BFF16
BARTON FARM FORUM

REPORT TITLE: BARTON FARM / KINGS BARTON IMPLEMENTATION UPDATE

12 JULY 2017

PORTFOLIO HOLDER FOR BUILT ENVIRONMENT: COUNCILLOR BROOK

REPORT OF: CORPORATE DIRECTOR

Contact Officer: Steve Tilbury Tel No: 01962 484 856 Email stilbury@winchester.gov.uk

WARD(S): GENERAL

PURPOSE

To provide the Forum with an update on progress at Kings Barton, the development process, and future works.

RECOMMENDATIONS:

1. That the content of the report be noted.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

1.1 **Winchester District will be a premier business location**: developing employment opportunities; and developing infrastructure

1.2 **Delivering quality housing options**: providing good access to affordable housing options across a range of tenures.

1.3 **Improve the heath and happiness of our community**: Promoting new leisure facilities in Winchester Town that meet the needs of a broad cross section of our community.

1.4 **Improve the quality of the District's environment**: enhance and increase the use of open space in both towns and the more rural areas of the District.

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 None

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 N/A

7 ENVIRONMENTAL CONSIDERATIONS

7.1 N/A

8 EQUALITY IMPACT ASSESSEMENT

8.1 None

9 RISK MANAGEMENT

Risk	Mitigation	Opportunities
Property	n/a	
Community Support	n/a	
Timescales	n/a	
Project capacity	n/a	
Financial / VfM	n/a	
Legal	n/a	
Innovation	n/a	
Reputation	n/a	
Other		

10 SUPPORTING INFORMATION:

10.1 **Implementation Officer**

10.2 The Implementation Officer, Chris Hughes, is the first point of contact for queries relating to Kings Barton. His email is chughes2@winchester.gov.uk and telephone: 01962 848 375 (ext 2057).

10.3 **Barton Meadows Nature Reserve**

10.4 The Barton Meadows Nature reserve was 'launched' in May by the previous Mayor of Winchester, Cllr Jane Rutter. The ceremony marked the official opening of the reserve and the unveiling of the newly installed benches and signage at the site.

10.5 **Tree Strategy**

10.6 The timing of the construction of the first phase of development at Kings Barton meant the first stage of tree planting has not yet been undertaken. WCC Landscape team agreed that deferring the planting until autumn/winter 2017/18 would improve the prospects for long term viability of the trees.

10.7 Trees are an integral part of the masterplan and design strategy for the site – the creation of a tree lined avenue along the new Andover Road will be a key feature of the area. In addition, trees are a fundamental component of the urban landscape strategy and the open spaces across the site.

10.8 The following extract and associated map from the Landscape and Open Space Strategy (LOSS) for Barton Farm (April 2013) sets out the tree strategy for the site:

Proposed Tree Strategy

The plan on page 30 illustrates the proposed tree planting strategy and tree hierarchy both which currently exists and which is proposed within the Site. Tree species have been reviewed and discussed with HCC and WCC Tree Officers throughout the pre-application and determination period. The proposed tree species are set out on the following pages and identifies where these are to be planted relative to, for example, road corridors, woodland areas and orchard areas. In addition, selected species from this list may be used within the main green spaces subject to fulfilling the vision and design objectives set out below.

The location of utility corridors and light columns are to be co-ordinated with and around the location of existing and proposed trees. The location of the proposed trees where they provide key structural elements as part of the character of the space is to take precedent accordingly.

As set out in Section 7, the existing overhead power cable running alongside the treebelt is to be relocated underground. This is to be carried out in phases associated with the phasing of the development (and at this stage anticipated to commence in Phase 1 (undergrounding between Old Andover Walk and The Green, with the remaining undergrounding carried out in Phase 5. The location of the cable is to be positioned outside the root protection zone associated with the existing treebelt and in a location co-ordinated with other above and below ground elements (such as proposed road corridors, footpaths and utilities corridors).The long term vision and design objectives of the tree planting is that:

- *a simple palette of tree species is to be used based on the species present in the local area to reinforce the character of the Site;*
- *wherever possible, native tree species from the palette set out on the following pages are to be used to the open spaces on the rural interface and transitional spaces (such as The Recreation Ground; Stoney Green; Winterbourne Meadows and Well House Woods). Beech trees are to be used around The Green to reinforce the existing treed ridgeline environment;*
- *ornamental and non-native species from the palette set out on the following pages may be used within the streetscene, the internal open spaces such as The Park and hard landscape spaces such as The Avenue, The Square and The Place;*
- *the palette of trees on the boundaries of the school grounds is to be co-ordinated with the tree palette for the Site as set out on the following pages. Tree species within the school grounds may include other species as part of external learning environment;*
- *the new trees are to be set within an area that allows sufficient space for the natural canopy and maturing of the tree to be realised;*
- *the implementation of the tree planting within the Site will set the new development into a well treed landscape framework in the long term;*
- *the new development is framed on its northern edge by native woodland blocks, with woodland glades (co-ordinated with the proposed SUD's strategy);*
- *locates trees as focal points along road corridors and at footpath junctions; and*
- *to review the tree planting strategy throughout the detailed Reserved Matters applications to supplement this structure wherever possible;*
- *that the trees are to be planted at sizes to provide instant impact and that reduce opportunities for vandalism;*

- *the trees along The Avenue and within the streetscene are to be maintained and managed to lift their canopies so as to avoid conflicts with the abnormal loads which will occasionally use The Avenue and the standard service vehicles.*

The tree planting within the Site is to be implemented in accordance with the phasing of the development. The locations of advanced planting to meet the overarching landscape objectives is set out in Section 16 at page 52. Advanced planting is to be carried out in the first planting season relevant to that phase. Beyond the areas identified as advanced planting, all other structural tree planting is to be carried out in co-ordination with the construction programme and in order to minimise damage to the tree stock.

In terms of long term management responsibilities of the existing and proposed trees, as set out in Section 14 at page 51, following implementation and the defects liability phase, the maintenance and management of the tree stock across the Site, subject to further discussions and agreements, may be handed over to:

- *Hampshire County Council in terms of trees within the adopted highways and within the school grounds;*
- *Winchester City Council or an Estate Management Company in terms of trees within the open spaces;*
- *Winchester City Council or a Community Management Trust or the Parish Council for the woodland planting associated with Well House Woods;*
- *the Park and Ride operator for the trees within the park and ride area;*
- *Winchester City Council or a Community Management Trust or an Estate Management Company or the Parish Council or an Allotment Society for the orchard trees associated with the allotments.*

11.Proposed Tree Strategy Principles

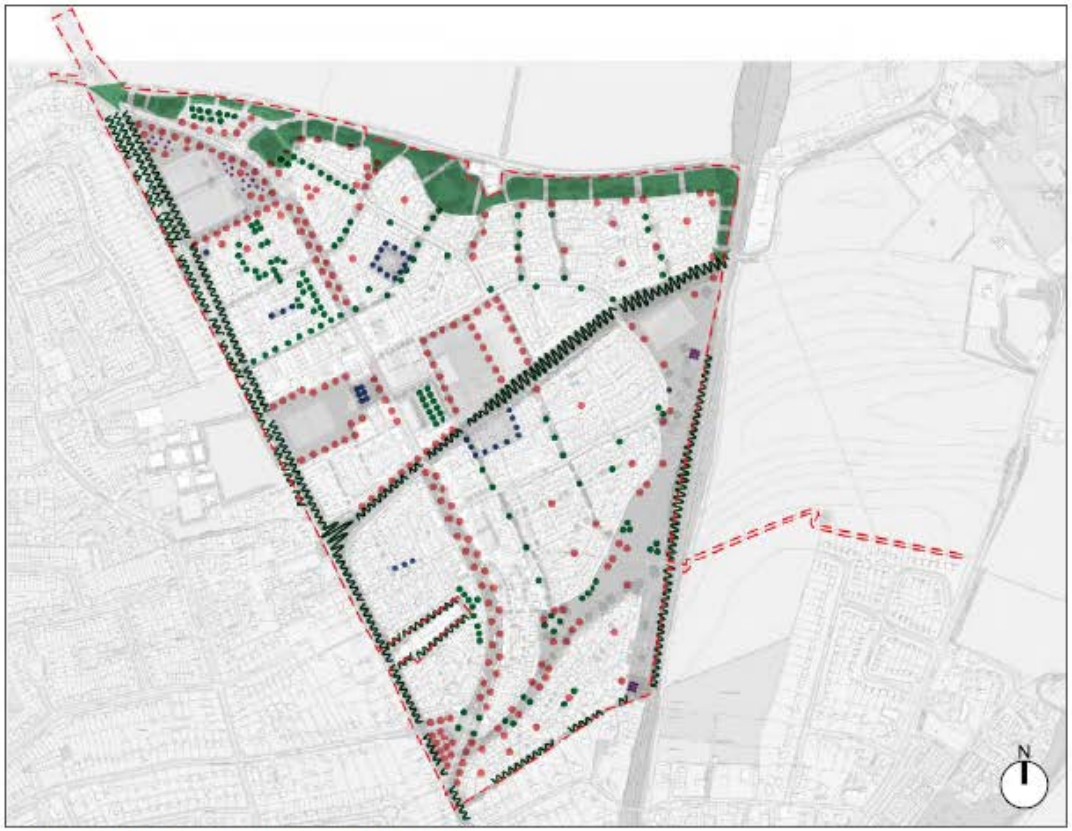


Figure 11.1 Plan - Proposed Tree Strategy (fabrik 2014)

11.1 Condition 17

Condition 17 States: *"The plans and particulars submitted in accordance with the Condition 13(g) (protection of important trees, hedgerows and other natural features) ...shall include;*

a) a plan showing location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measure over the bark at a point 1.5 meters above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

f) in this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Please refer to tree:fabrik drawing No.T926/TF/100-102 and to the tree protection plans which accompany each reserved matters application.

Legend

- Site Boundary
- Existing trees to be retained (and managed in consideration of Heath and Safety requirements)
- Large size tree species (15m canopy spread)
- Medium tree species (10m canopy spread)
- Feature size tree species (8m canopy spread)
- Orchard tree species
- New native woodland planting mix with glades

10.9 **Drainage**

10.10 The drainage of the Kings Barton development has been a key consideration throughout the development process. A condition of planning consent was to develop a comprehensive strategy for efficient discharge of surface and foul water.

10.11 The drainage of surface water has been designed to provide a sustainable system that protects the resident's homes, reduces flood risk in the local area, and helps to create an ecologically rich, recreationally diverse environment.

10.12 The following extract from the site's Drainage Strategy outlines the full proposals for the surface water runoff at the site.

2 SURFACE WATER DRAINAGE STRATEGY

2.1 General Principles

The proposed surface water drainage for Barton Farm has been designed in accordance with the principles set out in the approved Flood Risk Assessment (FRA) by Parsons Brinckerhoff (reference FSE97115A - 1.5) dated November 2009.

The topography of the site dictates that there will be 5 primary surface water catchments within the development site and that all surface water will ultimately infiltrate into the underlying *Upper Chalk* strata.

In accordance with the approved FRA the surface water strategy will manage surface water at source wherever practicable and thereafter conveyed through area control features that incorporate infiltration techniques where space and topography permit.

Regional control features will be created to manage surface water runoff for the development highways as well as any exceedence flows from the more extreme storm events. These regional control features will be located and integrated within the informal green space known as Winterbourne Meadows and the natural green space known as Well House Woods, as defined in the Landscape and Open Space Strategy (LOSS).

The approved FRA makes reference to Environment Agency (EA) advice that a portion of the existing dry valley to the southern area of the site has historically been subject to ephemeral flows from Andover Road towards the railway embankment to the east, which appears to be mainly due to run off from the existing Andover Road highway drainage network. As part of the development proposals there will be significant junction works to this area, as such the majority of overland flooding that currently occurs will be reduced or ultimately negated with surface water runoff collected and conveyed within the new Andover Road drainage system to the proposed regional control features. The approved Masterplan and surface water drainage strategy makes provision for the existing ephemeral flow route to be maintained through the dry valley. Anticipated exceedence flows from the existing highway have been assessed with the worse case catchment area included within the surface water calculations for the proposed development site.

In accordance with the current guidance published in the National Standards for sustainable drainage systems and the SuDS Manual, we are proposing to provide effective water quality treatment for surface water runoff utilising the minimum number of components required prior to infiltration to the Upper Chalk. Details of the minimum number of treatment stages are provided in section 2.4 of this report.

Infiltration testing was carried out by RSK Group in May/June 2013 as part of the Geo-Environmental Site Assessment (GESA) at 6 locations across the development site. Infiltration results varied between 2.15 x 10-4 m/s found in the northern sector of the site, through to 1.33 x 10-5 m/s found in the south eastern sector of the development site. As the geology across the site is very consistent, the recent test results together with results published in previous site investigations confirm that the use of infiltration techniques to manage surface water is viable and representative of the ground conditions found on site.

The actual infiltration rates recorded in the GESA have been used in the drainage modelling calculations referred to in this report and all drainage calculations have been carried out for the 100 year +30% climate change event. For details of the infiltration test locations, infiltration rates recorded and soakaway trial pit logs see Appendix 6.

Groundwater monitoring was also carried by RSK Group in May/June 2013 at 10 locations across the development site including the areas of regional control features. This monitoring was carried out at the end of a very wet period including the Summer and Winter 2012, which was considered exceptional. Hence the groundwater levels recorded should be considered a worst-case situation. The results of this monitoring confirm that that groundwater is found at depths between 8.8m and 26.6m across the development site and that this is in line with the FRA that the EA monitoring reported in 2001 and also the subsequent groundwater monitoring carried out in 2003. For groundwater monitoring data refer to the GESA extract in Appendix 6.

It should also be noted that ground levels continue to fall away to the north of the site to the base of the dry valley beyond Well House Lane which is some 5m below the site level, further reducing groundwater level risks.

As such it can be determined that the use of soakaways will not be compromised by high groundwater levels and that both the historical and recent groundwater monitoring results demonstrate that there is a very low risk of groundwater levels impacting on the performance of any soakaways across the development site.

Detailed drawings of the Schematic SUDS Strategy and the proposed surface water catchment areas are shown in Appendix 1.

2.2 Flood Risk and Exceedence Flows

Proposed surface water drainage systems will be designed to accommodate the following: a 1 in 30 year storm event without any flooding on the development site; and a 1 in 100 year storm event plus climate change without flooding to buildings, utility plant (i.e sub-station or pumping station) or neighbouring sites in accordance with the National Standards for sustainable drainage systems.

Soakaways and other infiltration features will be designed to accommodate a 1 in 100 year storm event plus climate change rather than a 1 in 30 year recommended by the SuDS Manual and a 1 in 10 year by BRE 365, providing further mitigation from flooding. Effective water quality treatment will be provided prior to infiltration in accordance with the SuDS Manual, this together with an appropriate maintenance regime (to be agreed with the stakeholders) will minimise the likelihood of siltation within the infiltration features and reduce the degradation of soakaways over time.

The proposed surface water drainage and SuDS will be subject to regular maintenance to ensure that the systems are functioning, a regime of which will be agreed with the stakeholders at detailed design stage. SuDS maintenance schedules taken from the SuDS Manual for typical components proposed on this site are shown in Appendix 4.

Site levels will be designed to convey any exceedence flows downstream to infiltration basins located in the lowest areas by the proposed highway network and/or green finger/swale routes, mimicking the natural catchment areas and avoiding proposed buildings and utility plant.

2.3 Sustainable Drainage Features

Proposed surface water collected from individual roof areas and private drives will be collected at source and discharged to individual soakaways via appropriate water treatment components.

We have consulted our Geotechnical team on the use and location of soakaways who have responded as follows:

- *The existing Envirocheck data has been reviewed, which states that there is a very low to low risk from ground dissolution stability hazards. We have obtained a site specific Mining and Ground Stability Envirocheck report (attached) which confirms the above.*
- *The STATS solution feature database has been reviewed for the site using a radius of 3km from the centre. The nearest feature identified is a solution pipe 2,182m away at approximate grid reference 449000, 130000.*
- *There has been no anecdotal evidence from the landowner/farmer of any visual/topographical characteristics (localised hollows, change in vegetation (such as lusher grass)), which may be related to such solution features.*
- *The engineer on site also did not notice any such signs during the site work.The site investigation did not encounter any ground conditions typical of that associated with solution features i.e any loose granular soils and/or soft clays.*

It is therefore concluded that the risk of solution features on site, which could undergo collapse or re-activation due to soakaways, is considered low and therefore the distance at which shallow soakaways may be positioned away from any residential property can be at a minimum of 5m from any residential property. This is also as stated

in previous SI reports carried out for the development by other Geotechnical Consultants.

At this time RSK has assessed the proposed soakaway requirements for all private areas as described above. Based on the current known infiltration rates RSK has produced standard trench soakaway and cellular soakaway assessments based on typical catchment areas of 50m^2, 100m^2, 150m^2 & 200m^2. Cover/invert levels used for the assessments are based on an arbitrary figure (as the finished ground levels are not confirmed at this stage of the design), with effective infiltration up to 0.75m below the proposed ground level.

All soakaways will be designed to provide the relevant freeboard beneath the base to the existing groundwater level, which has been proven by monitoring and will be subject to discharge consent by the EA, to be agreed at detailed design stage. For soakaway calculations see Appendix 2.

Where appropriate surface water from roof areas will also discharge direct into any adjacent swale features where soakaways cannot be achieved.

Proposed surface water from parking courts will be discharged into the ground via soakaways and wherever possible permeable paving. It will be necessary to control and manage some surface water flows from these areas into area control systems including gravity piped systems, swales, geocellular attenuation tanks and soakaways.

Proposed surface water collected within the proposed highway network will be collected via traditional drainage features or SuDS components and conveyed under gravity by a combination of both a piped system, swales and filter drains to the regional control features that include forebays and infiltration basins.

Infiltration basins have been proposed for the regional control areas in place of wet ponds proposed in the FRA, following a meeting with Winchester City Council and HCC on 16th July 2013. At this meeting it was discussed that wet ponds were out of character with the local landscape and hydrological features in the Winchester area and in particular the Barton Farm site with steep topography. RSK subsequently completed an assessment, which confirmed that neither water quality or quantity would be compromised by the removal of the wet ponds. For surface water drainage strategy, calculations and associated network plan see Appendices 1 and 2.

Detailed design of the surface water drainage systems and SuDS components will be carried out in accordance with CIRIA 697 The SuDS Manual and latest SuDS component checklists published by CIRIA.

10.13 **SUDS adoption**

10.14 Sustainable Urban Drainage Systems (SUDS) are integrated systems designed to minimise the potential impact of flooding in and around new developments. They can

a) Manage runoff volumes and flow rates, reducing the impact of urbanisation on flooding;
b) Protect or enhance water quality;
c) Are sympathetic to the environmental setting and the needs of the local community;
d) Provide a habitat for wildlife in urban watercourses.

10.15 These systems often include, as at Kings Barton, the incorporation of multi-purpose green spaces that will provide a recreational resource. The open space element of the SUDS will be maintained by Winchester City Council upon transfer by CALA.

10.16 The SUDS at Kings Barton was designed to fulfil the legislative obligations set out in the Flood Water and Management Act (2010), as the relevant legislation during the design phase.

10.17 The Flood Water and Management Act (2010) set out a requirement for Lead Local Flood Authorities (LLFAs) to establish SUDS Approval Bodies (SABs). These bodies would be responsible for the approval, then adoption of SUDS systems. In the case of Barton Farm, the relevant SAB was to be Hampshire County Council.

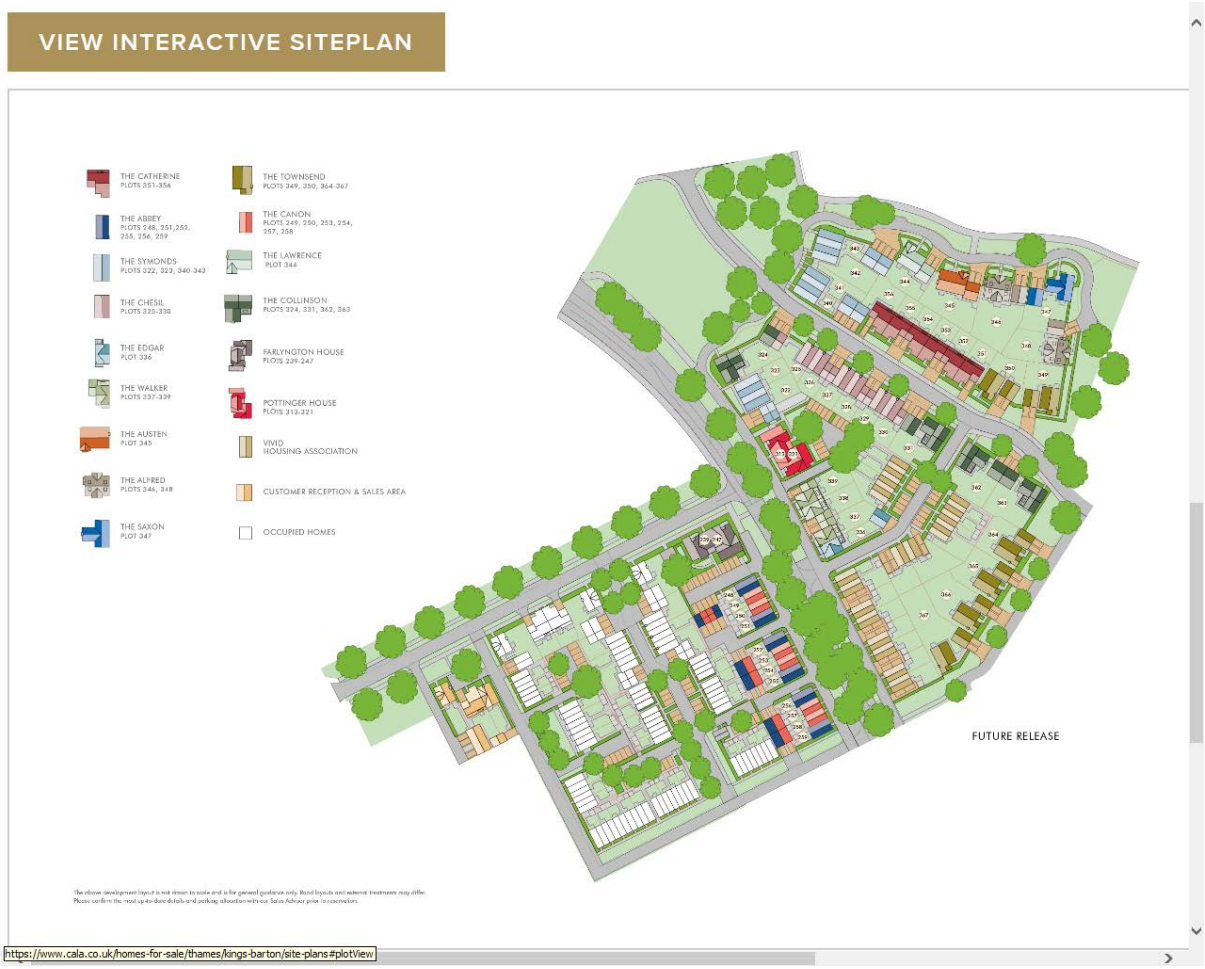
10.18 However, in April 2015, the UK Government chose not to enact the relevant part of legislation requiring the establishment of SABs, meaning an alternative for the long term management of the system was required.

10.19 This has led to discussions between CALA, Winchester City Council, Hampshire County Council and statutory water authorities (Southern Water and SSE) to identify the best long term solution for the management of the infrastructure. Discussions continue, and include all possible options, including the adoption by a management company.

10.20 **Construction Update**

10.21 The build at Kings Barton remains on schedule. As of end June 2017, 25 units were sold with several others reserved and due for occupation over the summer.

10.22 The following map shows the location of the occupied homes, and the houses that are currently for sale.



10.23 The reserved matters application for Phase 1A is expected this summer, with construction scheduled to begin in late 2017 or early 2018. Phase 1A comprises a further 200 housing units at the southern end of the site.

10.24 **Affordable Housing**

10.25 The first release of the affordable housing allocation in Phase 1B comprises12x shared equity homes. At end of June 2017, seven of these had been reserved off plan. The homes are scheduled to be handed over to VIVID on 2 August. The remainder will transfer in September.

10.26 The first social housing will be available for occupation in November 2017, managed by VIVID.

10.27 The first flatted affordable housing will be available from March 2018. The WCC Occupational Therapy team has met with VIVID to discuss the requirements for adapting the 4x ground floor flats to make them suitable for wheelchair users. The flats will have automatic security doors, level access from their external door and specially adapted kitchens/bathrooms.

10.28 **Kings Barton Play Strategy**

10.29 The importance of play areas and equipment at Kings Barton has been discussed at previous Forum meetings (most recently BFF15). CALA has commissioned Timberplay to develop an outline strategy for play at the site, and to develop a design for the first play area in Phase 1B.

10.30 The draft strategy brings together the various proposals for play equipment in the planning permission, Design Code and Landscape and Open Space Strategy (LOSS). It provides a strategic overview for the creation of both formal and informal play opportunities across the site.

10.31 The draft Play Strategy for Kings Barton is attached in Appendix 1.

10.32 **Highways Construction**

10.33 Work continues on the construction of the road network within Kings Barton. The new junction into Phase 1A will be partially constructed during the installation of the water main pipe to be completed in early July 2017.

10.34 The remainder of the junction construction is scheduled to take place in autumn 2017.

11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 N/A

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

BFF15. Barton Farm Implementation and Update. Report of the Corporate Director. 25 April 2017.

Other Background Documents:- None

APPENDICES:
Appendix 1 – Play Strategy

PLAY AT BARTON FARM

Play at Barton Farm

Play is not only a vital mechanism for the healthy and successful development of the child, but is also shown to support community cohesion within communities and their varying demographics.

Play is one of the components contributing to the social and recreational infrastructure of the Barton Farm master plan. Play provision should support the newly growing community with considered design consistency across the site. Effective play provision can support a sense of wellbeing in local areas and can enhance shared spaces. Here it should support the newly growing community through effective play opportunities, contact with greenspaces and outdoor experiences Playful shared space and effective spaces for play at Barton Farm will create connectivity within the new community and help link the existing, surrounding population with the occupants of the new development. Playful landscape design will target a range of ages and enhance the residential, recreational and commercial areas through enrichment of its open space.

Best practice has moved on from play being delivered as an afterthought. Design guidance has progressed from a singular approach and the traditional playground model (although this still has a place). Play in the wider environment is an important factor in the effectiveness of delivery.

Any play provision should reflect the unique identity and high quality aspirations of the masterplan. It should reflect the design code of the whole site and make reference to the character of the development.

One of the factors which can influence the effectiveness of the delivery of play, especially over such a large scale project is the speed of delivery. Play provision which is non-prescriptive and non-directive enables a responsiveness to changing needs. The creative and flexible nature of play often means that unanticipated uses of space and equipment are found whilst in use. These may be unlike or exceed the designer's expectation for a space. Phased delivery of the play provision with ongoing reviews of the effectiveness at each stage can redefine future plans based on user experience, making each stage relevant for the needs of the changing and growing community.

Developing a Play Strategy for Barton Farm

A play strategy at Barton Farm would create a site wide approach to play in all shared spaces incorporating the existing design code. This would include not only the designated play areas but also access routes to play, incidental green spaces and doorstep opportunities.

It will **inform** the development and **communicate** the aims of the development with regard to play.

Recommendations

The following steps are recommended.

DEVELOPMENT

A play strategy be formulated across the masterplan, including formal play spaces as well as incidental playful green space, access routes and doorstep opportunities for play.

INVOLVEMENT

Key stakeholders be involved in the development of the strategy. To be effective beyond the design stage into actualisation this strategy needs to be grounded in the local community with participation from existing and future residents as well as the input of officers and elected members.

SUSTAINABILITY

Those responsible for future maintenance are involved. Good maintenance is essential in sustaining the effectiveness of any playful space. Maximising the life span of any equipment and continuing the functionality of the landscaping. It is vital to involve those responsible for the future of the green space management to ensure they understand and support the approach to play and playful spaces outlined in any play strategy.

REVIEW

A schedule is implemented to enable the play strategy be reviewed at regular intervals through the ten year development period. This would create a feedback loop to incorporate information about usage and responses to the play provision ensuring that the strategy remains relevant, is meeting the needs of residents and is manageable to ensure sustainability for the growing, changing community.

EVALUATION

Simply Play be used to evaluate designs and spatial changes as they occur. This will create a bench mark for the ongoing delivery of play provision at the Barton Farm development.

Simply Play – Maximising Play Value

Simply Play is an assessment process which evaluates existing space or proposed designs and considers them with a holistic approach to play.

It was developed to support the maximisation of play value in any space. It compliments a landscape led approach as it evaluates the potential for play in any environment not just formally equipped, traditional playgrounds. It recognises and assesses the potential for many different types of play.

Barton Farm – Playful Spaces

There are five key sites highlighted in the planning documentation as areas where play is considered. These range from open green spaces, small pocket parks, to designated places to play, envisioned as more formal play spaces. Whilst offering variety and uniqueness in each space there should be a whole site approach with a consistent approach to design.

In addition, it is important to reflect and give thought to play on the doorstep, with consideration in the strategy for incidental spaces which may lend themselves to play such as the new native woodland on the rural edge of Well House Lane.

Allocated Green Spaces

THE RIDGE

As an ecological buffer zone, with no plans to upgrade the pathways and public access through the tree belt restricted for biodiversity, any play here must be incidental. There are opportunities to place playful features as part of the children and young people's passage through this space. Children navigate space differently to adults and thresholds and boundaries can be playful in their own way. Consideration may be made to the way in which the wildflower buffer zone is planted. Playful pathways and hidden elements such as incidental logs may encourage play in this space.

WELL HOUSE WOODS

Here in this area of natural green space on the fringes of the new development. Playful consideration of how the SUDS and swales could be enhanced to provide play would engage children in playful use of space. Crossing points over the swales (stepping stones, playful bridges, timber crossing logs) would create new ways to use the space and add playful pathways and enhance the meaningful recreational use of this natural habitat.
The desire to replicate natural woodland through organic planting could be enhanced from a play perspective by viewing platforms and small interventions that connect the children with the growing and changing natural habitat.
As there are pedestrian routes and cycle ways to be developed in this space it is a secure environment for playful journeying, away from traffic, encouraging active use of the space and more healthy and active journey choices.

WINTERBOURNE MEADOWS – MULTI FUNCTIONAL

This extensive, flexible, informal and natural green amenity offers an opportunity for consideration of equipped play provision. A combination of informal and more formal play offers could be placed here.
As a green link with combined footpaths and cycle ways there will be a flow of people passing through. Play here should encourage engagement with the environment and a longer dwelling time. The play provision should complement the design palate of the masterplan and reference the tactile nature of the architecture and design on the tertiary streets of the master plan. Engagement with play through senses such as touch is highly beneficial.
The existing dry valley and the slopes to the west of the railway line imply playful topography and topography can positively inform the play design of a space. Opportunities for robust physical play, as well as sensory and elemental play would be beneficial in the meadows and would encourage families and children of a wide age range to stay and play.
The unrestricted nature of this area in terms of boundaries enables the play here to be merged and flow into the wider green space rather than be bounded in a small enclave. This would encourage play throughout the meadow in both the developed areas and the open space. This is a beneficial approach to play as it opens up the

diversity of the social groups meeting and sharing this green amenity, supporting the cohesion in the community.

STONEY GREEN

This area is intended as informal recreation and visual amenity with native grass swathes and swales. Pathways through these swathes of grasses made by the planting scheme can offer playful offers without being direct intervention. Incidental playful features may enhance the play in this area. Again here pathways across the developed swales offer low intervention, high play value elements.

THE PARK AND THE SQUARE

This square with its village green character offers great scope for a formal play offer. The play here should be recognisable as a designated play space but still offer high quality play value. It should fit with the design palate of the wider space. The mixed use here would suggest that boundaries between the wider open green space and the play area need to be clear if soft. Boundaries rather than barriers.

THE RECREATION GROUND

The recreation ground is primarily an area for sports activities. The case for play here is that it diversifies and widens the appeal for other users, such as spectators and extends the offer beyond sports activities alone. Play here could be more dynamic and physical, fitting with the context of the sports focus of the green space, with playful areas which also offer spectators the opportunity to be part of the wider sports offer, engaged rather than passive observers.

THE GREEN

The Green has been dedicated as a place to play and with its proximity to the school will provide a great meeting spot for pre and post school activity. Allocated as a destination play area, a ‘Super NEAP’, this space should offer a wide range of play opportunities to reach into the broad play curriculum. Opportunities for group play and various play types will support the use of this space by many children. High energy dynamic play can be facilitated here as well as low level play for the younger children.

The connection with the location of the school will support this as a child friendly green space. Supporting the connectivity and development of the growing and changing community.

OLD ANDOVER WALK

As a rural tree lined pathway, for pedestrian and cyclists the green corridor here could support incidental play elements which enhance residents’ journeys.

LOCAL LANDSCAPE AREAS DOORSTEP SPACES + GREEN FINGERS

In addition to the areas designated above play is also considered as part of the local landscaped areas, the doorstep opportunities for play and the green fingers which enhance the wider masterplan.