



Existing Public Footpath Ref. CB464

Indicative natural play / trim trail features at south-western end of Phase 1 informal open space, forming a connection to central east / west open space corridor and future play area nearby (outside of P1&2 boundary)

Spine Road swale gently meanders along its length, creating different character areas, defined by variety of tree species and ground storey vegetation; mown amenity grass, longer grass margins with bulbs, native grass / wildflower seed mixtures, ground cover planting and occasional ornamental boulders

Informal open space area set within species-rich grass and managed scrub, with occasional fruiting trees

SUDs and Open Space Network continues north into Phase 4a, refer to Site Landscape Masterplan

Phase 4a: New permeable footpath surface (rolled buff chippings) to protect existing Tree Root Protection Areas

PHASE 4a OPEN SPACE  
PHASE 4b RESIDENTIAL DEVELOPMENT

Footpaths along proposed greenways to incorporate wayfinding / interpretative signage. Furniture such as seating and refuse bins to follow natural materials palette

Native species tree / hedgerow planting to replace section of existing vegetation to be removed. Planting belts designed to maintain connectivity for Dormice as far as possible

Phase 1 and 2 RM Application Boundary

Informal mown pathways following contours

Phase 4a: Connection to SUDs Open Space Corridor to the north of public footpath, utilising existing gap in tree belt

Phase 4a Boundary (works part of separate Site Wide Infrastructure RM Application)

Pedestrian friendly paving detailing to crossing point over PRoW

Phase 1 and 2 RM Application Boundary

PHASE 3

Footpath / greenway within Phase 3 residential development (indicative)

Existing vegetation retained, forming structural landscape feature and backdrop to new footpath / greenway running north-south, connecting with central open space and linear park north of spine road

Shared pedestrian / cycle pathway continues westwards to connect with proposed woodland, semi-natural greenspace and Cockerling Road

Edges of existing vegetation belts enhanced locally, with native shrub / and tree planting and grass / wildflower meadow seeding

Occasional seating in viewing locations

Landscape treatment designed to reflect 'garden village' architectural character

Landscape treatment designed to reflect 'greenway edge' architectural character

Change of surfacing used to define entrance to character areas and assist with traffic calming

Mown grass paths

Pocket Park seating area with views over waterbody and surrounding landscape

Landscape treatment designed to reflect 'parkland edge' architectural character

Amenity grass (informal recreation)

Shared pedestrian / cycle path with attractive soft landscape scheme forming central greenway, linking to open space network to the north and south

Advanced nursery-stock planting to parkland, using native species such as Silver Birch, Beech and Lime

Shrub planting to soften earthworks alongside Spine Road and adjoining pathways

Development transitions into rural character with informal tree planting, areas of longer grass and bulbs and wildflower meadow areas

Landscape treatment designed to reflect 'informal lanes and mews' architectural character

Native grass / wildflower meadow seed mixtures

Longer grass margins with spring bulbs

Landscape treatment designed to reflect 'rural edge' architectural character

Existing vegetation north of Cockerling Road retained

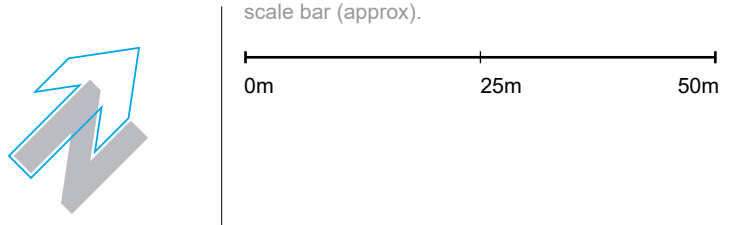
Landscape treatment designed to reflect 'rural edge' architectural character

MANOR CLOSE

LEGEND:

- Existing vegetation retained
- Asphalt (roads / pavements)
- Native grass / wildflower / longer grass margins (indicative)
- Longer grass margins with spring bulbs / wild flora
- Proposed trees (indicative)
- Block Paving (indicative)
- Proposed amenity grass
- Proposed shrub planting areas
- Swale / SUDs banks
- Natural Aggregate Paths (permeable within Tree RPAs)
- Mown grass paths
- Proposed mixed native species hedgerow / matrix planting
- Shared pedestrian / cycle path. Permeable surface (rolled buff chippings) to protect existing Tree Root Protection Areas, where required
- Proposed Equipped Play Area (indicative size 660m2)
- Feature trees and low-level entrance feature planting, framing key vista from Cockerling Road
- New footpath / greenway along eastern boundary of Phase 1. Refer to Illustrative Cross Section GW-1 in Condition 9 Report
- Mixed native species boundary hedgerow, with trees

Note. Precise number and location of trees subject to detailed design



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