



Oadby & Wigston
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Application Ref. No. 22/00448/OUT

Land at Oadby Grange Near Devonia Road, Oadby, Leicester, LE2 4UJ

Outline application (all matters reserved) for delivery and expansion of Community Country Park (including footpaths, car parking, habitat creation, landscaping, play space), retention of agricultural land (including provision of access), Medical Centre (use class E), Care Home Facility (use class C2) providing up to 65 bed spaces, Community Hub Building (use class E/F), and up to 147no. residential dwellings (use class C3) with associated access, drainage, car parking, internal roads, landscaping, infrastructure and associated works.

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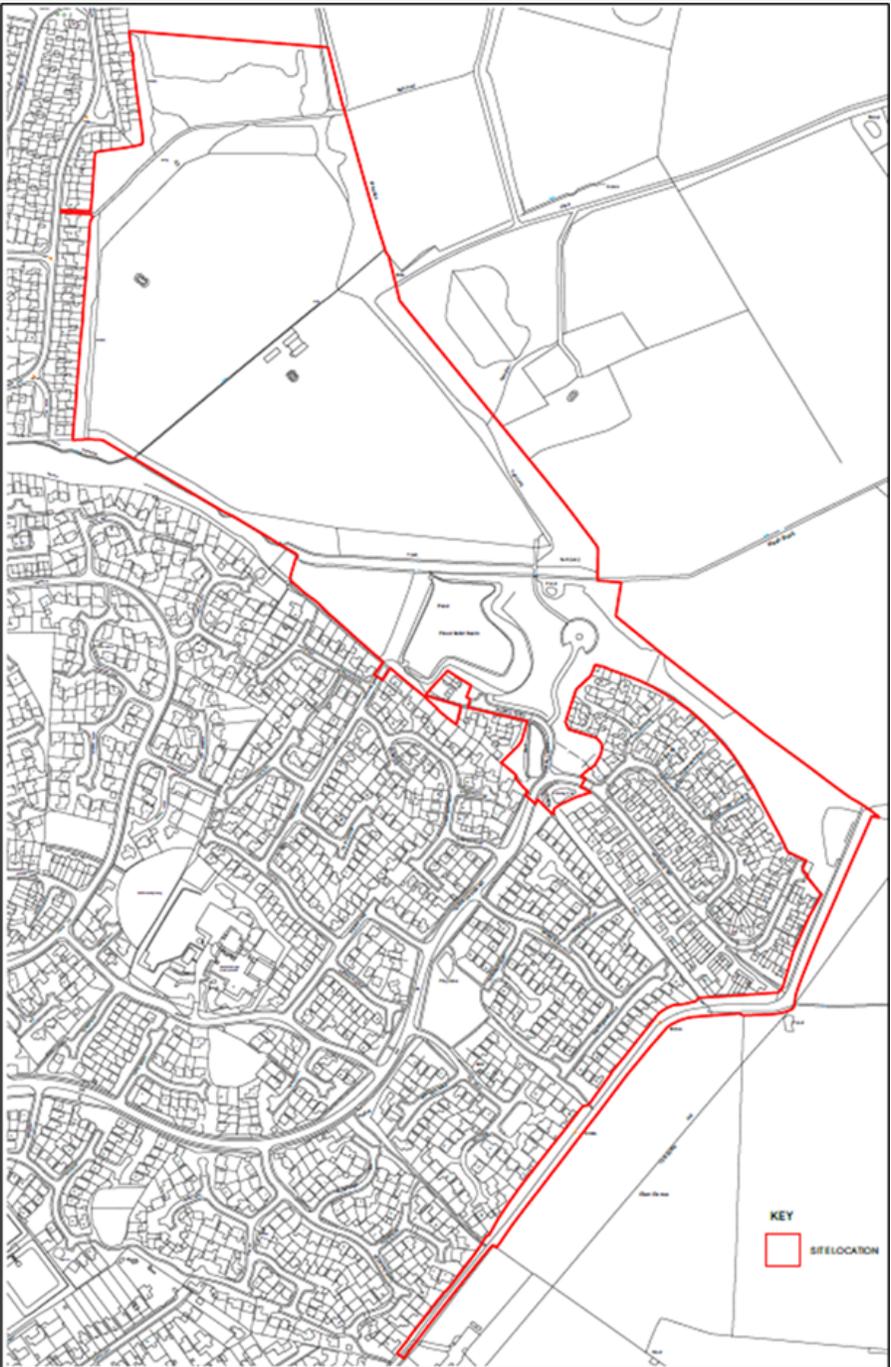
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Site Location





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Redline P Lan

Footpath and Bridleway Network





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Illustrative Masterplan

KEY



SITE LOCATION



RETAINED PLANTING
(SUBJECT TO DETAILED SURVEY)



PROPOSED PLANTING



PLAY AREA/ POCKET TRIM
TRAIL



FOOTPATH



RESIDENTIAL BUILT FORM



RETAINED ACCESS TO
AGRICULTURAL USE



1 NURSING HOME
3 STOREY



2 MEDICAL FACILITY
2.5 STOREY



3 1 STOREY FLEXIBLE USE
COMMUNITY BUILDING



EXISTING BRIDLEWAY



PROPOSED PEDESTRIAN/
CYCLE ROUTE



EXISTING PROWL ROUTES



EXISTING UTILITIES





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Landscape Character Areas





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Northern Wildlife Area



1

Existing vegetation to be retained



2

Existing grassland retained



3

Informal mown footpath routes through in addition to hard surfaced (hoggin) ProW route



4

Small ecological pond

© EMEC Ecology



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Play Area



Timber play equipment to provide physical, social and imaginative play opportunities for a range of ages.



Ornamental planting with a strong sensory quality, boulders provide a playful element to the planting and encourage children to engage with nature



A mound with tree planting encourages climbing and for children to interact with nature.



Large swaths of shrub planting with winter interest such as *Cornus* sp. creates year round interest and simplifies maintenance.



Seats and picnic benches promotes social cohesion. Tree planting around these seating areas provide shelter and promote a pleasant climate in all weather.

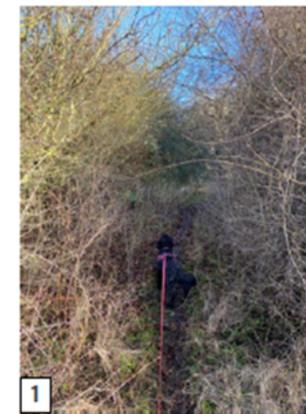


Multi-stem trees with striking bark (such as *Betula utilis* 'Jacquemontii') provide a textural element and provide further encouragement for children and visitors to engage with nature.



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Central Green Corridor



1 Areas of existing vegetation managed to allow access through informal footpaths to areas of the Country Park that are currently inaccessible.



2 Areas of existing vegetation managed for wildlife habitat. Access in these areas will be limited to the existing PRow, with its surface repaired and improved: light touch hoggin surface.



3 Timber edged bark mulch path through existing vegetation. Exact route to be determined on site to minimise impact to existing vegetation.



4 Wildflower meadow along the edge of the existing vegetation and as part of the green corridor within the centre of the development to create eco-tones and an attractive edge to the development.

SUDS Corridor



1
SuDS basin designed with areas of permanent wetland habitat. Planting to reflect the variations in soil conditions to create a rich biodiverse feature that is visually attractive.



2
Swale feature along the edge of the development with tree and shrub planting to create a diverse habitat and visual feature within the Country Park.



3
© Sherborne Turf
Wildflower meadow will be chosen for the soil condition in and around the SuDS basins to provide visual interest. As well as habitat and foraging opportunities for wildlife.



4
Planting within the swales will create visual interest along the residential edge and provide additional biodiversity to the feature.



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Village Green



1
A highly floristic wildflower meadow creates habitat and foraging opportunities for wildlife and brings a burst of colour during the summer months



2 © British Recycled Plastic
A viewing deck provides opportunities for residents to engage with the pond and the wildlife that it attracts.



3 © Papervale Trees
Feature tree planting helps to create a legible and navigable open space. Species will be chosen for their architectural form or seasonal colour.



4 © Green Blue Urban
Street tree planting helps to define the edge between the streetscape and the areas of open space within the Country Park



5 © Aquascape
Aquatic and wetland planting provides foraging and habitat opportunities for wildlife in addition to enhancing the visual amenity of the greens.



6 © Ecoplastic
Knee rail fencing helps to delineate the space for pedestrians.

Oadby Grange Pond



Boardwalk decking allows residents and visitors the opportunity to view wildlife around the pond whilst restricting access to ensure wildlife can thrive, undisturbed within the space



Existing vegetation will be enhanced with further pond edge mixes of planting to create a biodiverse environment with a high level of visual amenity.



Knee rail fencing helps to delineate the space for pedestrians.



Street trees will be underplanted with bulbs to provide seasonal interest and early nectar opportunities for wildlife.

Southern Green Corridor



1
Trim trail equipment within glades will provide an additional play opportunity within the Country Park and promote active lifestyles.



2
Species that encourage foraging such as Blackthorn, hazel and rosehips will provide an interactive space within the Country Park



3
A potential allotment space creates opportunities for growing and supporting health and well being for residents.



4
Opportunities to create log piles and hibernacula within the existing vegetation to create shelter and nesting opportunities for wildlife.

Gateway Green



1

Shrubs and herbaceous planting with a sensory quality will be used around the buildings to create an attractive and engaging landscape for residents and users.



2

Coppiced tree and shrub planting will provide connection to the surrounding areas of Country Park and filter views to neighbouring properties



3

Street tree planting will be used to bring further landscaping to the entrance of the development.



4

A mix of low growing shrubs, herbaceous plants and bulbs that tolerate shade will be grown in swathes at the edges of existing vegetation to create visual interest and habitat for wildlife.

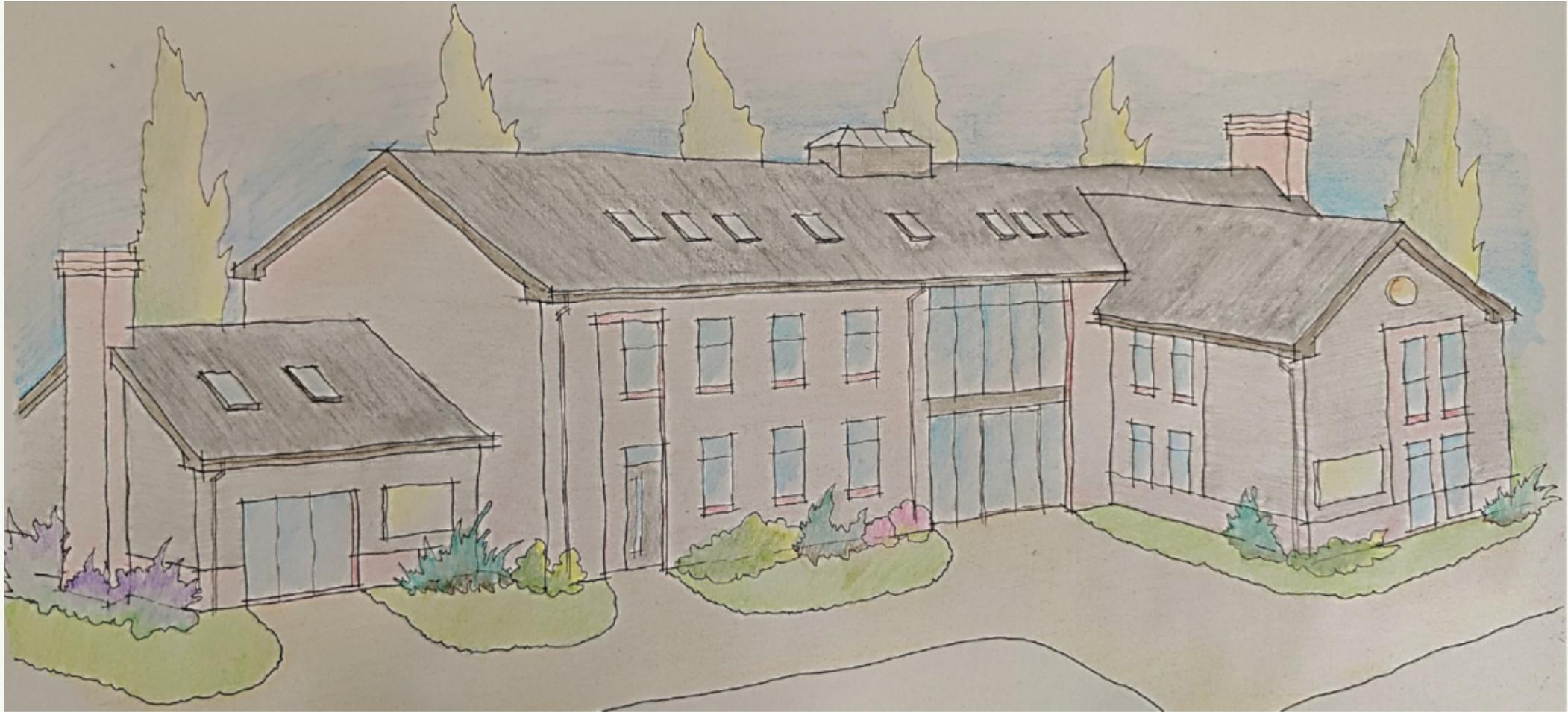


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Central Hub



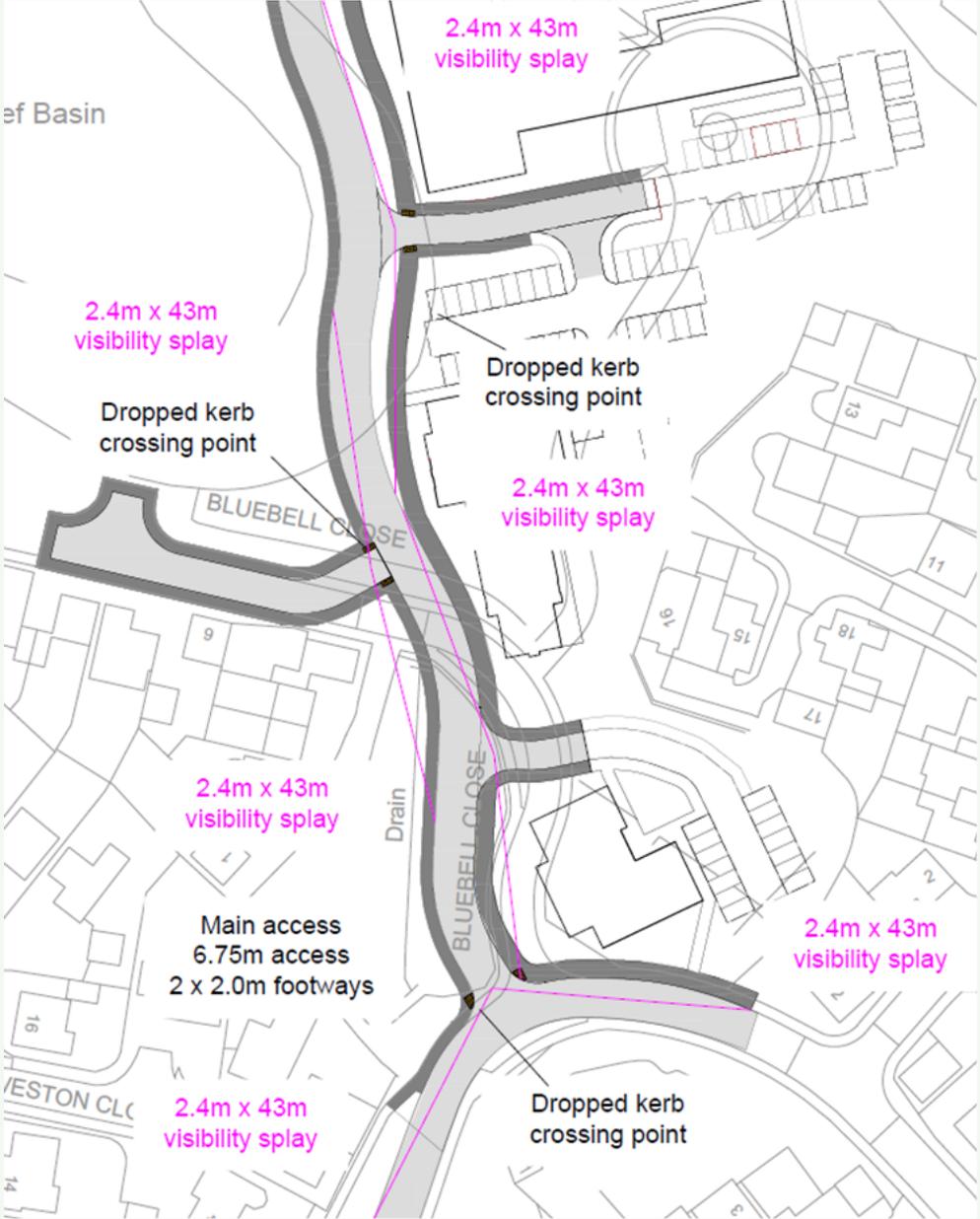
Medical Facility (Indicative Sketch)





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Access Alterations





A6/Florence Wragg Way Improvements

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