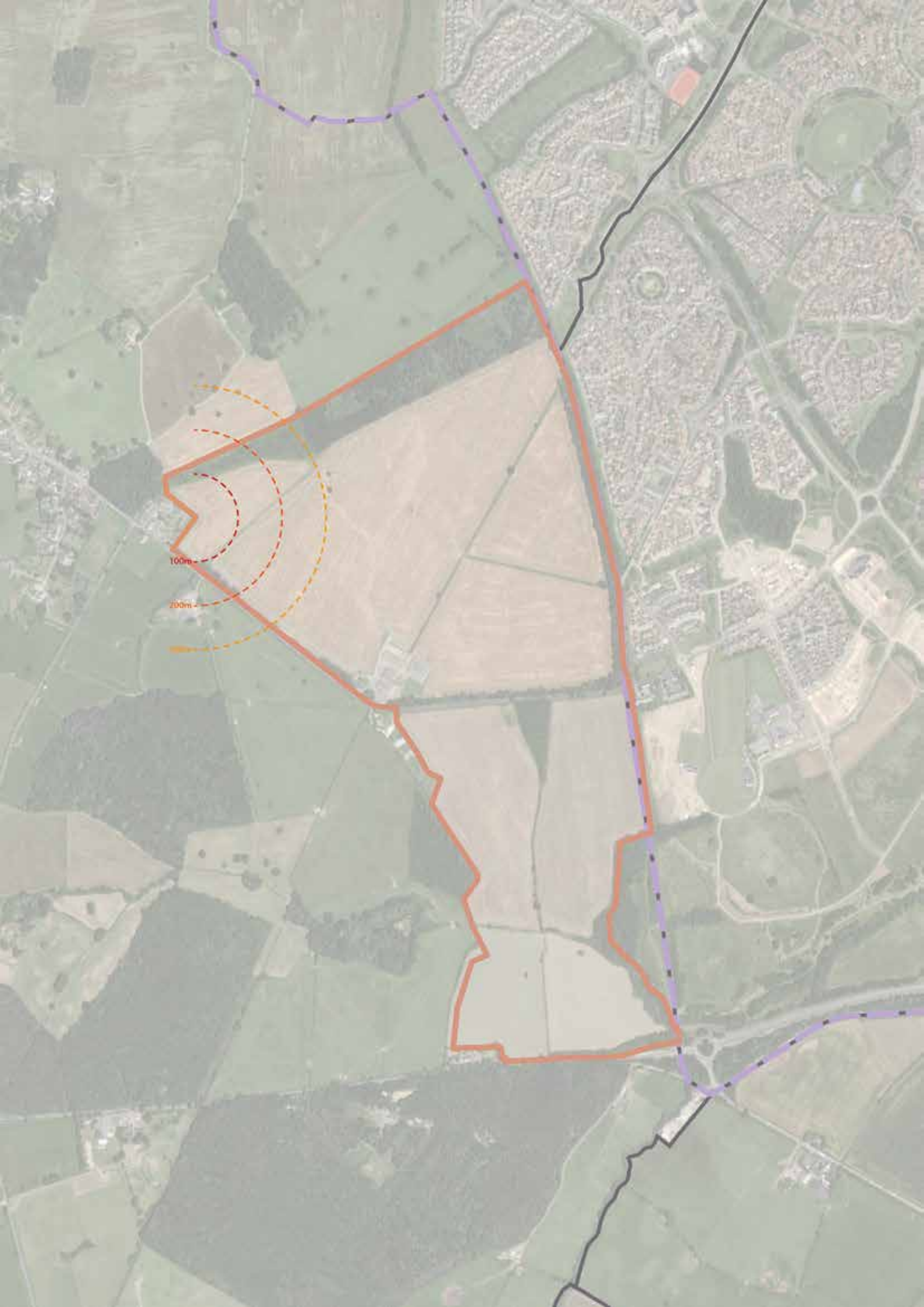


**SHENLEY PARK**

**Annex 3**

**Buffer to Whaddon - Emerging Thinking**

September 2022



## AN OFFSET FROM WHADDON

There is a requirement to provide a landscaped separation between Whaddon and the new development.

Visual connectivity between Whaddon and the site is very limited due to the layout of the village, the topography and the existing mature vegetation.

Scale, character and quality are all important considerations for how this separation is ultimately dealt with - for example a big, open space may provide less visual separation than a smaller space heavily planted with trees.

Other considerations:

- new link road alignment / specification and its relationship with the separation
- safety and security of the space and adjacent properties
- should the space reflect the character of the historic Whaddon Chase landscape
- would public open space (such as a cricket green) be appropriate?



**WHAT MIGHT THIS LOOK LIKE?**

The two sets of photographs below demonstrate different widths of parkland buffer taken from three sequential viewpoints at the distances specified (100, 200 and 300m). One set shows residential development within an open setting. The other shows residential development with some planting to assist in screening. These are winter time photographs and so represent a worst case scenario.

Open setting



With planting





## POTENTIAL OPTIONS FOR OPEN SPACE CHARACTER



### AGRICULTURAL FIELDS

Retention of the existing agricultural character as arable fields

- Limits recreation, amenity and access potential
- Limits biodiversity net gain potential
- Access by farm machinery required



### PARKLAND LANDSCAPE

Recreation of the historic Whaddon Chase parkland landscape character

- Limits recreation, amenity and access potential
- Limits biodiversity net gain potential



### WOODLAND LANDSCAPE

Recreation of the historic Whaddon Chase parkland landscape character

- Limits recreation, amenity and access potential
- Limits biodiversity net gain potential



### AMENITY PARK

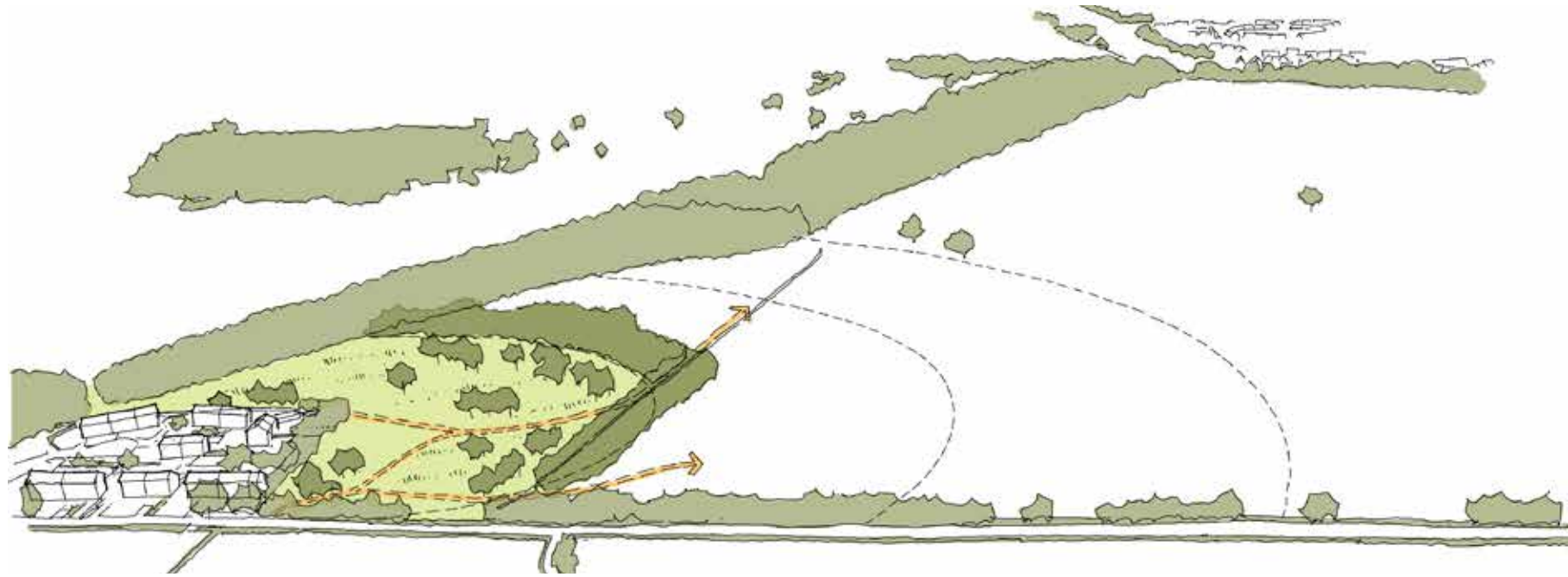
A varied amenity landscape incorporating a range of uses and functions within a loose structure

- Opportunities for informal recreation and play
- Potential for creation of paddocks and agricultural fields (a common Parks Trust open space typology)



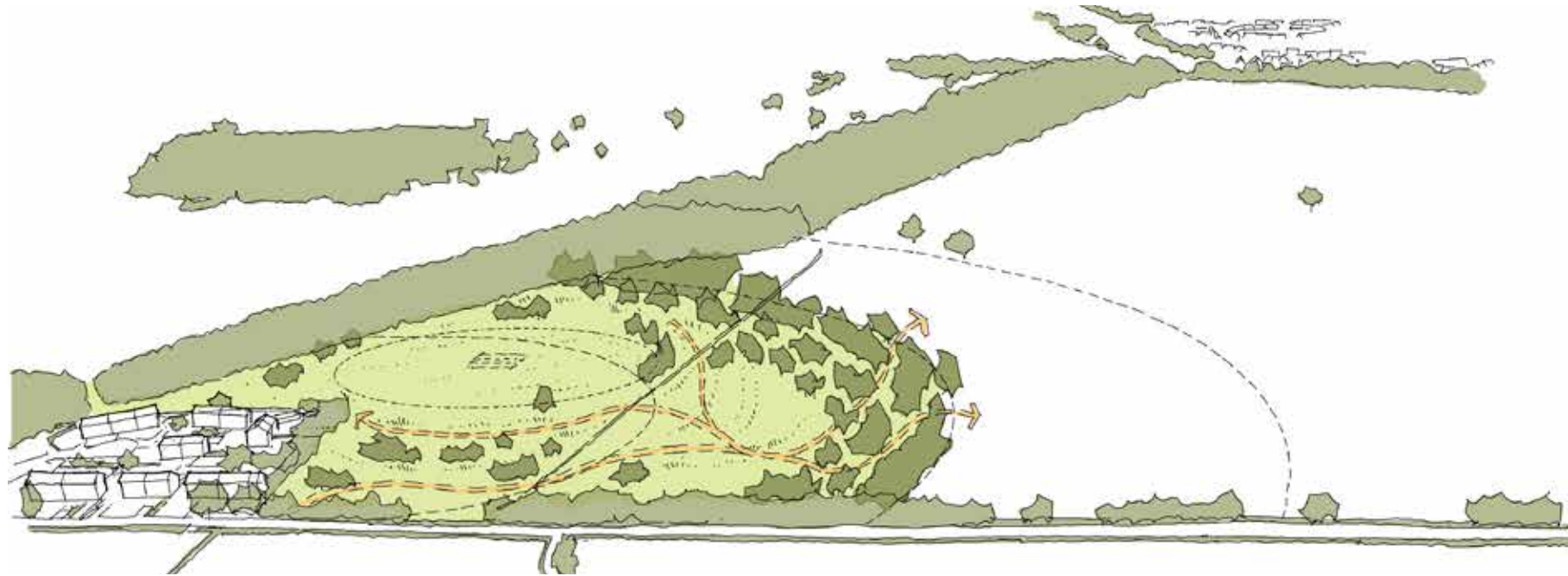
Precedent open space - 200m wide open space incorporating paddocks, cricket pitch, play, meadow, ancient monument, access





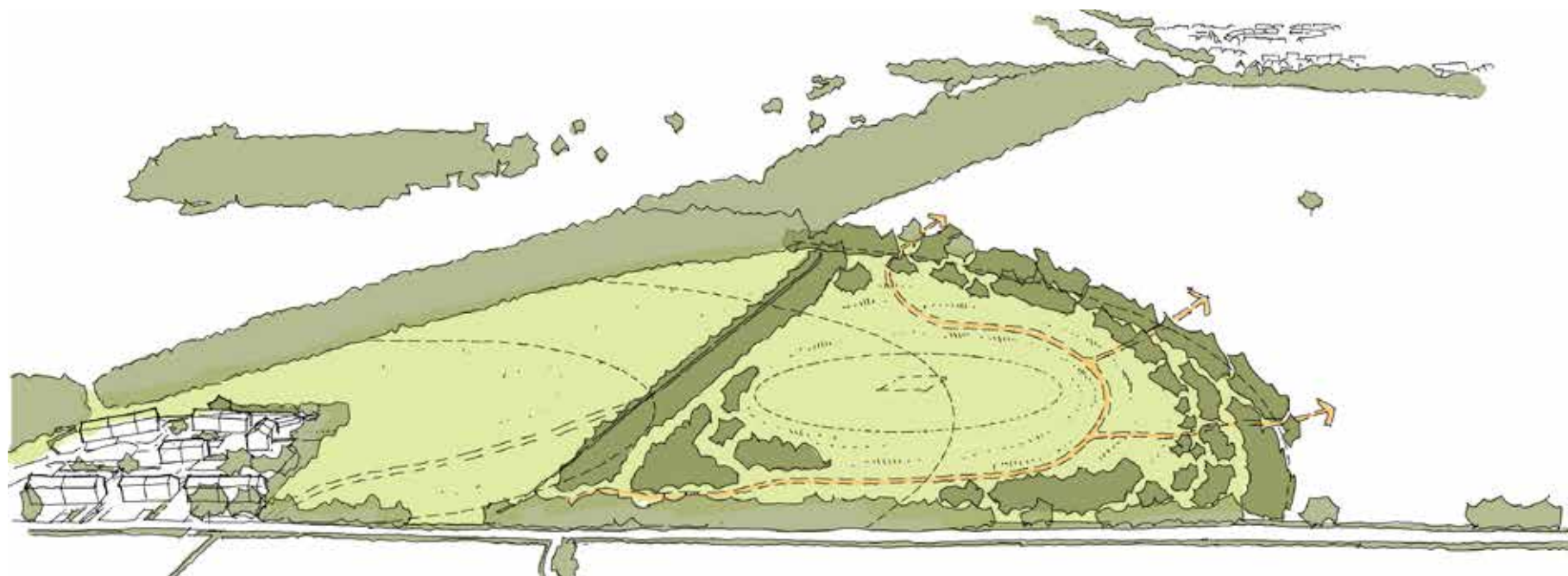
### 100M OFFSET

- Opportunity to reflect existing field pattern within the layout of the space
- Partial integration of existing ditch into the landscape buffer
- Potential for open parkland landscape and areas of tree cover to provide visual containment / separation between Whaddon and Shenley Park



### 200M OFFSET

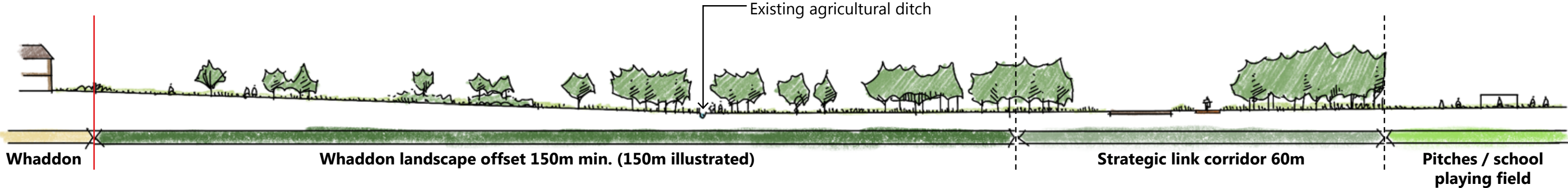
- Opportunity to incorporate a cricket pitch within the parkland character of the open space to provide recreation benefits to residents of Whaddon and Shenley Park
- Partial integration of existing ditch into the landscape buffer
- Potential for open parkland landscape and areas of tree cover to provide visual containment / separation between Whaddon and Shenley Park



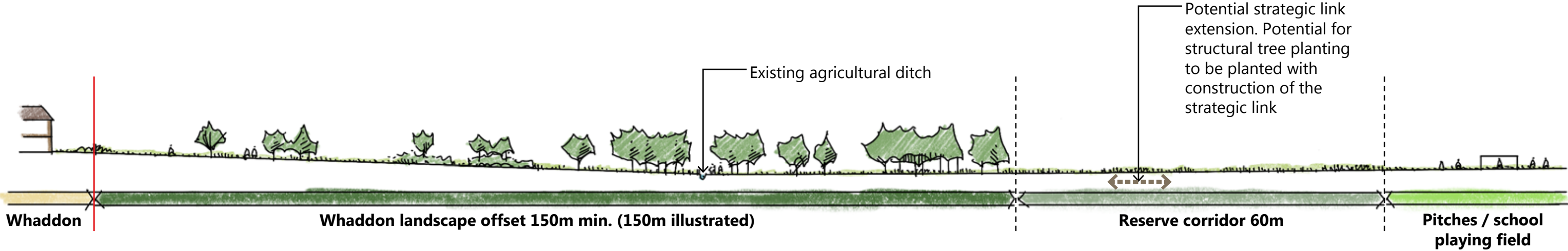
### 300M OFFSET

- Opportunity to retain all of the existing ditch and field pattern in north-western corner
- Combination of structural tree blocks and smaller copses to provide visual containment / separation between Whaddon and Shenley Park
- Opportunity to incorporate a cricket pitch within the parkland character of the open space to provide recreation benefits to residents of Whaddon and Shenley Park
- Potential for northern-most field to remain as agricultural character

# Section Studies - Whaddon Landscape Offset



5 WHADDON LANDSCAPE OFFSET - OUTER LINK SCENARIO



5 WHADDON LANDSCAPE OFFSET - INNER STREET SCENARIO

