

Proposals

Layout

The site will accommodate new homes ranging between 1 and 5 bedrooms, a new care home and landscaped public open space including allotments, children's play spaces and SANG (Suitable Alternative Natural Green Space) to the north of Oakley Lane.

The proposed layout is in four parts:

1. Lower density housing surrounded by open space along the Carriage Drive.
2. A new tree lined street running parallel to Oakley Lane.
3. Higher density housing around a 'village green' in the west.
4. Traditional 'estate - style cottages' fronting a new landscaped parkland at Canford Magna.

The majority of the proposed development, is laid out on the principles of traditional urban form. The illustrative masterplan shows how streets and blocks could be laid out in a manner which responds to the key features of the site. The arrangement optimises pedestrian movement within and beyond the site.



Potential Design Ideas

River edge - 'green streets'



'Gateway' buildings



Placemaking elements - key features



Crupton Farm

The existing farm buildings will come forward as a separate planning application for small scale employment, our masterplan will provide new links between the housing and employment space.



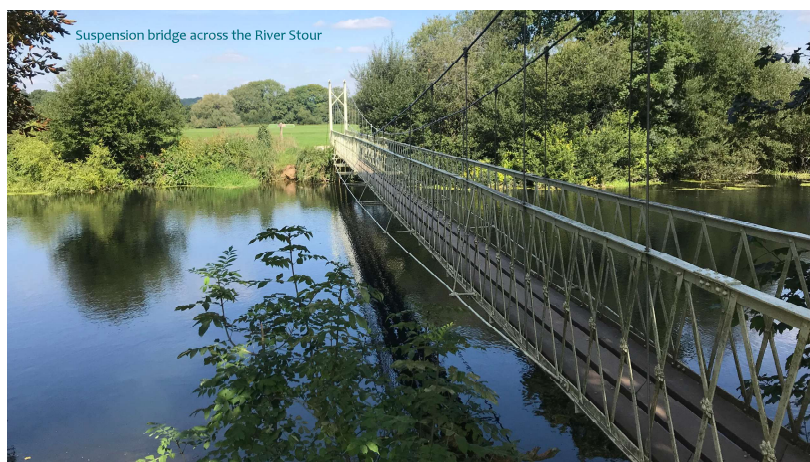
Linear Park

A new linear park will provide a strong green link between Oakley Lane and the Carriage Drive. This park will be accessible to all and have a children's play area within it.



Edges

Where the geometry allows, the edges of the development would be outward facing to ensure natural surveillance over the adjacent green infrastructure network.



Parkland setting

New cottages overlook a landscaped parkland



Parkland

The focus of the scheme will be a series of interlinked parkland areas. These spaces will be a focus for local families by providing natural play opportunities for children and walks for all. These spaces will connect seamlessly to the SANG parkland which will run alongside the River Stour.

Softening views into the site

Some existing hedgerows and tree belts on site will be maintained and enhanced with new screening planting. A central linear green space would provide space for tree planting within the site. This would break up views of the urban form from distant locations to the west.

Edges

The development would be outward facing to ensure that movement around the site along the green edges can be overlooked. On the eastern boundary, where Canford Magna Conservation Area is adjacent to the site, the layout will have properties actually facing onto this edge with cars kept away from the new parkland.

Urban form

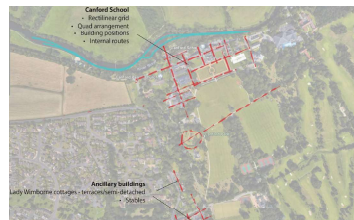
The layout focuses more continuous frontage made up of terraced and semi-detached houses along the central spine street. Detached properties would be located along the edges to create a more fragmented urban form, which provides opportunities for larger gardens. This would assist in creating a softer edge to the scheme.

Stewardship of Green Spaces

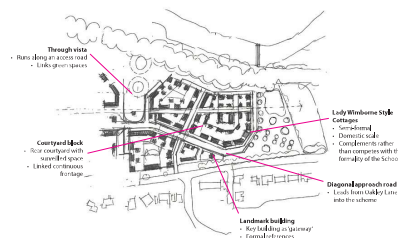
Within the proposed development, there will need to be some form of on-going landscape management, funded by an estate charge on all houses to maintain areas.

Outside of the proposed development, there will be a major new SANG parkland – the majority of the riverside areas. We are currently exploring whether these would be best transferred to a local wildlife group, or held in a local residents trust.

Defining a new edge to Canford School



Early Layout Study



Estate Cottages

The Lady Wimborne cottages are a defining feature of the Oakley Lane area. They are semi-detached 'pairs' and only extend to one and a half storeys in height. Most date from the mid-19th century but the Canford Magna Conservation Area is defined by the older estate workers terraced cottages along the main road. This particular style will be a key part of our 'Design Framework' for the site.



Detailed view of Canford Magna cottages



Suitable Alternative Natural Greenspace (SANG)

The north and north western part of the site will comprise SANG, much of which is alongside the River Stour. From the SANG there will be attractive views along the river corridor, links to Wimborne, Bytheway SANG and to the Castleman Trailway to the east as well as continued access to the Stour Valley Way to the west.

The SANG will be multi-functional, including a section of the riverside pathway for use by the Canford School Rowing Club. There will also be a Lakeland Park immediately adjacent to the development which will include open grassland, permanent and semi-permanent wetland, a dog exercising area (including a pond created for specific use by dogs) and a platform installed for pond dipping.

New footpaths and interpretative signage will be installed within the existing marshy grassland, open grassland and woodland habitats. These will be enhanced as part of the proposals and new habitats including ponds and tree planting will be created to diversify the recreational experience.



Green Infrastructure

The proposed multi-functional green infrastructure set out across the site will ensure that the development is sensitively integrated into the wider landscape and will maximise wildlife, amenity and recreational value. The existing oak trees (which are key assets of the site) will be retained within large areas of open space. A number of new parks and open spaces (of differing character) will be created across the site which will offer opportunities for a wide variety of recreational activities.



Food Growing

The site will accommodate allotments and there is also the opportunity to create a community orchard, offering opportunities for the local residents to manage, maintain and eat their own fruit. This can include a variety of apples, pears, plums and cherries, including local or rare varieties. In addition, the native hedgerows will include edible berries such as sloes.



Recreation

The provision of a number of play areas across the site will benefit both the existing community and new children to the area.

The main play area will be a 'Neighbourhood Equipped Area for Play' (NEAP). This is a large play area with play equipment for all ages. For adults and older children, the open space will also provide opportunities for trim trails for exercise and informal recreation.

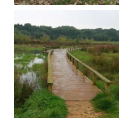
Nature Conservation

Both the development area and the SANG have sought to retain and enhance all the existing habitats of ecological importance including hedgerows, scattered mature trees, ponds and the mature treeline along the Castleman Trailway, which is a key wildlife corridor for bats, birds and other mobile fauna.

Existing marshy grassland and wetland, (a UK Priority Habitat and confirmed as supporting great crested newts and grass snake), is to be retained within the SANG and will be managed to minimise scrub encroachment and to maximise floral diversity.

Green corridors bring wildlife features into the built-form and landscape design will be more formal within the development, comprising extensive tree planting of native species typical of the area. At the development margins, open space will be less formal for wildlife.

Sustainable Drainage Systems (SuDS) will be attractive features which encourage wildlife and the species-richness of existing grassland will be enhanced by introduction of hay cutting. Some species-rich scrub and woodland will be planted to create a habitat mosaic of benefit to birds, invertebrates, reptiles and bats.



View towards Canford School