

Landscape Masterplan: Country Park

Land East of Iwade

G H Dean & Co Ltd

revision notes:

P01. 18.07.2018: Preliminary issue.

P02. 23.08.2018: Additional connections added.

P03. 30.01.2019: Illustrative layout amended. Numerous CP updates including coordination with drainage strategy.

P04. 08.03.2019: Playing field / sports pitch location and orchard planting adjusted.

P05. 04.04.2019: Minor amendment to orchard trees. PROW ZR90 location corrected.

P06. 21.06.2019: Minor amendment to playing fields / sports pitch

P07. 31.07.2019: Amended to updated layout - 5595 Illustrative Masterplan 20190725SH v2019.

P08. 01.08.2019: Minor amendments to CP Boundary. Pump Stations added.

P09. 15.08.2019: Scale bar added.

P10. 14.08.2020: Kent Wildlife Trust proposals incorporated. Notes added for tree protection, planting selection and woodland planting increased - in response to Swale Borough Council comments.

P11. 19.08.2020: Minor amendment to annotation.

P12. 17.11.2020: Iwade Stream coloured and annotated. Annotation amended to include layered hedging.

P13. 14.01.2021: KCC Ecology comments incorporated.

P14. 12.03.2021: Note added re. fence to A249, following Highway England comments.





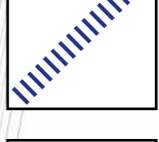

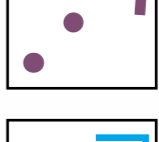
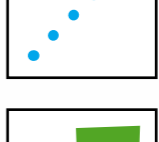

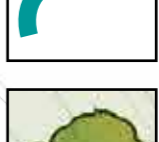





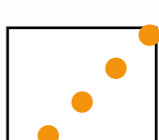
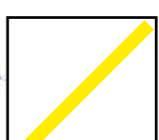

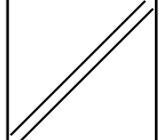
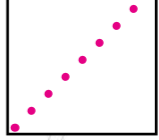
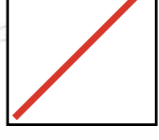
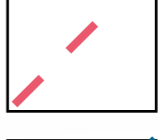




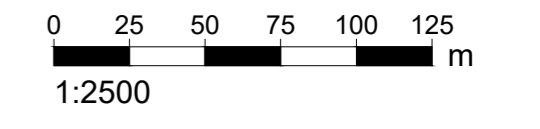
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All dimensions to be checked on site by contractor prior to commencement of any work.

All materials, components and workmanship shall comply with the relevant British Standards, Codes of Practice and manufacturers written instructions.

LEGEND:

-  Existing trees / hedgerows
-  Public Rights of Way
-  Existing residential areas
-  Proposed residential areas (other parts of Policy A17)
-  SPA Boundary
-  Existing public open space areas
-  Primary footpaths (Proposed Public Right of Way)
-  Secondary footpaths / designated dog walking routes
-  Green Corridors (indicative)
-  SUDS integrated into built environment (indicative)
-  Proposed Tree / Woodland Planting
-  Livestock / Dog-Proof Fencing
-  Proposed SUDs - Long grass / native planting
-  Ponds enhanced for wildlife / mitigation
-  Hay / wildflower meadows
-  Grazing land - as SPA
-  Proposed pedestrian & cycle links
-  Existing pedestrian & cycle links
-  National Cycle Route 147
-  Existing IP Gas Main with 3m easement on both sides
-  Area safeguarded for future A249 junction
-  Site Boundary (Planning Application applicable to Policy A17)
-  Other parts of Local Plan Policy A17
-  Country Park Boundary



rev. P14 rev date. 12.03.2021 suit. S4

drawing no. 4603-LLB-XX-XX-DR-L-0001

client and project:
 G H Dean & Co Ltd
 Land East of Iwade
 Sittingbourne, Kent

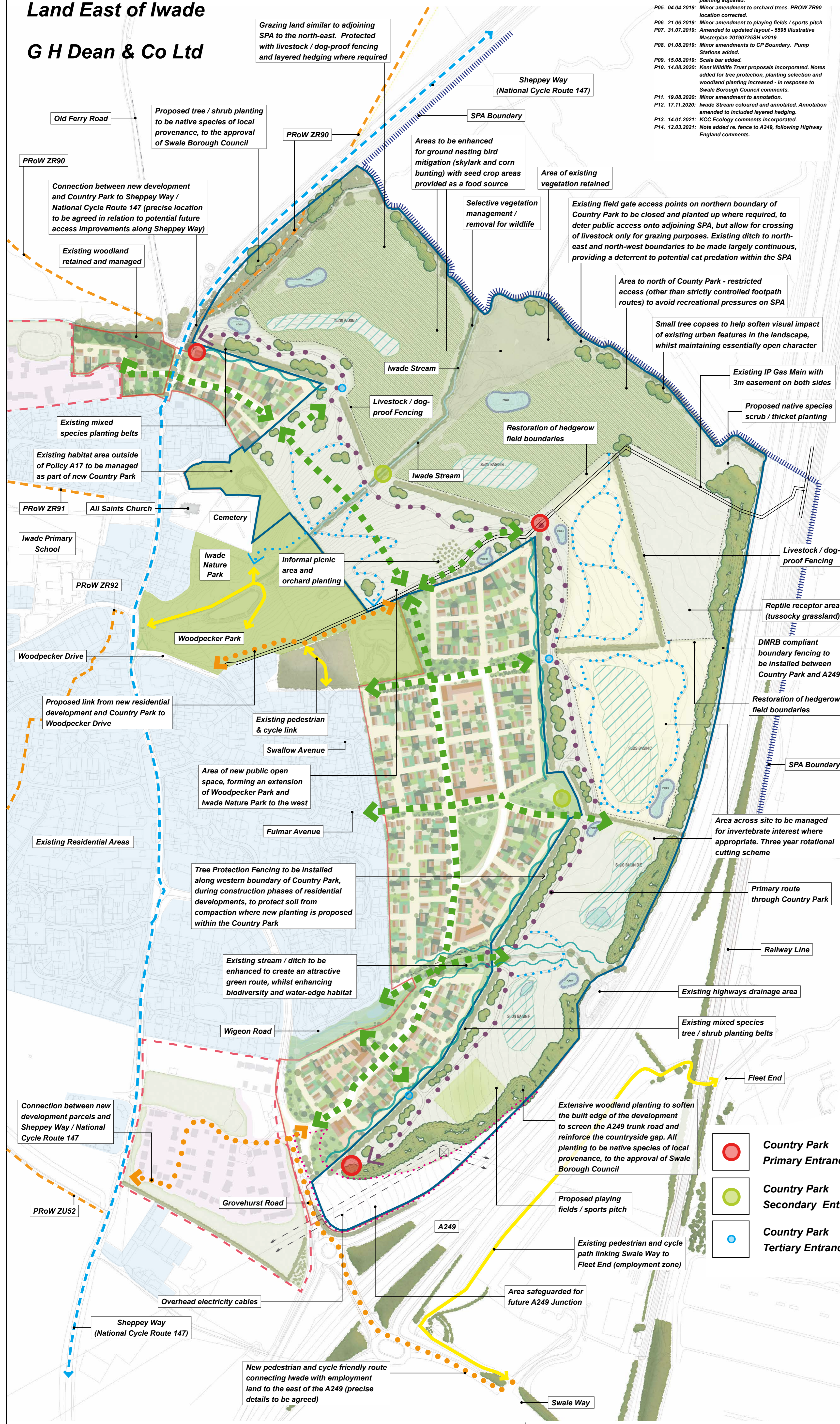
drawing title:
 Landscape Masterplan:
 Country Park

status: Planning
 scale: 1:2500 drawn by: CB/TB
 sheet: A1 checked by: PW



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Old Ferry Road

Proposed tree / shrub planting to be native species of local provenance, to the approval of Swale Borough Council

PRoW ZR90

Connection between new development and Country Park to Sheppey Way / National Cycle Route 147 (precise location to be agreed in relation to potential future access improvements along Sheppey Way)

Existing woodland retained and managed

Existing mixed species planting belts

Existing habitat area outside of Policy A17 to be managed as part of new Country Park

PRoW ZR91

All Saints Church

Cemetery

Iwade Primary School

Iwade Nature Park

PRoW ZR92

Woodpecker Drive

Woodpecker Park

Proposed link from new residential development and Country Park to Woodpecker Drive

Existing pedestrian & cycle link

Swallow Avenue

Area of new public open space, forming an extension of Woodpecker Park and Iwade Nature Park to the west

Fulmar Avenue

Existing Residential Areas

Tree Protection Fencing to be installed along western boundary of Country Park, during construction phases of residential developments, to protect soil from compaction where new planting is proposed within the Country Park

Existing stream / ditch to be enhanced to create an attractive green route, whilst enhancing biodiversity and water-edge habitat

Wigeon Road

Connection between new development parcels and Sheppey Way / National Cycle Route 147

PRoW ZU52

Grovehurst Road

A249

Overhead electricity cables

Sheppey Way (National Cycle Route 147)

New pedestrian and cycle friendly route connecting Iwade with employment land to the east of the A249 (precise details to be agreed)

Grazing land similar to adjoining SPA to the north-east. Protected with livestock / dog-proof fencing and layered hedging where required

Sheppey Way (National Cycle Route 147)

SPA Boundary

Areas to be enhanced for ground nesting bird mitigation (skylark and corn bunting) with seed crop areas provided as a food source

Area of existing vegetation retained

Selective vegetation management / removal for wildlife

Existing field gate access points on northern boundary of Country Park to be closed and planted up where required, to deter public access onto adjoining SPA, but allow for crossing of livestock only for grazing purposes. Existing ditch to north-east and north-west boundaries to be made largely continuous, providing a deterrent to potential cat predation within the SPA

Area to north of Country Park - restricted access (other than strictly controlled footpath routes) to avoid recreational pressures on SPA

Small tree copses to help soften visual impact of existing urban features in the landscape, whilst maintaining essentially open character

Existing IP Gas Main with 3m easement on both sides

Proposed native species scrub / thicket planting

Iwade Stream

Livestock / dog-proof Fencing

Restoration of hedgerow field boundaries

Iwade Stream

Livestock / dog-proof Fencing

Reptile receptor area (tussocky grassland)

DMRB compliant boundary fencing to be installed between Country Park and A249

Restoration of hedgerow field boundaries

SPA Boundary

Area across site to be managed for invertebrate interest where appropriate. Three year rotational cutting scheme

Primary route through Country Park

Existing IP Gas Main with 3m easement on both sides

Railway Line

Existing highways drainage area

Existing mixed species tree / shrub planting belts

Fleet End

Extensive woodland planting to soften the built edge of the development to screen the A249 trunk road and reinforce the countryside gap. All planting to be native species of local provenance, to the approval of Swale Borough Council

Proposed playing fields / sports pitch

Existing pedestrian and cycle path linking Swale Way to Fleet End (employment zone)

Area safeguarded for future A249 Junction

Swale Way

Country Park Primary Entrances

Country Park Secondary Entrances

Country Park Tertiary Entrances