



1. Northern Country Park

The Northern Country Park will provide a substantial area of new public open space, linking to the phase 1 open spaces and associated car park. It will also form a key part of the Suitable Alternative Natural Greenspace (SANG) provision on site, primarily comprising recreational routes for dog walkers and native meadow planting for farmland birds. Timber 'play on the way' features will also provide informal play opportunities for children, linked to the nature theme of the country park.

The main paths will be surfaced in bound gravel to provide an inclusive year round suitable route for pushchairs and wheelchairs, with mown grass paths also allowing secondary seasonal routes. Timber seating will be provided at regular intervals and signage at key entrance points will educate the public about the facilities as well as the ecological sensitivities of the adjacent East Broyle Copse.



2. Community Allotments

0.55 hectares of community allotments will be provided, divided into half plots of 125m² each which can either be individual household plots or larger community gardens/orchards. The form of the allotment will be shaped by the local community to encourage community participation, outdoor activities and health and well-being. The allotments will be easily accessed via the adjacent footpath/ cycleway, with cycle parking provided, as well as a secure boundary treatment and watering point.



3. Play Spaces

The proposals will include 3 dedicated LAP play areas within the residential areas, providing a range of doorstep play facilities for younger children. These play spaces will be enclosed, providing secure, well overlooked spaces set within attractive landscape settings and with seating for parents / guardians.

An extension to the Phase 1 play space is also proposed, and will comprise a linear play trail through the proposed open space with a variety of equipment for all ages with a focus on movement and imaginative play. Timber 'play on the way' features are also proposed within the Northern Country Park, themed around the ecology of the area.



5. Existing Landscape Framework

The vast majority of the existing trees, hedgerows and woodland on Site will be retained within proposed green infrastructure areas, with the development layout informed by a detailed tree survey. Where trees and sections of hedgerow require unavoidable removal in order to facilitate the development, substantial new landscaping is proposed throughout the Site to mitigate these losses. This will include new native hedgerow, tree and woodland planting around the existing Ancient Woodland at the centre of the Site, within the Northern Country Park, and throughout the new areas of open space. All existing and new vegetation within the public realm will be subject to improved maintenance, to be secured through a Landscape Management Plan at the reserved matters stage.



- Phase 2 Application Boundary
- Existing Trees/ Vegetation Retained
- Existing Trees/ Vegetation Removed
- Ancient Tree/ Woodland or Veteran Tree 15m Buffer
- Ancient Tree/ Woodland or Veteran Tree
- Tree Protection Order (TPO)
- Public Right of Way
- Proposed Woodland Planting
- Proposed Thicket Planting
- Proposed Tree Planting
- Proposed Hedgerow
- Existing Grassland (reptile receptor habitat)
- Amenity Grass
- Meadow Grassland
- Mown Grass Footpath
- Recreational Footpath/ Cycleway
- Existing Informal Footway through Ancient Woodland
- LAP (Local Area of Play)
- Play on the Way / Timber Features
- Timber Seating
- Information Board
- Allotments
- Proposed Sluice
- Existing Pond (to be enhanced)
- Hibernacula

1:2000

C	06/07/22	BS	Updated Phase 1 base
R	25/11/21	BS	Minor updates to NCP
A	04/11/21	AM	Final Approval/Inclusion of Phase 1
Rev	Date	By	Description

CSA
environmental
Gates Barns, High Street
Aishwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

Project West Chichester Phase 2

Title Indicative Landscape Plan

Client Miller Homes & Vistry Group

Scale 1:2000 @ A0 Drawn AM
Date October 2021 Checked BS
Drawing No: CSA/2415/104 Rev C

4. Sports Pitches

Phase 2 sports pitches comprise of an area 4.42ha in size, adjoining the approved phase 1 sports pitches and pavilion, and comprising youth football pitches and an athletic running track. A new artificial 4G pitch will also be provided within the Bishops Luffa School in the south east of the Site. The pitches will be designed to Sport England guidance, including appropriate run-off zones and drainage.

