As of 29.09.2026 Landscaping Details Summary

Padnell Grange — Landscape Design & Access Statement

Concise summary of CLDL 2455 (08) 1001 R02, March 2026

Overview. The landscape strategy is designed to create a legible, attractive and pedestrian-oriented residential neighbourhood that integrates with its surroundings. Its central aim is to maximise usable open space while retaining the mature character of the site, including most existing trees and hedgerows. Connected green spaces, streets, drainage features and play areas are combined to create a coherent public realm with clear transitions between public, semi-public and private areas.

Design principles

Permeability and clear spatial hierarchy are key themes. Pedestrian routes are intended to be easy to understand and to connect the development internally and with adjoining areas. Streets are treated as social places, with focal points, planting, seating and active frontages supporting everyday interaction. Defensible space around homes is created through soft landscaping, low hedges and railings, protecting privacy while retaining natural surveillance. Comfort and safety are supported by varied seating, shelter, visual openness, active use and ongoing management and maintenance.

Planting is used to define routes and spaces, frame views, create focal points, soften streets, improve microclimate and separate pedestrians from vehicles. Native species predominate around boundaries and ecological areas, with specimen trees and ornamental planting adding identity, seasonal interest and character.

Site structure and movement

Vehicular access is from Padnell Road to the west. The street network combines traditional carriageways and shared-surface streets, while a network of pedestrian routes crosses both streets and open spaces. The existing public right of way is retained and linked towards the south-east. The main amenity space is located in the north-west, smaller secondary spaces sit within the residential areas, and the eastern edge has a stronger wildlife and drainage focus. The masterplan identifies four landscape character areas: open green space, primary streets, shared-surface streets and the SuDS landscape.

Open space, ecology and drainage

The primary northern open space is the main communal amenity area, set among retained mature trees. It includes a north-south pedestrian route, lawns, meadow planting, timber seating, informal sub-spaces and a combined LEAP/LAP play area. A semi-private garden for the apartment blocks is defined by hedging, low flowering meadow and garden-style planting. Secondary open spaces use grass, meadow, paths and informal furniture to create smaller neighbourhood spaces.

As of 29.09.2026 Landscaping Details Summary

The eastern drainage depression is designed as both infrastructure and habitat. Planting transitions from amenity grass to flowering meadow, native marginal species and reeds within the basin. Existing hedgerows and tree stands are retained and strengthened with native scrub and infill planting, helping the scheme blend with the wider landscape while increasing food and shelter opportunities for wildlife.

Residential streets and public realm

Residential streets are intended to feel green, social and pedestrian-friendly. Street trees and planting reinforce route hierarchy, provide year-round interest and create a more human scale. Homes face active, visually open spaces, while planted buffers protect entrances and privacy. Durable, high-quality surface materials and street furniture make routes legible while preserving maintenance and emergency access. The primary street uses a conventional two-way carriageway with parking bays and footpaths; the secondary street is a shared surface with parking, planting and a defined 3 m pedestrian route, supported by changes in paving and flush kerbs.

Play strategy and overall intent

The play strategy aims to make the development child-friendly and inclusive, with play integrated throughout the landscape rather than confined to one fenced area. The main equipped play space is the combined LEAP/LAP in the northern green space. Elsewhere, lawns, hard surfaces, landform, hedges, stepping stones, boulders, planting and natural features provide informal and imaginative play opportunities. Overall, the scheme seeks to balance residential amenity, access, ecology and place-making through retained mature landscape structure, connected pedestrian routes, sociable open spaces, strong boundary planting, biodiversity-led drainage, green streets and integrated play.

Summary prepared from the Landscape Design & Access Statement — Padnell Grange