the public consultation, Eastleigh Borough Council approved the progression of proposals for Stoke Park Farm, in particular supporting the creation of SANG on the identified part of the site. A design concept was subsequently produced and circulated to EBC officers for comment. The final proposals have been refined as a result of commentary received.

5.0 Design Principles & Landscape Proposals

Design Objectives

5.1 The overarching aims of the proposals are to:

- Provide Suitable Alternative Natural Greenspace (SANG) serving the needs of residents of Eastleigh and neighbouring settlements for access to open space, exercise and dog walking facilities;
- Enhance biodiversity within the site, in line with national and local government planning policy.

Provision of SANG is subject to criteria set out by Natural England and reproduced at Appendix B.

5.2 The proposals can be broadly classified into the following interventions:

- Vehicle access and parking;
- Pathways, signage and information;
- Seating and bins;
- Green space and planting;
- Habitat creation;
- Boundaries and internal fencing; *and*
- Sustainable drainage

The design objectives and the proposed scheme are illustrated at Appendix A and set out under the individual headings below.

Vehicle access and parking

5.3 Design Objectives:

- To provide parking for up to 20 vehicles including 4 disabled parking spaces
- To facilitate access for emergency vehicles
- To enable two-way traffic along the highway accessing the site, allowing for large vehicles
- To minimise the visual impact of parking upon the landscape of the SANG

5.4 Proposals:

1. The addition of passing places along Sewall Drive between the Stoke Park estate and the entrance to the SANG. The proposals involve the creation of six passing places at approximately 50m intervals, including lengthening the existing area of widened

tarmac opposite the entrance to Bowlake Fish Farm and widening the highway opposite the entrance to the SANG to allow for turning.

2. Entrance driveway leading to a car park with 20 designated spaces and space for turning. Standard spaces will be 2.8x5m; disabled will be 3.6x5m and indicated as such with signage affixed to adjacent fencing.
3. Car park surfacing in crushed aggregate to maintain an informal character.
4. Periodic gaps between parking spaces to break up the massing of the surfaced area and to enable tree planting within the parking area.
5. Spaces to be nominally marked with half-timber rounds secured to the ground at the sides and rear of each space.
6. A strip of surfacing in contrasting aggregate around the end and length of the car park on the SANG side to facilitate pedestrian access to the main SANG routes.

Pathways, signage and information

5.5 Design Objectives:

- To provide a main waymarked route of between 2.3 and 2.5 km length accessed via the car park at the SANG entrance.
- To provide a variety of walking route options throughout the SANG.
- To create a legible, logical spatial structure that is easy to navigate.
- To ensure paths are accessible and safe.
- To contribute to the 'semi-natural' appearance of the SANG.
- To provide clear and attractively presented information in the form of mapping and waymarking within the SANG.
- To minimise the cost and environmental impact of implementation and maintenance.

5.6 Proposals:

1. A path network comprised of new surfaced paths connecting with the existing trackways enabling a circular route of 2.43km to be traced from its start and end point at the car park. Alternative routes on this path network may also be utilised to result in shorter or longer journeys.
2. A number of path sections converge at a junction with the existing trackways near to the centre of the SANG, creating a natural 'focal point'.
3. Paths including the main circular route broadly follow the perimeter of the SANG except for those approaching the focal point, aiding orientation and legibility.
4. Paths are designed to a maximum gradient of 1:15 in any location in order to aid accessibility and reduce wear and tear due to erosion. Surfacing will be a self-binding gravel, compacted to a hard-wearing surface. The constructed path width will be 2.25m, allowing users to pass each other comfortably. To each side of every

path a strip of 2m will be maintained as mown grassland, in order to maintain visibility and natural surveillance, minimise the risk of contact with disease-bearing ticks and ensure any litter and debris are easily removed.

5. The route of new paths is designed to be curvilinear and respond to the natural contours of the land, in order to support a 'semi-natural' character within the SANG.
6. A map board will be included at the entrance to the main circular route adjacent to the car park and simplified versions at other entrance points to the SANG. This will tie-in with colour- and symbol-coded waymarker posts dispersed at junctions along the route.
7. High quality materials will be used to maximise replacement intervals. Where timber is used, for example for waymarker posts, it will be of a seasoned hardwood variety.

Seating and bins

5.7 Design Objectives:

- To support the comfort of visitors to the SANG.
- To add value to potential visits to the SANG.
- To enable simple management and collection of dog waste and general litter.

5.8 Proposals:

1. 2no. timber benches placed at approximately 200m intervals around a short circulation loop within the northern area of the SANG.
2. 6no. timber benches placed in a broken semi-circle around the main 'focal point' junction of paths near the centre of the SANG.
3. Two areas with timber picnic benches and tables – adjacent to the car park and the 'focal point' area.
4. Combined dog and litter bins placed at each main entrance point to the SANG.

Green Space and planting

5.9 Design Objectives:

- To create a 'semi-natural' appearance within the SANG.
- To create a mosaic of diverse habitats and landscape types.
- To enhance biodiversity.
- To ensure the resulting open space is attractive and interesting, encouraging use in favour of more sensitive sites.
- To aid screening of the car park in views from outside and within the SANG.
- To aid legibility of the SANG by providing emphasis to the 'focal point' area.
- To ensure the long term health and growth of new planting.

5.10 Proposals:

1. Trees planted as standards around the car park and the 'focal point' area. Species will include Oak, Sweet Chestnut, Birch and Sycamore. Within and around the car park, Sweet Chestnut and Sycamore will be used. At the 'focal point' area, a partial ring of Birch will be included as well as a scattering of informally planted Oak and Sycamore. Trees will be planted at 12-14cm girth for Birches and 14-16cm for other species, protected as appropriate.
2. Hedgerows lining the existing tree belt within the SANG, the entrance to the car park and the southern edge of the car park. These will be based on Hawthorn, with Blackthorn, Elder, Field Maple, Hazel and Guelder Rose included in the planting mix. Hedgerows will be planted at a density of 5 plants / linear m. and protected with bio-degradeable shelters.

Habitat creation

5.11 Design Objectives:

- To enhance species diversity and the quality of available habitats.
- To support national and local biodiversity objectives.

5.12 Proposals:

1. Hedgerow planting along the boundary north of the proposed car park and separating the car park from the proposed picnic area; along part of the boundary in the north-eastern corner adjacent to Stoke Park Farm Buildings; and lining the existing internal trackway extending into the site from the Public Bridleway at the eastern boundary.
2. Bird and bat boxes located at intervals within the existing central tree belt.
3. Log and brash piles distributed around the site.
4. Hibernacula for amphibians and reptiles distributed around the site – comprising partially buried piles of stone, timber and leaf mulch.
5. Wet grassland 'flashes' in an area of relatively flat ground towards the south of the site, comprising shallow grassy depressions likely to favour damp-loving flora and fauna.
6. Swale and attenuation pond with permanent standing water accepting surface run-off from the car park, benefitting water based and marginal flora and fauna.
7. New native species standard trees clustered around the car park and central path junction.

Boundaries and internal fencing

5.13 Design Objectives:

- To manage access to areas restricted for safety or management purposes.

- To minimise visual intrusion of constructed elements
- To create an appropriately rural character at the entrance to the SANG.
- To minimise the cost and environmental impact of implementation and maintenance.

5.14 Proposals:

1. Retention of existing boundary fencing adjacent to the western boundary with Stoke Park Woods, the northern boundary to Sewall Drive and around the existing central tree belt.
2. New metal post and wire fencing along the eastern and southern boundaries.
3. Timber post and rail fencing around the car park and lining the entrance driveway.
4. A vehicle gate at the entrance to the SANG and a gate for access by maintenance vehicles off the entrance driveway.
5. Pedestrian access gates at the north-western corner, adjacent to the vehicle gate at the entrance, in two locations at the north-eastern corner where the proposed and existing path network meets Stoke Park Farm Buildings, at the junction of the existing internal trackway with the Public Bridleway on the eastern boundary and at the south-western corner giving access from the Public Footpath adjacent to the southern boundary.

Sustainable drainage

5.15 Design Objectives:

- To eliminate any hydrological impact of the proposals upon the wider environment.
- To contribute to a mosaic of diverse habitats and landscape types.
- To enhance biodiversity.
- To ensure any surface water features are safe.

5.16 Proposals:

1. The car park and adjacent footway will be finished to a surface gradient of 1:21, draining northwards into a shallow swale. This feature will fall to an attenuation pond designed to accommodate up to 35m³ of water above its permanent level and outflowing via a positive system and headwall to the existing ditch along Sewall Drive.
2. The car park and proposed path network will be prevented from accumulating surface water draining the slope south of the car park by a concealed French drain running under the verge alongside the proposed path. This will bypass the attenuation pond but will also outflow to the existing ditch at Sewall Drive via the same positive system. Surface runoff collected by the French drain does not require attenuation as it originates as greenfield runoff.

3. The provision of attenuation and the collection of surface water is for the new parking area only. The QBAR greenfield runoff rate for the area proposed as car park was calculated at 0.4l/s. The standard method of runoff estimation, provided by UKsuds.com sets the lower limit of discharge for the purpose of calculation to 2l/s. The attenuation features have therefore been designed to manage this runoff rate.

Focal point

5.17 Design Objectives:

- To create a meaningful destination at the centre of the SANG.
- To create a focal point in keeping with SANG requirements.
- To enhance the user's experience of the SANG.
- To connect the SANG with local history and culture.

5.18 Proposals:

1. The junction of existing trackways in the southern part of the site is close to the highest point of the site and an ideal location for several routes to converge. This makes for a natural 'focal point' within the site.
2. The focal point will host seating and picnic benches set in mown grassland. Shade will be provided by native trees.
3. The overall form of the space is to be formed of a series of concentric rings marked by paving, mown grass and a ring of birch trees. These rings refer to the target symbol applied to RAF WWII aircraft including the Spitfire, developed in Southampton and test flown from Eastleigh Aerodrome.
4. A looser ring of larger native trees is to be placed around the site. These trees will mark the location visually from distant areas of the SANG, enhancing the legibility and visual interest of the space. However, the routes north and east from the focal point will be kept visually open in order to preserve longer distance views from the centre.

6.0 Accessibility, community safety and crime prevention

Access

Sewall Drive

- 6.1 The route to the SANG by vehicle is along Sewall Drive. This lane is also a Public Bridleway and acts as the main access route to the whole of the Stoke Park Farm estate. According to analysis of the size and nature of the proposals, a slight increase in the daily number of vehicle movements is anticipated of around 8 trips in the morning and 5 trips in the afternoon; and that this would result in total trip numbers along Sewall Drive lower than the worst case scenario predicted for movements to and from Stoke Park Farm beyond the housing estate on Sewall Drive.
- 6.2 In order to accommodate vehicle movements in both directions, which may include large farm vehicles, the proposals include passing bays at approximately 50m intervals along the length of the road between the housing estate and the entrance to the SANG.
- 6.3 An additional widening is proposed to be located opposite the entrance to the SANG in order to facilitate turning by longer vehicles into and out of the entrance.

Car park

- 6.4 The proposed car park will comprise 20 spaces, 4 of which will be 3.6x5.0m, accommodating disabled parking with the remaining measuring 2.8x5.0m. The disabled spaces will be nearest to the entrance gate, on either side of the car park.
- 6.5 To the southern edge of the parking area, a 2m wide strip will be reserved for pedestrians enabling safe and comfortable access to the start of the main walking round around the SANG.
- 6.6 The car park surface will be comprised of crushed aggregate, creating a tightly bound smooth surface. The edges will be feathered into the surrounding ground to avoid the 'urbanising' visual effect of kerbs. The surface will be slightly sloped at a gradient of 1:21, ensuring surface water runs away to the adjacent swale.

Gates and entrances

- 6.7 A lockable metal entrance gate will be positioned at the entrance to the car park in the same position as the existing field gate. Adjacent to this, a pedestrian gate sufficiently wide to accommodate wheelchairs will enable access by non-vehicular means outside of car park opening hours.
- 6.8 Similar wheelchair-accessible gates will be provided at the junction between the proposed path network and Sewall Drive at the north-eastern corner of the site; the northern end of the existing trackway at Stoke Park Farm; and the junction of the existing trackway and the Public Bridleway along the eastern boundary of the site. 'Kissing gates' will be installed at the north-western and south-western corners of the site where access

is provided from Sewall Drive and the Public Footpath through Stoke Park Woods respectively.

- 6.9 A gate will be provided in the car park boundary fence enabling access to the picnic area from the footway alongside the car park.
- 6.10 A vehicular gate will also be provided in the fence along the entrance driveway providing access to maintenance vehicles.

Paths

- 6.11 Path routes have been designed to integrate with the surrounding Public Rights of Way network, connecting with Footpaths and Bridleways at the north-western, north-eastern and south-western corners of the site and via an existing trackway to a point on the eastern boundary.
- 6.12 In line with SANG requirements, a circulatory route of 2.43km is provided exploring the full extent of the SANG. This route is made up of sections both of proposed and existing trackways. In addition to this suggested circulation route, connecting lengths of existing and proposed path will enable visitors to devise their own routes around the SANG in various combinations.
- 6.13 In the southern part of the site, a junction of five paths will act as a 'focal point' aiding legibility and marking progress around the circulatory route.
- 6.14 The existing trackways will be resurfaced where necessary in order to provide a suitable walking surface. New paths will be surfaced in self-binding golden gravel, resulting in a firm surface under foot similar to that of the existing trackways, in a contrasting colour to differentiate between the historic and new parts of the network. Instead of timber edging, which can quickly rot and become a slip-hazard in wet weather, paths will be constructed to 'feather in' to surrounding ground, with the edges colonising with low-level vegetation.
- 6.15 The new path network has been designed to a maximum gradient of 1:15, in order to maximise the accessibility of the network within the constraints of a sloping site. Avoiding steeper gradients will also reduce weathering on the surface, ensuring accessibility is maintained.
- 6.16 A short section of route will be provided as a mown path connecting the north-western corner of the SANG with the main circulatory route.

Amenities

- 6.17 A map of the SANG will be provided on a board at the entrance to the main circulation route, together with information about route lengths, opening times for the car park and any other restrictions of use.
- 6.18 Two picnic areas will be created: one adjacent to the car park and one at the main convergence of paths in the southern part of the site. These will be equipped with picnic tables and benches. Two further benches will be installed in the north-western portion of

the site, as amenities for walkers making a shorter circulatory route around that part of the SANG.

- 6.19 Combined litter and dog waste bins will be positioned at the car park, the south-western entrance, the junction with the eastern Public Bridleway and the north-eastern entrance.

Safety and security

Health and safety

- 6.20 The slopes of both the swale and attenuation pond banks are designed to a 1:5 gradient for the most part, increasing locally to 1:4 where space is limited. These shallow slopes will enable marginal vegetation to develop at the permanent water's edge, discouraging access to the water, whilst ensuring that an able-bodied person venturing down towards the water may exit without assistance. The tops of banks will be maintained as grassland, enabling clear visibility across the whole area and marginal vegetation will be inspected and periodically removed to ensure the ongoing function of the sustainable drainage system.
- 6.21 The main surfaced paths will be lined on both sides with 2m wide verges, reducing the risk of the transmission of tick-borne diseases via overhanging vegetation.

Visibility

- 6.22 The 2m wide mown verges on either side of the main surfaced routes will also facilitate forward visibility along these routes.
- 6.23 Planting of native vegetation is an important component of habitat creation. However, in order to enable natural surveillance and ensure the confidence of users, planting of loosely growing shrubs and other low-lying vegetation will be avoided within 4m of any path. The hedgerows lining the path entering the site from the Public Bridleway on the eastern boundary will be based upon thorny species, tightly planted and maintained to a close-knit canopy.

Emergencies

- 6.24 The car park and its entrance have been designed to accommodate the movement of emergency vehicles including fire engines and ambulances.

7.0 Potential landscape and visual effects

- 7.1 The proposals aim to conserve the open character of the site whilst enhancing its landscape diversity and establishing a 'semi-natural' feel in keeping with SANG requirements. The key characteristics of local landscape character – its undulating landform, the blend of open pasture and woodland; and the predominance of hedgerows with mature oak trees – are supported by the proposals, which involve a combination of maintained grassland, tree planting and hedgerows. In addition, the various habitat features proposed support the 'rich biodiversity' of the surrounding area.
- 7.2 The proposals are intended to reduce visitor pressure upon the South Downs National Park through the provision of alternative greenspace near to the residential areas of Eastleigh. The proposals would not result in any notable negative impacts upon the character of the National Park.
- 7.3 Visibility into the site is limited to the Public Bridleway along the eastern boundary and the Public Footpath along the south as well as some areas of farmland within Stoke Park Farm to the north. The open nature of these views would not be affected by the proposals, although a small area of tree planting would be added to the middle distance of views from the southern Public Footpath and views near to the eastern entrance to the site would be framed by the proposed hedgerows entering the SANG. These features are intended to add to the visual narrative of journeys within and around the SANG without adding alien elements into views.
- 7.4 Visibility from Sewall Drive is limited by the existing tree belt along the northern boundary of the SANG. A small area around the entrance may need to be cleared to facilitate access to the car park. The screening provided by the tree belt will however be strengthened by the addition of a hedgerow along its southern edge within the SANG. A short section of existing hedgerow at the north-eastern corner will be cleared in order to create the new pedestrian entrance west of Stoke Park Farm Buildings. This will enable glimpsed views from Sewall Drive into the SANG area, mainly comprising grassland and trees.
- 7.5 These landscape and visual effects are all minor in scale and may in most cases be considered wholly positive in character.

8.0 Maintenance

Responsibilities

- 8.1 The SANG will be managed by Eastleigh Borough Council. Eastleigh Borough Council will explore opportunities to engage with the local community.

Landscape and Ecological Management Plan

- 8.2 Proposals for the SANG are the subject of a Landscape and Ecological Management Plan (LEMP) covering a period of 25 years from implementation. The LEMP is a live document, subject to review based on the monitoring and success of initial management.
- 8.3 The LEMP sets out practises for the management of the various existing and proposed landscape and ecological elements included in the scheme:
- existing woodland
 - proposed scattered trees
 - existing hedgerows
 - proposed hedgerows
 - existing semi-improved grassland
 - proposed wildflower meadow
 - proposed amenity grassland
 - sustainable drainage features
 - swale
 - attenuation pond
 - proposed habitat features including
 - log and brash piles
 - hibernacula
 - bird and bat boxes
 - flashes
- 8.4 The overarching aim of the LEMP is to enable the project to fulfil the requirements for Suitable Alternative Natural Greenspace as published by Natural England. The LEMP also sets out the aims and objectives for the management of each feature. It provides an outline specification for landscape maintenance.

Appendix A- The Proposals

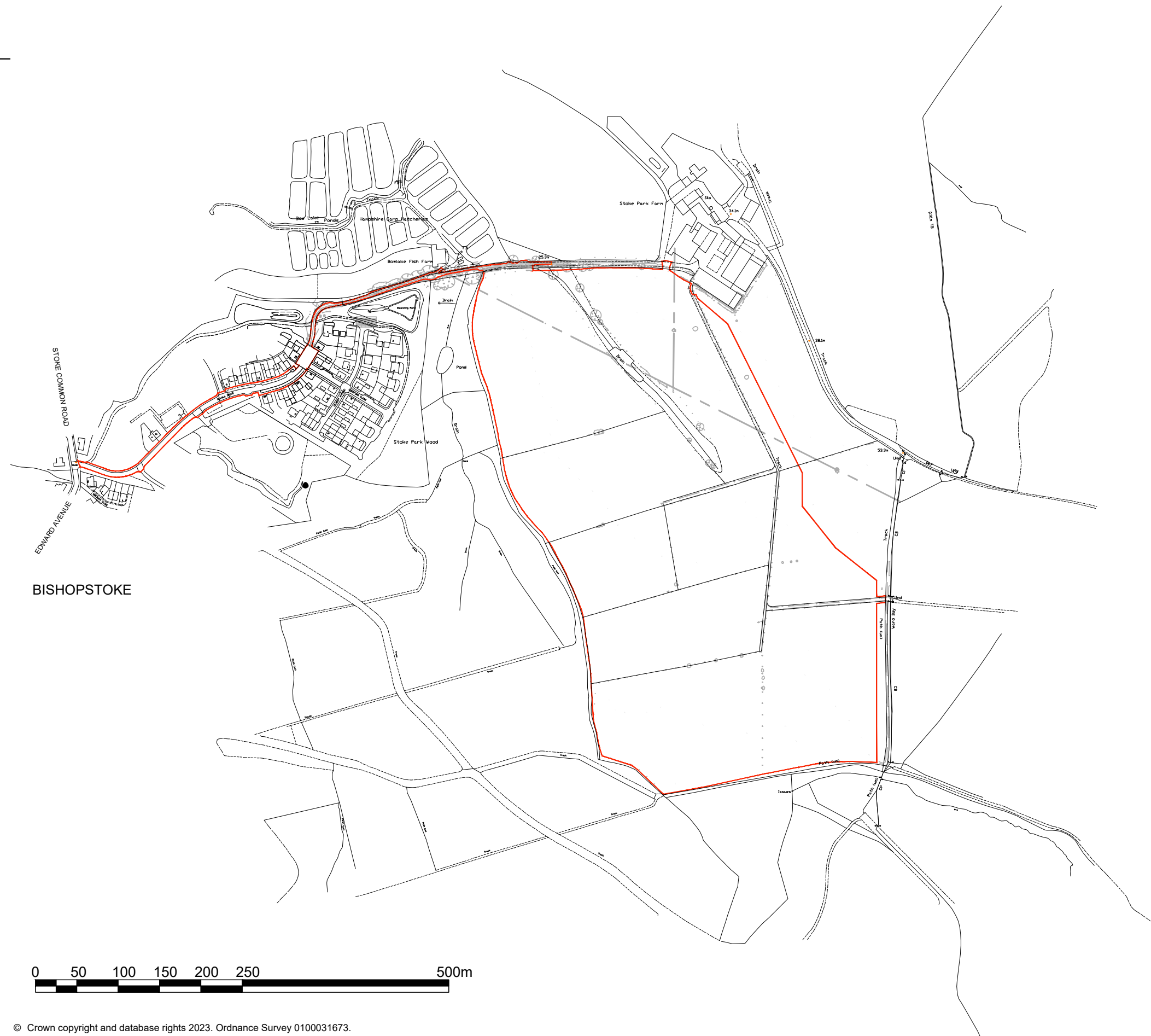


LEGEND:

SYM.	DESCRIPTION
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SITE BOUNDARY



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FAIR OAK

LEGEND:

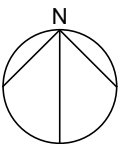
SYM.	DESCRIPTION
	SITE BOUNDARY
	EXISTING PATH WITH MOWN VERGE- MAINTAIN SURFACE PERIODICALLY WITH MATCHING MATERIALS.
	PROPOSED PATHS WITH 2M MOWN VERGE- 2.25M WIDTH SELF-BOUND GRAVEL COLOUR TO COMPLEMENT EXISTING.
	PROPOSED MAIN WALKING ROUTE- 2.43KM LENGTH.
	PROPOSED MOWN PATH- 1.2M, CONNECTING NORTH WEST CORNER TO PATH NETWORK.
	PARKING AREA WITH SPACES SEPARATED BY HALF-ROUND TIMBER LOG DIVIDERS- SEE TARGET NOTES BELOW.
	EXISTING CONTOURS- SURVEYED AT 1M INTERVALS.
	PROPOSED CONTOURS- INDICATIVE, AT 0.25M INTERVALS.
	PROPOSED RUN-OFF ATTENUATION- SHALLOW SWALE AND BASIN OUTFALLING TO EXISTING DITCH (OFF SITE). SOWN WITH SPECIES-RICH GRASSLAND SEED MIX.
	PROPOSED SPECIES-RICH GRASSLAND- NEUTRAL GRASSLAND CREATED THROUGH SWARD REMOVAL, SOWING AND NUTRIENT MANAGEMENT.
	TARGET NOTE- SEE LIST BELOW.
	TIMBER PICNIC BENCHES.
	TIMBER SEATING.
	FOOTPATH GATE.
	HABITAT FEATURE- SEE ANNOTATION ON DRAWING.
	LONG DISTANCE VIEWS
	PROPOSED COMBINED LITTER AND DOG BIN.
	EXISTING OVERHEAD CABLE AND 6M BUFFER TO PROPOSED TREE PLANTING.
	EXISTING PUBLIC RIGHTS OF WAY
	EXISTING FENCING AND FENCE POSTS- REMOVE
	EXISTING FENCING- RETAIN WITHOUT MODIFICATION.
	PROPOSED PERMANENT FENCING- 1.2M HEIGHT METAL POST AND WIRE WITH STOCK PROOF MESH.
	PROPOSED PERMANENT FENCING- 1.2M HEIGHT TIMBER POST AND RAIL WITH STOCK PROOF MESH.
	EXISTING / ADJACENT WOODLAND.
	EXISTING / ADJACENT HEDGEROWS.
	EXISTING HEDGEROW TO BE REMOVED.
	PROPOSED HEDGEROW- BASED ON HAWTHORN AND BLACKTHORN.
	PROPOSED TREES- OAK, SWEET CHESTNUT, BIRCH AND SYCAMORE.

TARGET NOTES:

- CAR PARKING FOR UP TO 20 VEHICLES INCLUDING 4 DISABLED 5MX3.6M, 16 STANDARD 5MX2.8M. SURFACED IN SELF-BINDING MATERIAL. INTERSPERSED WITH OCCASIONAL MOWN GRASS AND TREES.
- WELCOME SIGNAGE INCLUDING MAP BASED INTERPRETATION INDICATING MEASURED WALKING ROUTES
- PICNIC AREAS WITH TIMBER BENCHES AND TABLES.
- CENTRAL JUNCTION WIDENED TO A CIRCLE MATCHING EXISTING SURFACE COLOURING.
- SCUPTURAL TIMBER SEATING.
- FLASHES: SHALLOW DEPRESSIONS WITH SLOPES NO GREATER THAN 1:20, RESEEDED WITH GRASSLAND MIX. LIKELY TO HOLD STANDING WATER DURING WET PERIODS. THESE AREAS WILL DEVELOP A LOCALLY DISTINCT DAMP GRASSLAND CHARACTER SUPPORTING A RANGE OF BIRD AND INVERTEBRATE SPECIES. SOIL ARISING TO BE EVENLY SPREAD AROUND NEIGHBOURING AREAS TO DEPTH NO GREATER THAN 10CM.
- HIGHEST POINT ON PATH NETWORK.



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DRAWING NUMBER:
23036-CO-LP-1-01-REV-4

SCALE:
1:1250@A1

DATE:
02-08-2023

LEGEND:

SYM.	DESCRIPTION
	SITE BOUNDARY
	EXISTING PATH WITH MOWN VERGE- MAINTAIN SURFACE PERIODICALLY WITH MATCHING MATERIALS.
	PROPOSED PATHS WITH 2M MOWN VERGE- 2.25M WIDTH SELF-BOUND GRAVEL, COLOUR TO COMPLEMENT EXISTING.
	PROPOSED MAIN WALKING ROUTE- 2.43KM LENGTH.
	PARKING AREA WITH SPACES SEPARATED BY HALF-ROUND TIMBER LOG DIVIDERS- SEE TARGET NOTES BELOW.
	EXISTING CONTOURS- SURVEYED AT 1M INTERVALS.
	PROPOSED CONTOURS- INDICATIVE, AT 0.25M INTERVALS.
	EXISTING OVERHEAD CABLE AND 6M BUFFER TO PROPOSED TREE PLANTING.
	PROPOSED MEADOW GRASSLAND- SOWN ON LOW-NUTRIENT SOIL AND MANAGED TO MAINTAIN SPECIES DIVERSITY.
	PROPOSED RUN-OFF ATTENUATION- SHALLOW SWALE AND BASIN OUTFALLING TO EXISTING DITCH (OFF SITE).
	TARGET NOTE- SEE LIST BELOW.
	TIMBER PICNIC BENCHES.
	TIMBER SEATING.
	FOOTPATH GATE.
	HABITAT FEATURE- SEE ANNOTATION ON DRAWING.
	LONG DISTANCE VIEW.
	PROPOSED COMBINED LITTER AND DOG BIN.
	EXISTING FENCING AND FENCE POSTS- REMOVE
	EXISTING FENCING- RETAIN WITHOUT MODIFICATION.
	PROPOSED PERMANENT FENCING- 1.2M HEIGHT METAL POST AND WIRE WITH STOCK PROOF MESH.
	PROPOSED PERMANENT FENCING- 1.2M HEIGHT TIMBER POST AND RAIL WITH STOCK PROOF MESH.
	EXISTING / ADJACENT WOODLAND.
	EXISTING / ADJACENT HEDGEROWS.
	EXISTING HEDGEROW TO BE REMOVED.
	PROPOSED HEDGEROW- BASED ON HAWTHORN AND BLACKTHORN.
	PROPOSED TREES- OAK, SWEET CHESTNUT, BIRCH AND SYCAMORE.

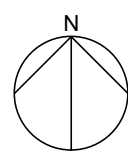
TARGET NOTES:

(ALSO REFER TO MAIN SITE PLAN.)

- CAR PARKING FOR UP TO 20 VEHICLES INCLUDING 4 DISABLED
5MX3.8M, 16 STANDARD 5MX2.8M. SURFACED IN BOUND
GRAVEL, INTERSPERSED WITH OCCASIONAL MOWN GRASS
AND TREES.
- WELCOME SIGNAGE INCLUDING MAP BASED INTERPRETATION
INDICATING MEASURED WALKING ROUTES.
- PICNIC AREA WITH TIMBER BENCHES AND TABLES.



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LEGEND:

SYM.	DESCRIPTION
	SITE BOUNDARY
	EXISTING PATH WITH MOWN VERGE- MAINTAIN SURFACE PERIODICALLY WITH MATCHING MATERIALS.
	PROPOSED PATHS WITH 2M MOWN VERGE- 2.25M WIDTH SELF-BOUND GRAVEL. COLOUR TO COMPLEMENT EXISTING.
	PROPOSED MAIN WALKING ROUTE- 2.43KM LENGTH.
	EXISTING CONTOURS- SURVEYED AT 1M INTERVALS.
	PROPOSED CONTOURS- INDICATIVE, AT 0.25M INTERVALS.
	TARGET NOTE- SEE LIST BELOW.
	TIMBER PICNIC BENCHES.
	TIMBER SEATING.
	FOOTPATH GATE.
	HABITAT FEATURE- SEE ANNOTATION ON DRAWING.
	LONG DISTANCE VIEW.
	PROPOSED COMBINED LITTER AND DOG BIN.
	EXISTING FENCING AND FENCE POSTS- REMOVE
	EXISTING FENCING- RETAIN WITHOUT MODIFICATION.
	PROPOSED PERMANENT FENCING- 1.2M HEIGHT METAL POST AND WIRE WITH STOCK PROOF MESH.
	PROPOSED PERMANENT FENCING- 1.2M HEIGHT TIMBER POST AND RAIL WITH STOCK PROOF MESH.
	PROPOSED MEADOW GRASSLAND- SOWN ON LOW-NUTRIENT SOIL AND MANAGED TO MAINTAIN SPECIES DIVERSITY.
	EXISTING / ADJACENT WOODLAND.
	EXISTING / ADJACENT HEDGEROWS.
	EXISTING HEDGEROW TO BE REMOVED.
	PROPOSED HEDGEROW- BASED ON HAWTHORN AND BLACKTHORN.
	PROPOSED TREES- OAK, SWEET CHESTNUT, BIRCH AND SYCAMORE.

- TARGET NOTES:
- (ALSO REFER TO MAIN SITE PLAN.)
3.

PICNIC AREA WITH TIMBER BENCHES AND TABLES.
4.

CENTRAL JUNCTION WIDENED TO A CIRCLE MATCHING
EXISTING SURFACE COLOURING.
5.

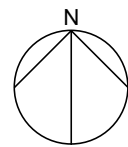
SCULPTURAL TIMBER SEATING.
6.

FLASHES SHALLOW DEPRESSIONS WITH SLOPES NO GREATER
THAN 1:20. RESEEDED WITH GRASSLAND MIX. LIKELY TO HOLD
STANDING WATER DURING WET PERIODS. THESE AREAS WILL
DEVELOP A LOCALLY DISTINCT DAMP GRASSLAND CHARACTER
SUPPORTING A RANGE OF BIRD AND INVERTEBRATE SPECIES.
SOIL ARISING TO BE EVENLY SPREAD AROUND NEIGHBOURING
AREAS TO DEPTH NO GREATER THAN 10CM.
7.

HIGHEST POINT ON PATH NETWORK.



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Appendix B- Requirements for Suitable Alternative Natural Greenspace (SANG)

This guidance is designed as an Appendix to the full guidance on Suitable Accessible Natural Greenspaces (SANGS).

The wording in the list below is precise and has the following meaning:

- Requirements referred to as “must” are essential in all SANGS
- Those requirements referred to as “should have” should all be represented within the suite of SANGS, but do not all have to be represented in every site.
- All SANGS should have at least one of the “desirable” features.

Must have

- For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment.
- It should be possible to complete a circular walk of 2.3-2.5km around the SANG.
- Car parks must be easily and safely accessible by car and should be clearly sign posted.
- The accessibility of the site must include access points appropriate for the particular visitor use the SANG is intended to cater for.
- The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s.
- All SANGS with car parks must have a circular walk which starts and finishes at the car park.
- SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes
- Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.
- SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.
- All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.
- Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).

Should have

- SANGS should be clearly sign-posted or advertised in some way.
- SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.

Desirable

- It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.
- Where possible it is desirable to choose sites with a gently undulating topography for SANGS
- It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.
- It is desirable that SANGS provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.
- Where possible it is desirable to have a focal point such as a view point, monument etc within the SANGS.

Eamonn Byrne Landscape Architects (EBLA) is a consultancy providing services in landscape architecture, urban design and landscape planning. We are a registered practice with the Landscape Institute.

Our approach is collaborative, responsive and creative. Through our approach and quality service we aim to create valuable places for our clients.

Landscape Architecture

We undertake the design, documentation and implementation of public and private external spaces across a wide range of project types and scales.

Urban Design

Through our urban design services we aim to integrate projects into their urban context and create valuable places for people.

Landscape Planning

Our landscape planning principles and practices consider the integration of topography, infrastructure and natural systems to achieve the optimum balance between the built and natural environment.

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