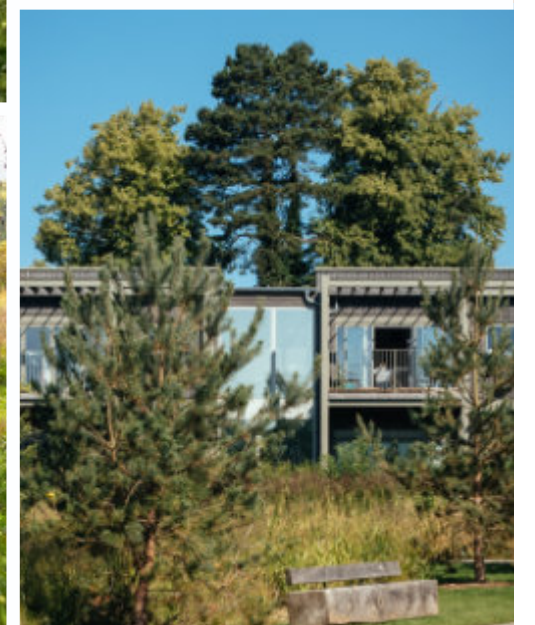
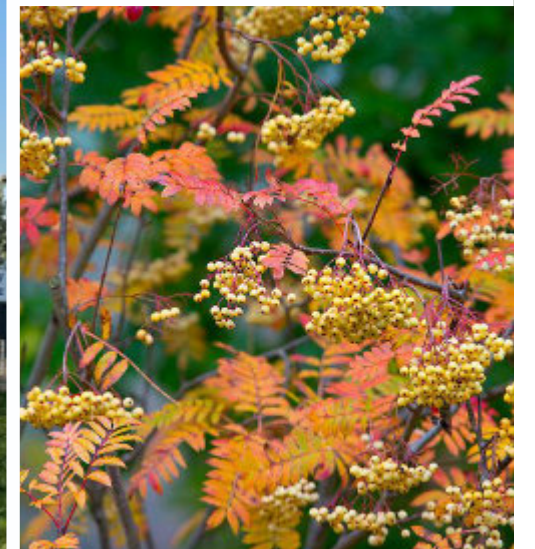


16. Bedford Road Park: Overview

Bedford Road Park completes a near 200m loop of the development that provides the new and existing community a valuable informal amenity space.

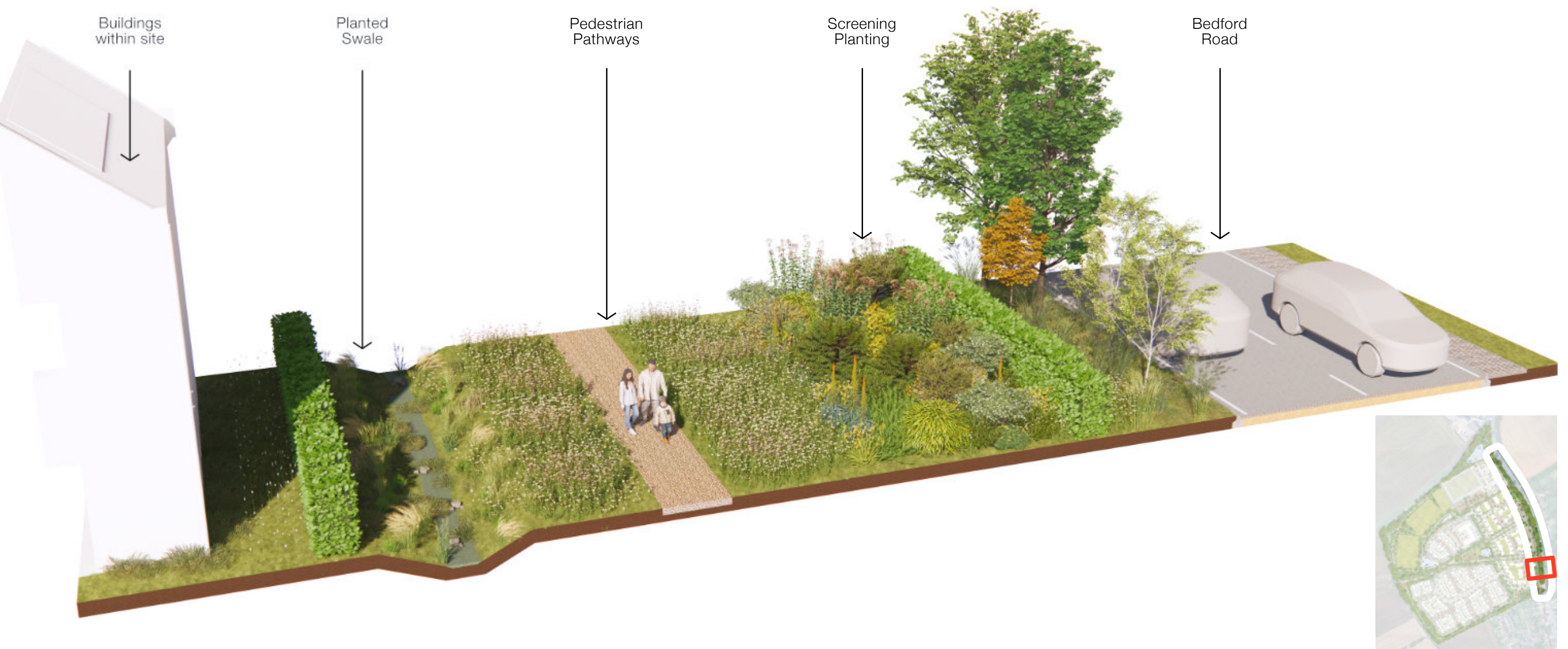
Similar to the Meadow Edge, the Bedford Road Park provides a buffer between new homes and Bedford Road to soften traffic impact and filter views of development from the surrounding landscape.



17. Bedford Road Park Vignette

This vignette illustrates the housing frontage set within a meadowed landscape character. Gently dished attenuation swales run alongside the pathways, meadow planting transitions into areas of denser vegetation, hedging and trees lining Bedford Park Road.

This layered planting creates a green buffer to the adjacent homes while enhancing the visual and experiential quality of this part of the development.



18. Public Footpaths

The development will offer a number of improved accesses to open space and existing public rights of way, which will be improved. This also includes new and improved crossing points to Bedford Road.

- Existing Public Right of Way
- Bedford Road with eastern public footpath
- New open space footpaths
- New or improved crossings
- Improved bus stop



19. Play Spaces

A sequence of playable spaces, located in key areas of the development are provided for children and families. Themes are being explored to create diverse experiences and connect children with nature. These images represent character of the play spaces around the site.



20. Public Amenities

In addition to delivering new homes and a much-needed SEN school, this site can provide a series of public amenities for local people.

1. New Icknied Way connection leading directly to the eastern PROW connection
2. New pedestrian and horse crossing to Bedford Road
3. Publicly accessible amenity footpath leading around the sites edge, connecting features such as play areas and seating
4. Play spaces
5. 3G sports pitch with (paid) public access outside of school hours
6. Informal playable and learning features to encourage children to connect with nature
7. Open meadows with capacity to become sports pitches / recreational use in the future
8. Wetland and woodland spaces providing new and diverse habitats and unique walking space
9. SuDS pond at heart creating biodiverse centre piece to the site
10. Link to allotments improving access and offering potential to grow over time



21. Public Amenities and Local Context

The site sits at the north west edge of Ickleford, with Bedford Road aligning the eastern boundary. Comprising a single field, the site is dissected by Icknield Way, which leads between Ickleford and Pirton to the west.

The application area is bounded by arable fields to the north and west and an allocated housing site beyond Bedford Road to the east. The field associated with the site continues south along the eastern

half of the southern boundary, with the western portion bounding Ickleford, including the Ryder Way Allotments that sit centrally amongst housing.

Land falls around 10m from south to north, with a ditch at the low point along the northern boundary.

The western boundary has good vegetation cover along Bedford Road. Other boundaries are less well defined with broken tree and hedgerow cover to part of the west and south, and little green infrastructure definition to other.

The site is within two green belt designations and a SSSI impact zone related to Oughtonhead SSSI.



22. Open Space and Play Provision

The landscape strategy proposes an interconnected series of open spaces and habitat types that reinforce connections to the countryside, enrich local biodiversity and delivers a robust green belt edge.

A large proportion of the site has been allocated for accessible open space. Using the Fields in Trust (FIT) categories, which marry with the local plan's, the proposed open space has been compared to a requisite quantum based on the number of homes, approximately 230.

The local plan policy NE6 categorises new open spaces as:

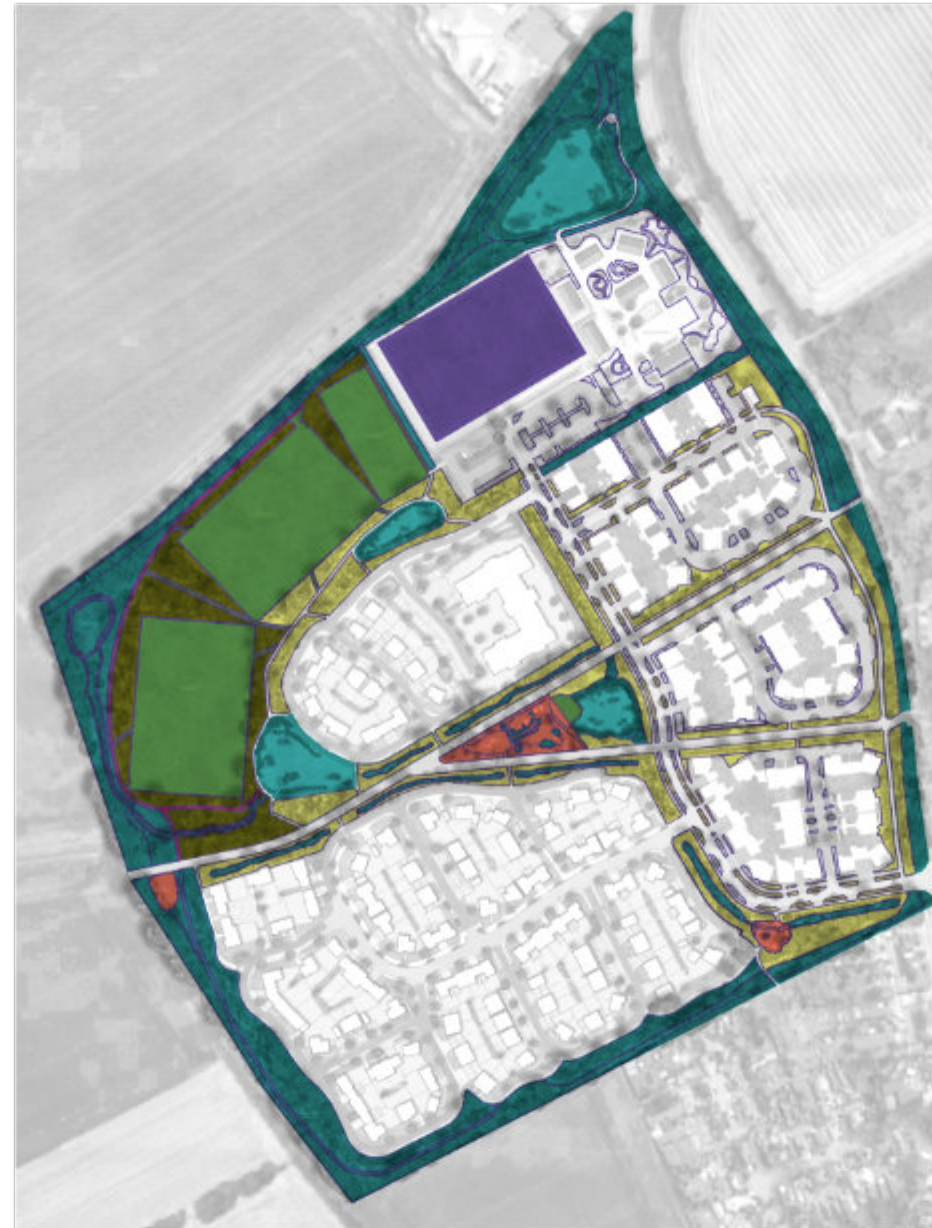
- Parks and Gardens
- Amenity Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities (including schools)
- Natural and Semi-Natural Greenspace
- Green Corridors
- Cemeteries and Churchyards
- Allotments and Community Gardens

The policy refers back to FIT guidance for the quantum and types of open space that ought to be delivered for a development, as determined by scale.

FIT provide an online calculator for open spaces. Based on 230 homes, and an average occupancy of 2.4 people per home, the estimated population will be 552 people. As a result an overall amount of 2.95 Ha is required for the development. This has been broken down as follows:

- Parks and gardens: 0.44ha
- Amenity green space: 0.33ha
- Natural and semi natural green space: 0.99ha
- Outdoor sports pitches: 0.66ha
- Courts, greens, tracks and trails: 0.25ha
- Equipped designated play areas: 0.14ha
- Informal play: 0.17ha

The table and plan opposite describe the quantum and distribution of open spaces as categorised by FIT.



Site Area Summary			
Site area	20ha		
Number of homes	230		
Population based on 2.4 per home average	552		
Excess of total open space delivered against FIT requirements	10.47ha		
Proportion of site dedicated to open space	52%		
Green Space Types			
	Required based on population	Space measured	Proportion of requirement delivered
■ Parks and gardens	0.44ha	1.81	4.099
■ Amenity green space	0.33ha	1.73ha	5.230
■ Natural and semi natural open space	0.99ha	4.31ha	4.336
■ Outdoor sport pitches	0.66ha	0.74ha	1.118
■ Courts, greens, tracks and trails	0.22ha	0.16ha	0.742
■ Equipped designated play areas	0.14ha	0.24ha	1.728
■ Informal play	0.17ha	1.47ha	8.892
Total Open Space	2.95ha	10.47ha	3.544