

# LAND SOUTH OF OLD CRAWLEY ROAD, FAYGATE

LANDSCAPE DESIGN AND ACCESS STATEMENT  
MARCH 2026

# ISSUE SHEET

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# CONTENTS

|       |                                                  |    |       |                                                  |    |
|-------|--------------------------------------------------|----|-------|--------------------------------------------------|----|
| 1.0   | Landscape and Visual Baseline                    | 4  | 5.4.1 | Amenity Green and Gateway Trees                  | 26 |
| 2.0   | Landscape Analysis                               | 6  | 5.4.2 | Street Trees                                     | 26 |
| 2.1   | Landscape and visual constraints                 |    | 5.4.3 | Residential Parcel Trees                         | 27 |
| 3.0   | Landscape Design                                 | 7  | 5.4.4 | Native Woodland Buffers                          | 27 |
| 3.1   | Landscape Concept And Principles                 | 7  | 5.4.5 | The Orchard                                      | 27 |
| 3.2   | Landscape Masterplan                             | 8  | 5.5   | Proposed Planting Palettes                       | 28 |
| 3.3   | Open Space Provision                             | 9  | 5.5.1 | Native Mix Hedgerow Planting Palette             | 28 |
| 3.4   | Play Strategy                                    | 11 | 5.5.2 | Native Mix Woodland understorey Planting Palette | 28 |
| 3.4.1 | Local Areas For Play (LAP)                       | 11 | 5.5.3 | Shrub Planting                                   | 29 |
| 3.4.2 | Local Equipped Areas For Play (LEAP)             | 11 | 5.5.4 | Herbaceous Planting                              | 29 |
| 3.4.3 | Provision for young people                       | 11 | 5.5.5 | Wildflowers                                      | 30 |
| 3.5   | Landscape Strategy                               | 13 | 5.5.6 | Grasses                                          | 30 |
| 4.0   | Landscape Character Areas                        | 14 | 6.0   | Hard Landscape Design Intent                     | 31 |
| 4.1   | Landscape Character Area 1: Gateway Green        | 14 | 6.1   | Strategy                                         | 31 |
| 4.2   | Landscape Character Area 2: Buffer Planting Edge | 16 | 6.1.1 | Hard landscape Palette                           | 31 |
| 4.3   | Landscape Character Area 3: Amenity Green        | 18 | 6.1.2 | Boundary Treatments Palette                      | 31 |
| 4.3   | Landscape Character Area 3: Amenity Open Space   | 20 | 6.1.1 | Street Furniture Palette                         | 31 |
| 5.0   | Soft Landscape Design Intent                     | 22 | 7.0   | Sustainability                                   | 33 |
| 5.1   | Planting Strategy                                | 22 | 8.0   | Maintenance And Management                       | 34 |
| 5.2   | Planting Typologies                              | 23 |       |                                                  |    |
| 5.3   | Tree Strategy                                    | 24 |       |                                                  |    |
| 5.3.1 | Existing Trees                                   | 24 |       |                                                  |    |
| 5.3.2 | Proposed Tree Strategy                           | 25 |       |                                                  |    |
| 5.4   | Proposed Tree Planting Palettes                  | 26 |       |                                                  |    |

LANDSCAPE AND VISUAL BASELINE

1.1 SITE DESCRIPTION

The Site lies on the northern edge of Horsham and is bound by Old Crawley Road to the north-west; the B2195 Crawley Road to the west; fields to the north-east; The Birches woodland to the east; two storey dwellings and allotments beyond to the south.

An extensive tract of land to the north of the A264 is allocated for mixed use development (Land North of Horsham) which comprises 2750 dwellings (Planning Reference DC/16/1677).

The Site (approximately 4.9 hectares) comprises of a single arable field set within a vegetated framework of intermittent hedgerows and woodland principally to the north east and east and with dwellings to the north and west. There are informal paths that run along the Site’s eastern boundary adjacent to the woodland and dwellings to the south.

The topography of the Site gently slopes from the south-east to north-west towards Old Crawley Road with a level change from approximately 85 to 75m AOD

1.2 LANDSCAPE RELATED DESIGNATIONS

The Site lies wholly within but on the western edge of the High Weald National Landscape (formerly known as the Area of Outstanding Natural Beauty).

There are no other landscape related designations that cover the Site, nor does the Site contain a viewing corridor protected by policy, nor any Public Rights of Way as included on the definitive map.

Beyond the Site, there are a number of Grade II Listed Buildings, these include Moorhead Cottage to the immediate west and New House Farmhouse (set within a cluster of commercial buildings) to the north, with other Listed Buildings scattered through the townscape in Horsham and individual dwellings within the landscape.

Refer to Figure 2.1 Site Analysis.

1.3 LANDSCAPE CHARACTER & PERCEPTUAL QUALITIES

The High Weald Management Plan (2024 – 2029) identifies the following core components of its character that have made the High Weald a recognisably distinct and homogenous area:

- 1 “Natural systems (geology, soils, water and climate) – a deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) functioning under an oceanic climate.
- 2 Settlement – dispersed historic settlement including high densities of isolated farmsteads, hamlets and late-medieval villages founded on trade and non-agricultural rural industries.
- 3 Routeways – a dense network of historic routeways (now roads, tracks and paths).
- 4 Woodland – an abundance of ancient woodland mostly in small holdings, highly interconnected with hedges and shaws.

- 5 Fieldsapes and heath – small, irregular and productive fields, bound by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths and inned river valleys (reclaimed marshland).
- 6 Dark night skies – intrinsically dark at night with our own galaxy (the Milky Way) visible
- 7 Aesthetic and perceptual qualities – arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape
- 8 Land-based economy and rural living – with roots extending deep into history, and which has visibly and culturally shaped the landscape

Of the above, the Site reflects the ‘field’ component of this National Landscape and is framed by the ‘woodland’ of The Birches to the east, which forms a relatively isolated block of woodland.

Under the Horsham District Council Landscape Character Assessment (CBA, Final Report, October 2003), the Site lies within the north western corner of the Landscape Character Area Type L – St Leonard’s Forest. The overall area is described as: “A very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. The combination of the forest cover and ghylls creates a strongly enclosed landscape with confined views. However, a medium scale field pattern of regular arable fields divides the woodlands. Much suburban modern development has spread along the ridgetop roads. However, a sense of isolation and remoteness prevails in much of the area.” The Site, whilst agrarian, is readily influenced by the existing residential settlement edge of Horsham to the south / south-west and with the exception of views to the north is well contained by woodland and vegetated site boundaries. The noise from the adjacent roads, railway line and airplanes are all audible from within the Site, reducing the sense of tranquility. The transport network is anticipated to get busier when the allocated development to the north and the approved Gatwick flight path associated with the second runway both in place.

1.5 VISUAL ASSESSMENT

A visual assessment of the Site was carried out on 7th January 2026.

VIEWS OUT OF THE SITE

Due to the combination of significant woodland blocks outside of the Site (The Birches) together with intervening layers of hedgerows and treebelts to the Site boundaries, long views out from the Site are limited to those from the southern edge of the Site (refer to internal viewpoints s3 and s4). Views to the residential settlement edge of Horsham occur from the north and east within the Site.

Refer to Figure 1.1 – Internal Viewpoint Location Map.

VIEWS TOWARDS THE SITE

Due to the combination of residential built form, woodland blocks, embankments and intervening layers of vegetation, views of the Site from the surrounding landscape, with the exception of a couple of elevated vantage points, are predominantly limited to those from the immediate and local context.

Open views of the Site occur from the settlement edge and where dwellings bound the southern and western parts of the Site. Conversely, views towards the Site from the immediate and local landscape often occur in the context of the existing domestic scale settlement edge. Views towards and across the Site and Horsham are therefore not free from the influences of built form.

As set out above, with the exception of elevated locations, views of the Site from the landscape to the north of the A264 are limited due to the combination of topography and intervening layers of vegetation. The character and amenity of these views is, however, due to change significantly with the emergence of the Land North of Horsham.

For further detail on the visual assessment refer to the key representative views in the LVIA submitted with the application.



FIGURE 1.1 - INTERNAL VIEWPOINT LOCATION MAP



**WINTER PHOTOGRAPH – INTERNAL VIEWPOINT S1**  
VIEW LOOKING SOUTH ACROSS THE SITE FROM THE NORTHERN SITE BOUNDARY. THE TWO STOREYS DWELLINGS, SET WITHIN A WELL TREED CONTEXT ARE APPARENT TO THE WESTERN EDGE OF THE SITE, DEMONSTRATING THE CURRENT SETTLEMENT EDGE OF NORTH HORSHAM. TO THE EAST, THE SEMI-MATURE WOODLAND ENCLOSES THE SITE.



**WINTER PHOTOGRAPH – INTERNAL VIEWPOINT S2**  
VIEW LOOKING NORTH-EAST FROM THE WESTERN CORNER OF THE SITE, ADJACENT TO NEW MOORHEAD DRIVE. THE INTERMITTENT VEGETATION ALONG THE NORTHERN AND EASTERN BOUNDARY IS APPARENT. AGAIN, THE SEMI-MATURE WOODLAND ENCLOSES THE SITE TO THE EAST. A BUILDING ASSOCIATED WITH NEW HOUSE FARM COMPLEX TO THE NORTH IS JUST VISIBLE BETWEEN THE INTERVENING TREES.



**WINTER PHOTOGRAPH – INTERNAL VIEWPOINT S3**  
VIEW LOOKING NORTH-EAST FROM THE SOUTH-WESTERN EDGE OF THE SITE, ADJACENT TO THE END OF NEW MOORHEAD DRIVE. TWO SEMI-DETACHED COTTAGES ON OLD CRAWLEY ROAD ARE EVIDENT OVER THE INTERVENING SITE LANDFORM. THE SEMI-MATURE WOODLAND BEYOND THE SITE CONTINUES TO ENCLOSE VIEWS.



**WINTER PHOTOGRAPH – INTERNAL VIEWPOINT S4**  
 VIEW LOOKING NORTH FROM THE SOUTHERN CORNER OF THE SITE. THE DWELLINGS TO THE WEST OF THE SITE TOGETHER WITH THE ADJACENT WOODLAND FRAME AND PROVIDE THE CONTEXT TO THIS VIEW. INDIVIDUAL BUILDINGS ASSOCIATED WITH NEW HOUSE FARM COMPLEX TO THE NORTH ARE JUST VISIBLE BETWEEN THE INTERVENING TREES.



**WINTER PHOTOGRAPH – INTERNAL VIEWPOINT S5**  
 VIEW LOOKING SOUTH-EAST FROM THE NORTH-EASTERN EDGE OF THE SITE, ADJACENT TO THE SEMI-MATURE WOODLAND. OPEN VIEWS OF THE RESIDENTIAL DWELLINGS ARE APPARENT IMMEDIATE TO THE WESTERN EDGE OF THE SITE. THE LANDFORM GRADUALLY SLOPES DOWN TO THE NORTH TOWARDS OLD CRAWLEY ROAD. TO THE NORTH-EAST, INTERMITTENT TREE BELT AND CLIPPED HEDGE FORMED THE BOUNDARY BETWEEN THE SITE AND THE ADJACENT FIELD.

2.0

# LANDSCAPE ANALYSIS

2.1

## LANDSCAPE & VISUAL CONSTRAINTS

The landscape and visual baseline assessment, alongside the review of planning policy and landscape character guidance have been instrumental in understanding the landscape constraints and opportunities of the Site. Notwithstanding the National Landscape designation, the following landscape elements form a series of constraints and opportunities that will inform the future development proposal:

- The retention of the landscape elements and features of highest value – notably the boundary hedgerows and trees;
- Opportunities to supplement and improve boundary vegetation and connection of woodland blocks, providing a positive well vegetated edge to the Site and improving visual enclosure;
- Locating the development in positions sensitive to the setting of the adjacent Listed Buildings;
- Built form being set back from the woodland edge of The Birches and the retention of a green space buffer between the proposed development parcels and the existing dwellings fronting the Site to the south;
- Open space to be provided according to the Horsham District Planning Framework and situated in locations to provide a green edge to the settlement and positive relationship between town and country;
- Creating a positive interface with the landscape to the west and north and forming a connective green infrastructure.

Refer to Figure 2.1 - Landscape Opportunities and Constraints Plan.

LEGEND

-  SITE BOUNDARY
-  EXISTING WOODLAND (THE BIRCHES)
-  ALLOTMENTS
-  HIGH WEALD NATIONAL LANDSCAPE
-  APPROVED RESIDENTIAL DEVELOPMENT AT LAND NORTH OF HORSHAM (DC/16/1677)
-  EXISTING BOUNDARY VEGETATION
-  RETAINED AND ENHANCED BUFFER PLANTING
-  EXISTING ROAD NETWORK
-  CONTOURS AT 5M INTERVALS
-  PUBLIC RIGHTS OF WAY
-  INFORMAL PATHS WITHIN THE SITE
-  LISTED BUILDING

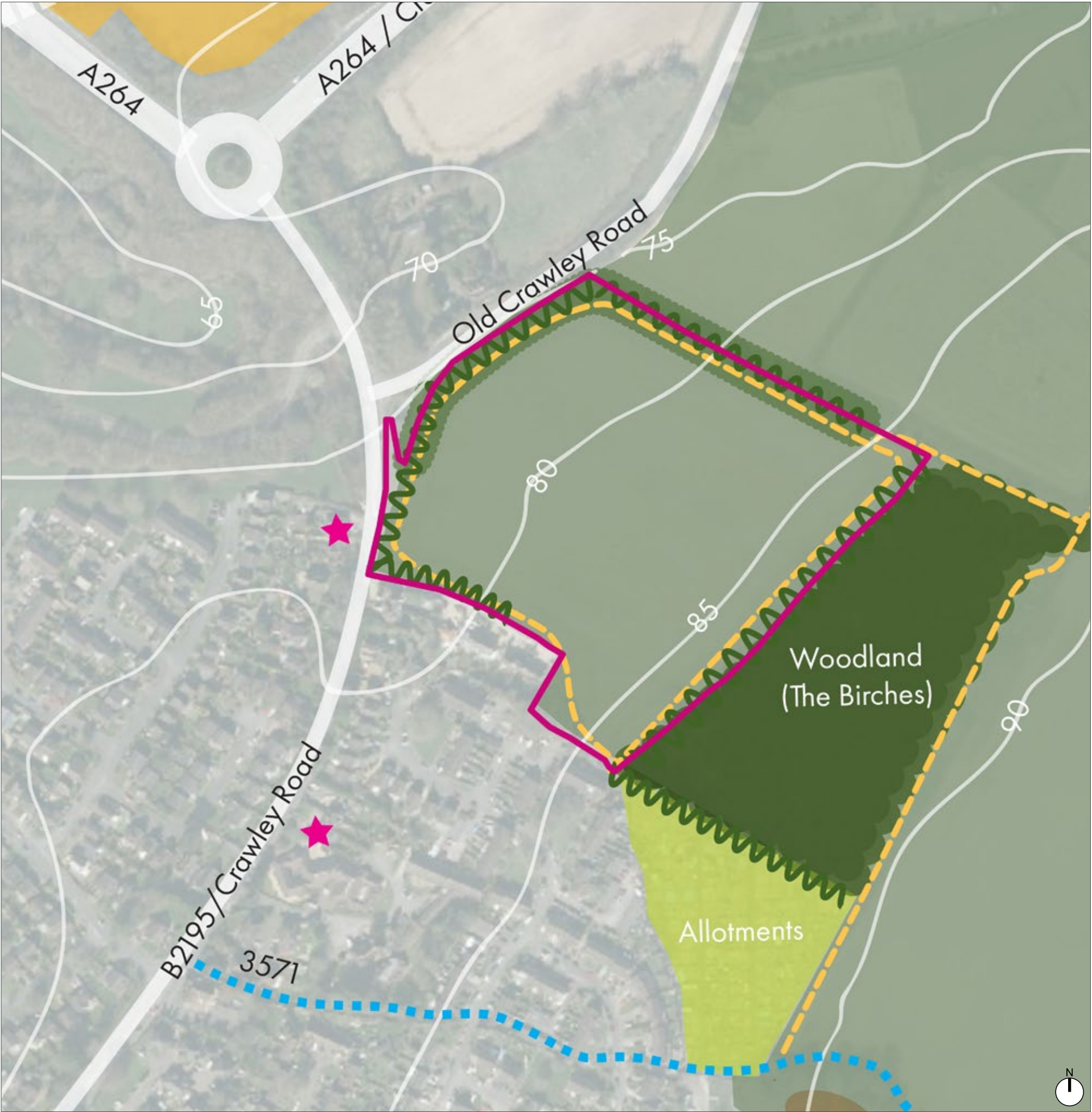


FIGURE 2.1 – SITE ANALYSIS PLAN SHOWING SITE THE LANDSCAPE OPPORTUNITIES AND CONSTRAINTS PLUS CONTEXTUAL ENVIRONS (FABRIK, 2026)

3.0

# LANDSCAPE DESIGN

## 3.1 LANDSCAPE CONCEPT AND PRINCIPLES

A landscape led design approach has been taken, meaning that during the course of developing the proposals, landscape and visual considerations were taken as an integral part of the design process.

The overarching landscape concept is driven primarily by the retention and bolstering of the existing planting to the boundaries of the Site and connecting open space accordingly. Tree and woodland planting is proposed to the north and north-west to provide significant visual and physical enclosure to the Site whilst providing habitat connectivity and increased biodiversity. The proposals in this way create a positive green interface between the proposed development and the countryside beyond.

The development parcels are thus sensitively located to minimise effects on the existing vegetation and on the range of visual receptors, allowing green buffers to the south west and north accordingly. Space within the parcels is included to accommodate street tree planting to create a new tree structure to the Site and enhance biodiversity, as promoted in the Local Plan.

Furthermore, a significant arc open space is proposed around the northwestern edge of the Site,.

Refer to Figure 3.1 - Landscape concept plan.

LEGEND



SITE BOUNDARY



EXISTING WOODLAND



EXISTING ALLOTMENTS



PROPOSED OPEN SPACE AND WOODLAND



HABITAT CONNECTIVITY WITH EXISTING WOODLAND



PUBLIC RIGHT OF WAY



SITE ACCESS



OPPORTUNITY FOR LEAP



OPPORTUNITY FOR LAP

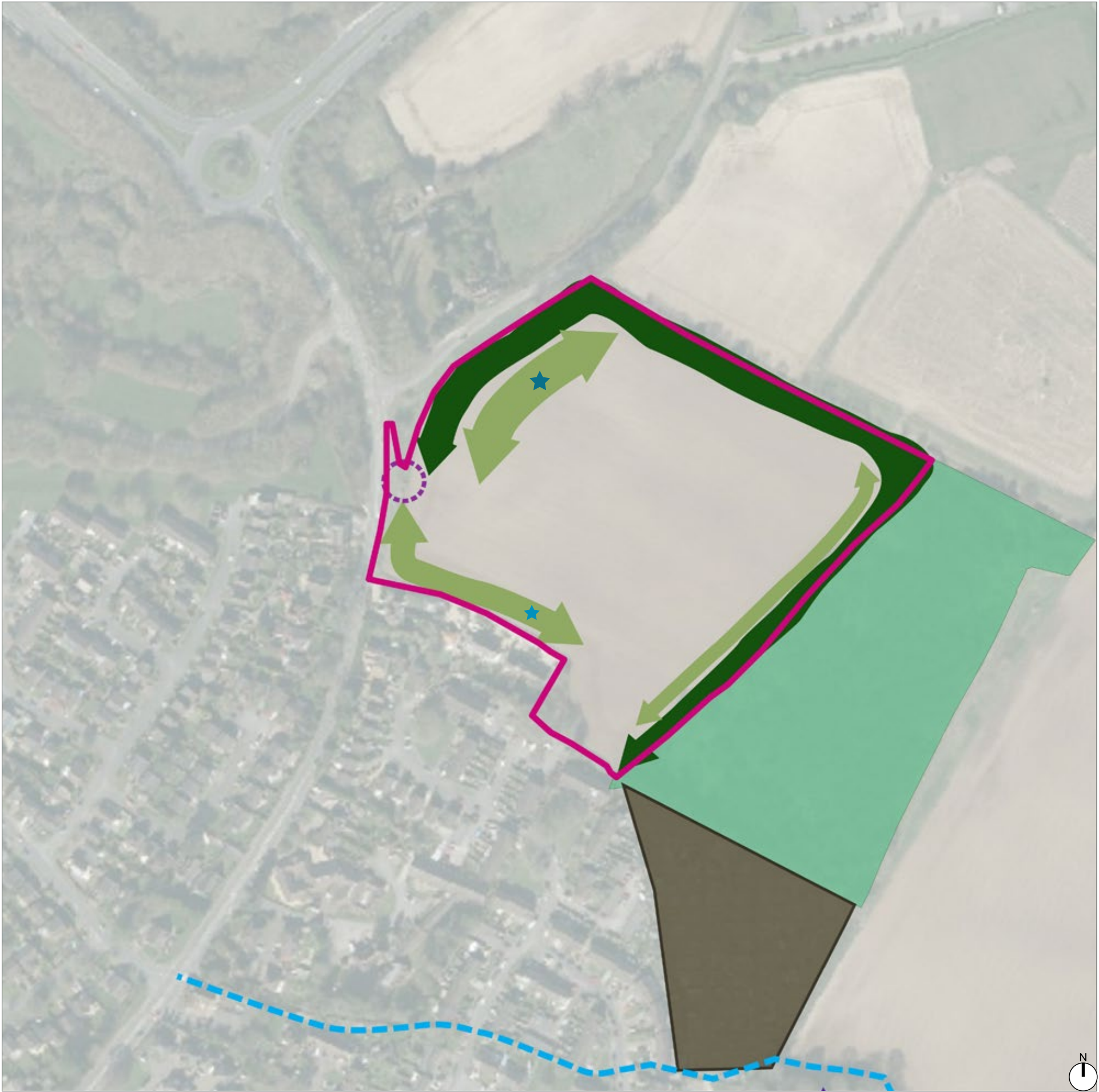


FIGURE 3.1 – LANDSCAPE CONCEPT PLAN (FABRIK, 2026)

# 3.0

## LANDSCAPE DESIGN

### 3.2 LANDSCAPE MASTERPLAN

The green infrastructure proposals are based upon the landscape concept and comprises, a network of open spaces connected by a planted street scene. Key features of the landscape and open space strategy for the Site include:

- The retention of all existing mature high quality trees and hedgerows along the Site's perimeter and a buffer zone to The Birches woodland. This will set the proposed development into its existing well vegetated framework.
- The provision of native woodland and understorey planting to the north west of the site and along the northern boundary. The proposed woodland will bolster existing boundary hedgerows and trees and will, in the long term, filter views of the proposed development from the surrounding landscape, whilst also providing habitat connectivity once established, with the existing trees and woodland to the east of the Site.
- The creation of 15m fenced buffer zone adjacent to the existing woodland of The Birches to the east of the Site. The buffer zone will include wildflower meadow, scrub habitat and larger native trees closest to the woodland habitat to create graded ecotone and enhance biodiversity.
- The creation of an attractive green gateway at the entrance of the Site, with tree and woodland planting which will further provide visual and physical enclosure and will connect with the network of existing and proposed woodland.
- The provision of amenity green spaces within the north and south of the Site. These open spaces will provide an informal recreation area where residents can relax and play.
- The provision of destination play spaces, within the areas of amenity green space, inclusive of planting and with a range of equipment types.
- A teenager shelter within the area of amenity green space. This feature is to be appropriate to the character of their locality, with the use of soft and natural materials.
- Sustainable drainage elements to be positively designed in to green spaces, incorporating planting and trees, to form naturalistic features within green spaces.

Refer to Figure 3.2 - Proposed masterplan.



FIGURE 3.2 – PROPOSED MASTERPLAN (FABRIK, 2026)

3.0

# LANDSCAPE DESIGN

3.3 OPEN SPACE PROVISION

Horsham District Council Open Space, Sport & Recreation Review June 2021 sets out open space typologies and quantity standards, with requirements for open space provision on new developments.

The adjacent tables summarise the open space requirements for the proposed 120 dwellings (based on 2.4 people per dwelling). Calculations are as per Horsham District Council Open Space, Sport & Recreation Review June 2021.

The adjacent table sets out the open space requirements. The Site has the capacity to provide 1.59ha of open space, which exceeds the requirement of 1.34 ha of open space for 120 dwellings. The breakdown of the open space types will be set at Reserved Matters stage, with detailed landscape proposals responding accordingly. The following pages of the Landscape Strategy explain the landscape design intent for the Site, detailing the character areas, play strategy, and the soft and hard landscape strategies.

Whilst allotments are not provided, the principles of productive landscapes are embedded within all of the site’s proposed open space typologies, in that:

- Orchard tree species to be included within amenity green areas
- Edible herbs and fruiting trees to be incorporated into planting strategies for play spaces / residential streets

| Horsham District Council Open Space, Sport & Recreation Review June 2021 |              |                                    |     |                                            |      |                                     |      |                               |
|--------------------------------------------------------------------------|--------------|------------------------------------|-----|--------------------------------------------|------|-------------------------------------|------|-------------------------------|
|                                                                          |              | Quantity Standard Per Person (sqm) |     | Quantity Standard Per 1000 population (ha) |      | Quantum Required for 120 Units (ha) |      | Quantum Provided on Site (ha) |
| Multi-Functional Greenspace which comprises the following                |              | 43.9                               |     | 4.39                                       |      | 1.27                                |      | 1.53                          |
| Parks and Gardens                                                        |              | 13.7                               |     | 1.37                                       |      | 0.39                                |      | not proposed on Site          |
| Amenity green space                                                      |              | 5.8                                |     | 0.58                                       |      | 0.17                                |      | 0.49                          |
| Natural & semi-natural greenspace                                        |              | 24.3                               |     | 2.43                                       |      | 0.74                                |      | 1.04                          |
| Provision for children and young people                                  | Children     | 0.9                                | 0.5 | 0.09                                       | 0.05 | 0.02                                | 0.01 | 0.05                          |
|                                                                          | Young people |                                    | 0.4 |                                            | 0.04 |                                     | 0.01 | 0.01                          |
| Allotments                                                               |              | 1.8                                |     | 0.18                                       |      | 0.05                                |      | not proposed on Site          |
|                                                                          |              |                                    |     |                                            |      |                                     |      |                               |
| Total Open Space Quantum                                                 |              |                                    |     |                                            |      | 1.34 ha                             |      | 1. 59ha                       |
| SuDS                                                                     |              |                                    |     |                                            |      |                                     |      | 0.19                          |
|                                                                          |              |                                    |     |                                            |      |                                     |      |                               |

\*Multi-functional greenspace (MFGS) is an umbrella term that includes amenity greenspaces, natural greenspaces and parks and gardens

## LEGEND

-  SITE BOUNDARY
-  NATURAL & SEMI-NATURAL GREENSPACE
-  EXISTING INACCESSIBLE WOODLAND
-  EXISTING ALLOTMENTS
-  AMENITY GREEN
-  PROVISION FOR CHILDREN AND YOUNG PEOPLE
-  SUDS FEATURES

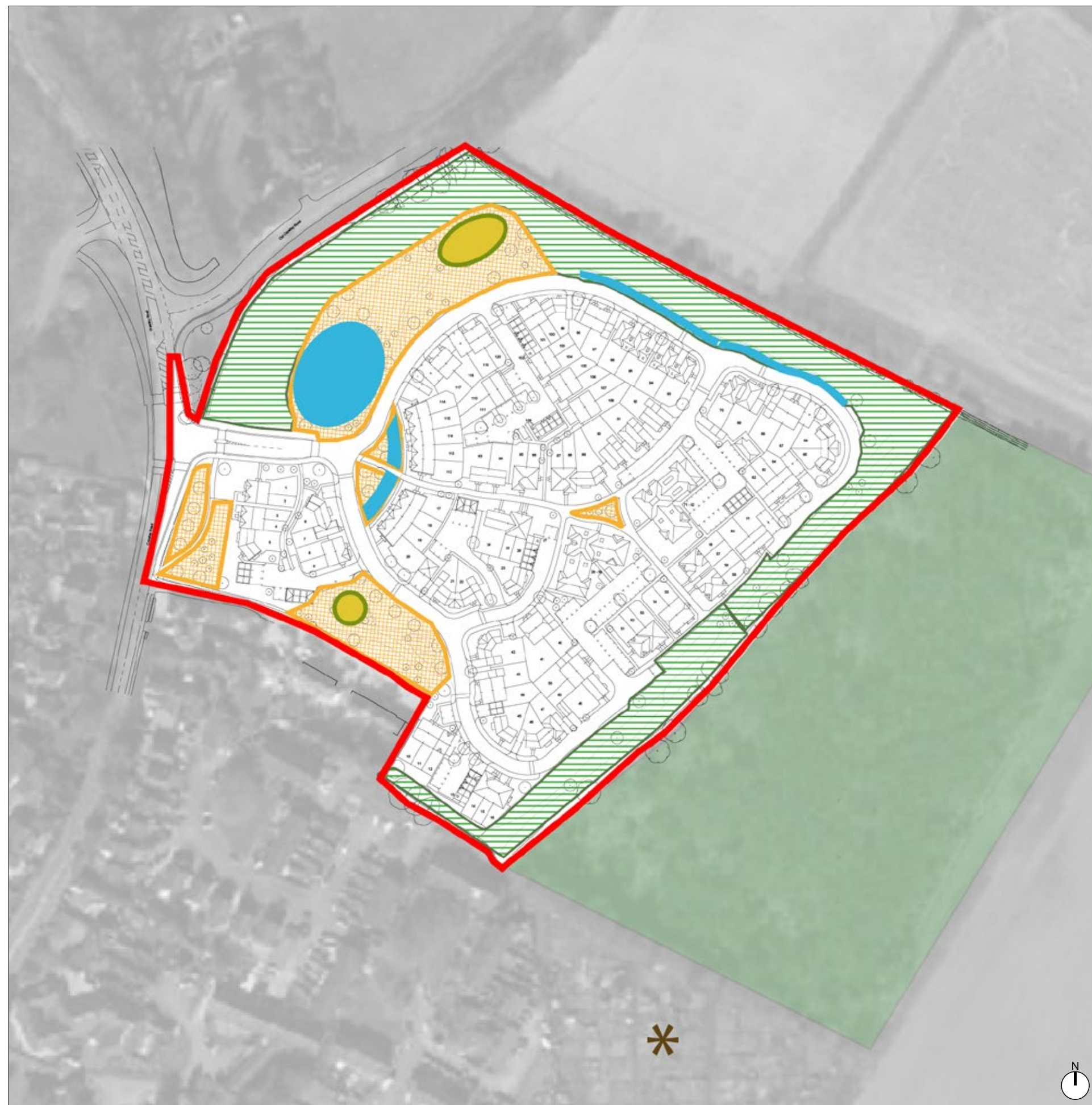


FIGURE 3.3 – OPEN SPACE PLAN (FABRIK, 2026)

3.0

# LANDSCAPE DESIGN

3.4 PLAY STRATEGY

Alongside the informal play provision provided by the open spaces across the site, one Local Area for Play (LAPs) and one Local Equipped Area for Play (LEAP) will be provided. All areas of the site are within 400m walking distance of the LEAP, as illustrated on the adjacent plan. This is in accordance with the guidance in Fields in Trust's 'Planning and Design for Outdoor Sport and Play'.

Due to the Site's location, the design intent for these spaces is that they are to incorporate natural materials, encouraging interaction with nature but also being complementary to the play facilities at the adjacent recreation ground.

3.4.1 LOCAL AREAS FOR PLAY (LAP)

This small informal play space is for supervised younger children. It provides play facilities on the door step within amenity green to the north of the Site. It requires a 5m minimum separation between activity zone and the boundary of dwellings and to be positioned in a location that is overlooked.

3.4.2 LOCAL EQUIPPED AREA FOR PLAY (LEAP)

These larger play spaces can be reached safely by children beginning to travel independently and with friends, without accompanying adults and for adults with young children to walk to with ease.

The proposed development includes a single LEAP located in the central green open space. It requires 20m minimum separation between the activity zone and the habitable room façade of the dwellings. It will provide a vibrant play environment for the residents and visitors.

3.4.3 PROVISION FOR YOUNG PEOPLE

A teenage shelter on Site is located within the Amenity Green Space, and as such is to be designed to be responsive of its setting. The Teenager shelter should be incorporated into the design of the Amenity Green Space, comprise of predominantly natural materials and provide opportunities for young people to socialise.



ARTIST'S IMPRESSION



# LEGEND

- SITE BOUNDARY
- YOUNG PEOPLE PROVISION
- EXISTING SPORT PITCH
- EQUIPPED PLAY SPACE (LAP)
- EQUIPPED PLAY (LEAP)
- EXISTING EQUIPPED PLAY - OUTSIDE OF SITE (WITH 240M WALKING DISTANCE PLOTTED)
- LAP DIRECT WALKING DISTANCE - 100M
- LEAP DIRECT WALKING DISTANCE - 400M
- SPORT DIRECT WALKING DISTANCE - 600M

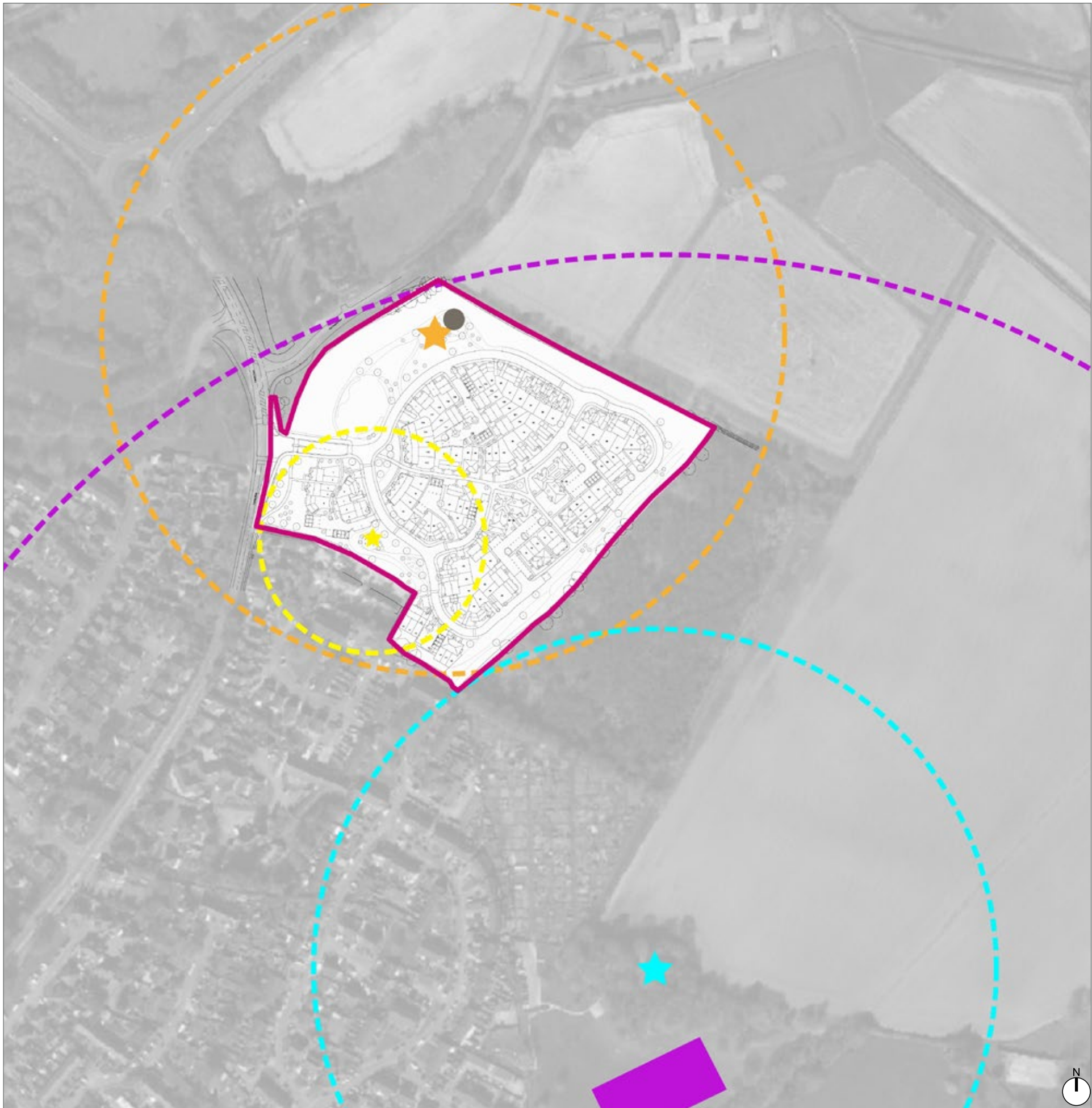


FIGURE 3.4 – PLAY STRATEGY PLAN (FABRIK, 2026)

3.0

# LANDSCAPE DESIGN

## 3.5 LANDSCAPE STRATEGY

The masterplan proposes multiple planting types, which have been developed with the project ecologists and are responsive to the setting of the Site and the existing vegetation. The proposals additionally aim to increase biodiversity through the following enhancements:

Native woodland and scrub are proposed to the north west of the Site and along the northern boundary. The proposed woodland will bolster existing boundary hedgerows and trees and providing habitat connectivity once established, with the existing trees and woodland to the east of on Site.

Adjacent to the existing woodland (The Birches) to the east of the Site, a 15m fenced buffer zone is proposed. This area will be planted up with native trees, scrub mix and a woodland wildflower meadow mix and include fruiting and flowering species which will provide a wide range of berries, nuts and insects for birds and animals to feed on. The inclusion of thorny species such as blackthorn and hawthorn will provide additional cover from predators including the domestic cat and will deter access for local residents.

The woodland and scrub will provide suitable habitat for nesting birds and dormice, badgers to build setts and bats will roost within cracks and crevices in tree trunks. The deadwood found here can be used in the winter for hibernating hedgehogs and reptiles, whilst foraging birds, bats and badgers will use the woodland and scrub as a food resource.

Large swathes of woodland meadow wildflowers will provide plant diversity which will attract insects and invertebrates, birds and mammals. Flowering species will provide a changing palette of colour within the landscape. This will encourage active involvement with the local community via opportunities for education and recreation.

Furthermore, existing hedgerows which bound the open spaces within the Site will be strengthened with additional native hedgerow species.

Sustainable drainage basin and swales will be incorporated within the Site, with gently sloping sides and planting to soften and integrate into the character area.

### LEGEND

-  SITE BOUNDARY
-  PROPOSED AMENITY GRASSLAND
-  PROPOSED WILDFLOWER
-  PROPOSED NATIVE WOODLAND, SCRUB AND BOUNDARY TREES
-  SUDS FEATURES



FIGURE 3.5 – LANDSCAPE PLANTING TYPES (FABRIK, 2026)

4.0

# LANDSCAPE CHARACTER AREAS

4.1

## LANDSCAPE CHARACTER AREA 1: GATEWAY GREEN

The Gateway Green will provide a welcoming verdant space upon arrival at the development. The arrival space will be characterised of maintained grassland, formally planted trees and mix of wild planting flowers.

The village green character is more informal whilst still framing the green with new homes that will provide good natural surveillance. Asymmetrically planted trees will help to create more of an informal, naturally grown character to the space, with hedges and planting to the front of plots. A sustainable swale will be incorporated into the area, with gently sloping sides and planting to soften and integrate into the character area.

Kerbs and timber posts will be used to de-mark the green edge and planting.

The road access will be planted up with native hedgerow to enhance existing vegetation. Wildflower areas along the hedgerow and fruit tree species will increase biodiversity and add seasonal interest in this area.

DESIGN PRINCIPLES

- A simple yet high quality and naturalistic approach and welcoming arrival space to the proposed development
- A gateway space that is responsive of the transitional location between settlement and rural landscape to the north
- Include a palette of species that are responsive to landscape character and provide seasonal interest



LANDSCAPE CHARACTER AREA KEY PLAN



FIGURE 4.1 - LANDSCAPE STUDY PLAN - GREEN GATEWAY

- SITE BOUNDARY
- 1 GATEWAY GREEN
  - 2 VILLAGE GREEN
  - 3 LARGE SPECIMEN TREE PLANTING WITH SEASONAL INTEREST TO CREATE A MEMORABLE ARRIVAL EXPERIENCE
  - 4 HEDGES AND PLANTING TO THE FRONT PLOTS
  - 5 PROPOSED ATTENUATION BASIN
  - 6 STREET TREES
  - 7 PROPOSED WOODLAND WITH UNDERSTORY NATIVE PLANTING
  - 8 EXISTING VEGETATION TO BE RETAINED
  - 9 PROPOSED HEDGEROW TO ENHANCE EXISTING VEGETATION
  - 10 WILDFLOWER MEADOW
  - 11 FRUIT TREES
  - 12 PROPOSED SWALE WITH WET TOLERANT GRASS MIXTURE
  - 13 PROPOSED BRIDGE OVER THE SWALE



4.1 LANDSCAPE CHARACTER AREA 1:  
GATEWAY GREEN (CONTINUED)



PLAN SHOWING SECTION LINE



SECTION A-A



4.0

# LANDSCAPE CHARACTER AREAS

4.2 LANDSCAPE CHARACTER AREA 2:  
BUFFER PLANTING EDGE

Woodland buffers are to be proposed along the northern boundary and within the Gateway Green. Additionally, a 15m buffer zone has been introduced between the development and an existing woodland to the east of the site. Fencing will be used to mark out the 15m buffer zone from the adjacent woodland. This area will be planted with woodland wildflower, scrub planting and larger native trees closer to the woodland to create graded ecotone

A matrix of woodland tree species and understory planting will form a dense woodland, responsive to the local landscape. Whilst creating an additional habitat type within the site, the woodland will additionally serve as means of mitigation, to filter and in time block views of the new dwellings from the adjacent landscape. The new woodland will form a positive and treed interface between the settlement edge and the countryside beyond. The area of woodland will be bordered by native scrub planting to reduce the risk of predation by cats and will increase wildlife movement.

DESIGN PRINCIPLES

- Existing mature trees and hedgerows will be retained along the site's perimeter where possible
- A palette of species to be included that is responsive to woodland and trees found locally
- Trees selection to be predominantly native and deciduous.

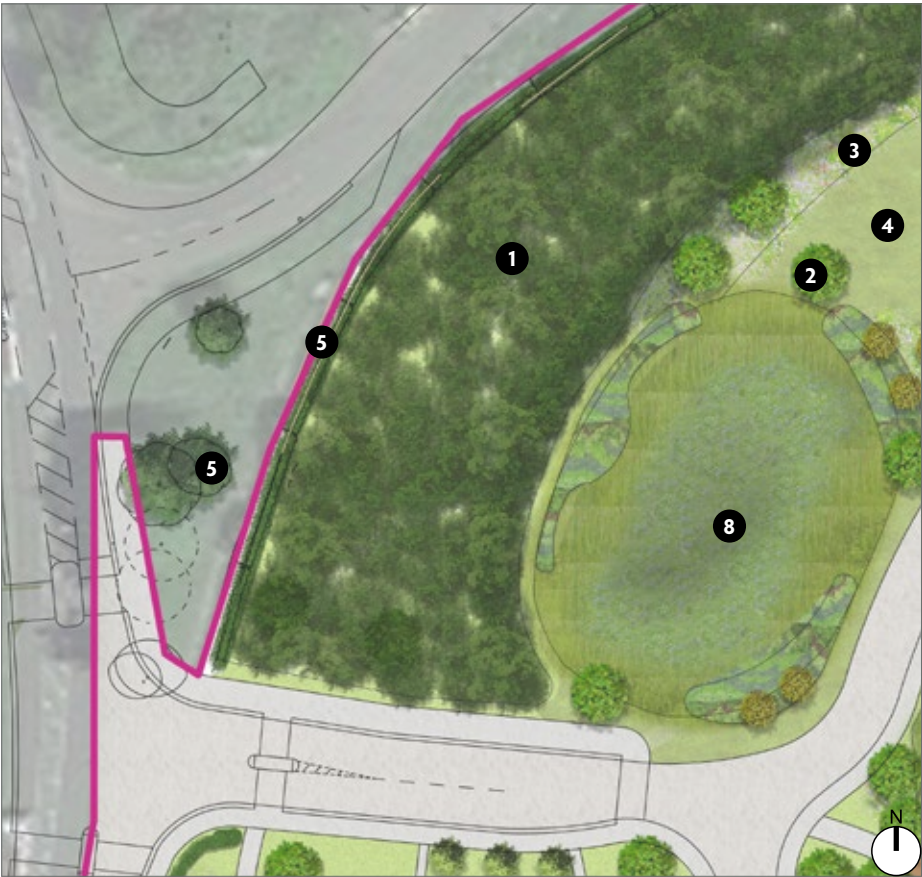


FIGURE 4.2 - LANDSCAPE STUDY PLAN - GREEN GATEWAY



■ SITE BOUNDARY

- 1 PROPOSED WOODLAND BUFFER PLANTING WITH UNDERSTORY PLANTING TO PROVIDE WILDLIFE CONNECTION
- 2 FEATURE TREES WITH VIBRANT SEASONAL COLOUR
- 3 WILDFLOWER MEADOW
- 4 SPECIES RICH AMENITY GRASS
- 5 EXISTING VEGETATION TO BE RETAINED
- 6 SCRUB PLANTING
- 7 FENCING TO MARK OUT THE 15M BUFFER ZONE
- 8 PROPOSED ATTENUATION BASIN



LANDSCAPE CHARACTER AREA KEY PLAN



4.2 LANDSCAPE CHARACTER AREA 2:  
BUFFER PLANTING EDGE (CONTINUED)



PLAN SHOWING SECTION LINE



SECTION B-B



4.0

# LANDSCAPE CHARACTER AREAS

4.3

## LANDSCAPE CHARACTER AREA 3: AMENITY GREEN SPACE

Public open spaces will be provided within the site and located to the east and south of the Site. The eastern POS will accommodate Local Equipment Area of Play (LEAP), whilst the southern Local Area for Play (LAP) and provide an informal recreation area where residents can relax and play.

A natural play space will be integrated into the amenity green to provide opportunities for informal, improvised play. The area will use natural materials such as tree trunks, boulders and changing topography to allow the play area to sit naturally within the wider landscape. The play proposals will provide a rich opportunity for exploration, imagination and inventiveness.

Woodland wildflower meadows and long grassland and native scrub planting will be set in front a new area of woodland.

Sustainable drainage basin will be incorporated into the area, with gently sloping sides and planting to soften and integrate into the character area.

Pedestrian routes, benches and teenage shelter will provide opportunities for recreation and enjoyment of the outdoors.

DESIGN PRINCIPLES

- Clear pedestrian and visual links through the amenity green space linking to the wider green routes
- Integration of the Local equipped area for play (LEAP) within naturalistic setting through use of hedge, shrub and tree planting
- Planting palette to focus on native species and species relevant to local context



LANDSCAPE CHARACTER AREA KEY PLAN



FIGURE 4.3 - LANDSCAPE STUDY PLAN - GREEN GATEWAY

SITE BOUNDARY

- 1 PEDESTRIAN ROUTE
- 2 INTRICATELY DESIGNED PLANTING WITH FEATURE TREES AND SHRUBS AND ORNAMENTAL GRASSES AND HERBACEOUS PLANTING
- 3 WILDFLOWER MEADOW
- 4 SPECIES RICH AMENITY GRASS
- 5 SCRUB PLANTING
- 6 PROPOSED TREES
- 7 NATURALISTIC PLAY AREA (LEAP) INCLUDING TIMBER STRUCTURES, BOULDERS AND TREE TRUNKS
- 8 SEATING OPPORTUNITIES
- 9 SPECIES RICH/WET TOLERANT GRASSLAND AND NATURALISTIC PLANTING TO ATTENUATION BASIN TO PROVIDE VISUAL AND ECOLOGICAL ENHANCEMENT
- 10 TEENAGER SHELTER



4.1 LANDSCAPE CHARACTER AREA 3:  
AMENITY GREEN (CONTINUED)



PLAN SHOWING SECTION LINE

SECTION C-C



4.0

# LANDSCAPE CHARACTER AREAS

4.4 LANDSCAPE CHARACTER AREA 4:  
AMENITY OPEN SPACE

To the south a smaller and more intimate amenity open space is provided. This area will accommodate Local Area for Play (LAP) and provide an informal recreation area where residents can relax and play.

Sensory and seasonal interest can be provided through the proposed planting palette and native hedgerows defining the boundary to the neighbouring front gardens and provide visual and ecological connectivity to the network of open spaces.

The productive garden will be enclosed by a shrub planting and will provide passive space for residents. Fruit trees among a wildflower meadow mix with supplementary native planting will encourage pollinators and strengthen habitat connectivity and will encourage people to pick the fruits from the trees.

Proposed native hedgerows with seasonal flowering and fruiting interest are proposed to supplement the existing hedgerows and to maximise biodiversity.

DESIGN PRINCIPLES

- Small in scale, intimate in feel
- Incorporate opportunities for door step play
- Include seating and opportunities for quiet contemplation
- Footpaths to be implemented at logical locations to ensure the space is easily and safely accessible for all users, and connect to the wider network of footpaths



LANDSCAPE CHARACTER AREA KEY PLAN



FIGURE 4.4 - LANDSCAPE STUDY PLAN - AMENITY OPEN SPACE

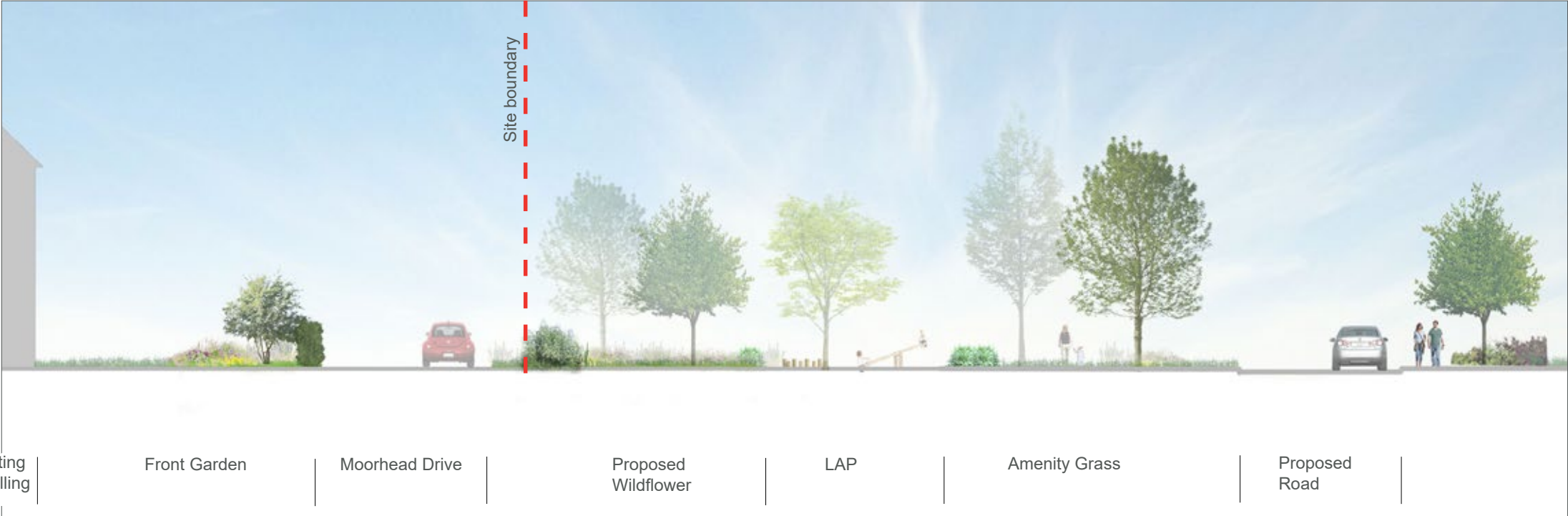
- SITE BOUNDARY
- 1 PEDESTRIAN ROUTE
  - 2 INTRICATELY DESIGNED PLANTING WITH FEATURE TREES AND SHRUBS AND ORNAMENTAL GRASSES AND HERBACEOUS PLANTING
  - 3 WILDFLOWER MEADOW
  - 4 SPECIES RICH AMENITY GRASS
  - 5 EXISTING VEGETATION TO BE RETAINED
  - 6 PROPOSED HEDGEROW TO ENHANCE EXISTING VEGETATION
  - 7 PROPOSED TREES
  - 8 NATURALISTIC PLAY AREA (LAP) INCLUDING TIMBER STRUCTURES, BOULDERS AND TREE TRUNKS
  - 9 SEATING OPPORTUNITIES
  - 10 PRODUCTIVE GARDEN
  - 11 ORCHARD TREES



4.4 LANDSCAPE CHARACTER AREA 4:  
AMENITY OPEN SPACE (CONTINUED)



PLAN SHOWING SECTION LINE



SECTION D-D



5.0

# SOFT LANDSCAPE DESIGN INTENT

5.1

## PLANTING STRATEGY

The proposed planting strategy takes account of, and responds to, the existing habitats and the site's landscape setting. This reflects the existing species profile of the area and seeks to increase diversity to provide resilience to climate change, pests and diseases.

Planting assists in defining the sense of place, enhancing green links, softening the built form, providing seasonal interest and defining landscape boundaries. Planting and species mixes will be selected to complement the underlying key characteristics of the local landscape and include a mixture of native and complementary non-native species to provide a variety of colour, texture and seasonal interest.

The retention of the existing boundary vegetation alongside the introduction of new tree and shrub planting will assist with integrating the proposed development into the landscape. In the long-term, this will break up views of the built form from the surrounding landscape and create a positive soft green interface with the countryside beyond.

The key principles for the soft landscape strategy are set below:

- The retention and bolstering of the existing semi-natural landscape along the perimeters of the site must be provided as part of the new green infrastructure

- Tree planting within existing or new areas of semi-natural landscape to be as groups, clusters or individuals and are to supplement the existing landscape typology and habitats
- Native hedgerow planting with seasonal flowering and fruiting interest to supplement the existing hedgerows and maximise biodiversity whilst providing opportunities for foraging birds and small mammals, amphibians and reptiles
- Larger scale trees to public open space to provide structure throughout the year
- Trees should be planted in groups, clusters and as individuals to reflect the other features within the space and integrate with existing vegetation where this is present
- Tree planting should ensure that open space remains flexible for a range of recreational and community uses and events
- Tree species within SuDS to be well-suited to wet or periodically wet soil
- Fruit trees among a wildflower meadow mix to encourage pollinators and strengthen habitat connectivity
- Trees are to be selected that best represent the scale of streetscape and hierarchy defined through the masterplan.
- Tree planting will blend the road infrastructure with the public realm and species

- selection to be limited in numbers to maintain uniformity along the carriageway
- Tree planting along streets and routes should be used to provide a sense of rhythm, regular form and pattern and mark gateways in the development
- Accent trees to be used along routes at key locations to define moments along its length, break long vistas, orientate views and changes in direction, or help slow the pace of the street
- Planting to residential parcels to comprise a mix of robust shrub and herbaceous, clipped hedgerows to define front gardens where possible and smaller scale tree planting.

There are four key planting zones and characters across the site divided from both design and ecological perspectives, including amenity green and gateway, street trees, native woodland and residential parcels.

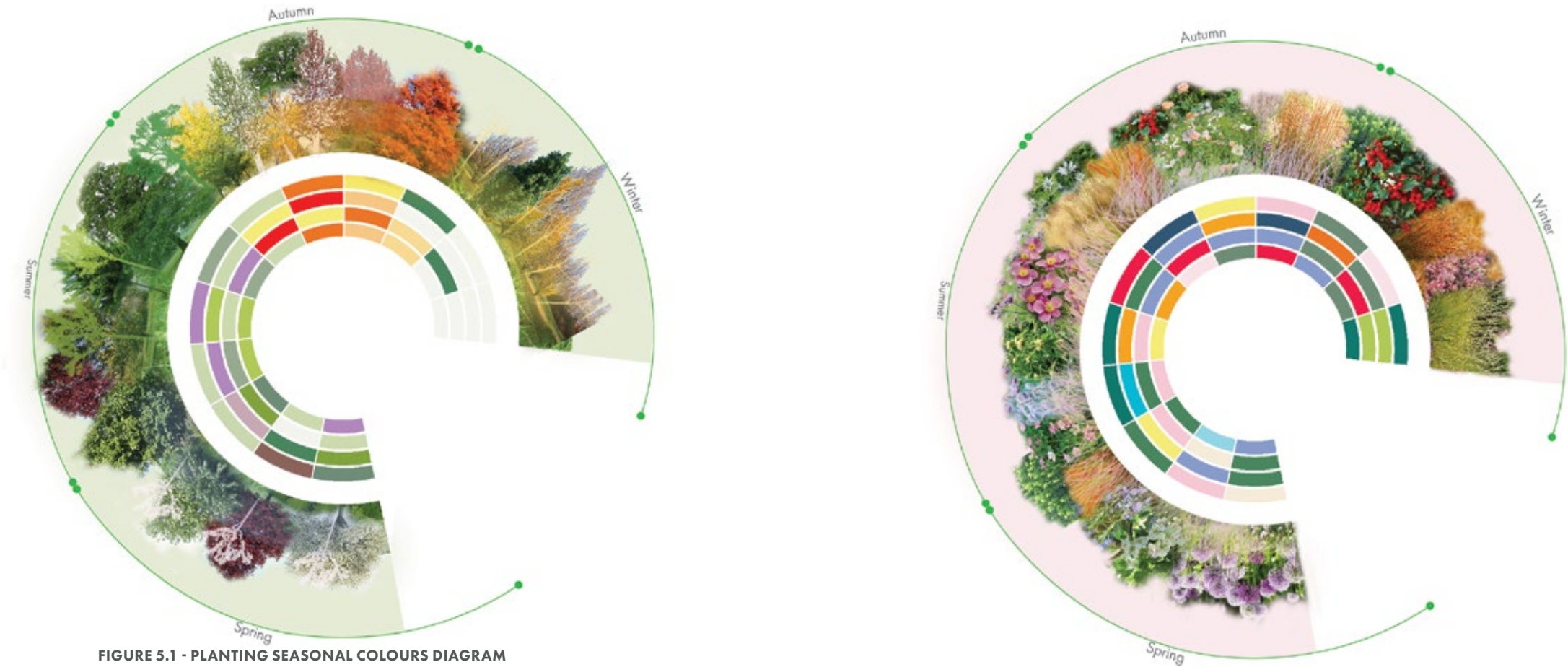


FIGURE 5.1 - PLANTING SEASONAL COLOURS DIAGRAM

## 5.0 SOFT LANDSCAPE DESIGN INTENT

### 5.2 PLANTING TYPOLOGIES

#### AMENITY GREEN AND GATEWAY



The planting to the public open space areas will comprise larger scale trees and of a mix of shrubs, herbaceous, and grasses. This area will have a strong influence on autumnal colours and providing structure throughout the year. SuDS will be proposed within the open space and meadow mixes tolerant of occasional inundation are proposed.



#### STREET TREES



Tree planting to blend the road infrastructure to be limited in numbers to maintain uniformity along the carriageway. Trees to be uniform, robust habit, and have year-round interest and tree species at key junctions and public realm nodes to contrast to street trees by providing vibrant seasonal colour.



#### LANDSCAPE BOUNDARIES



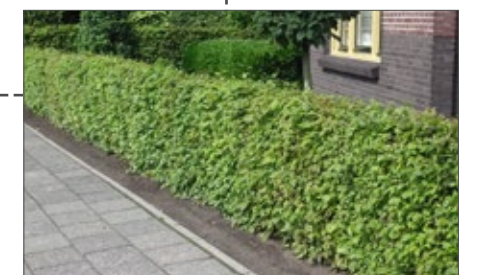
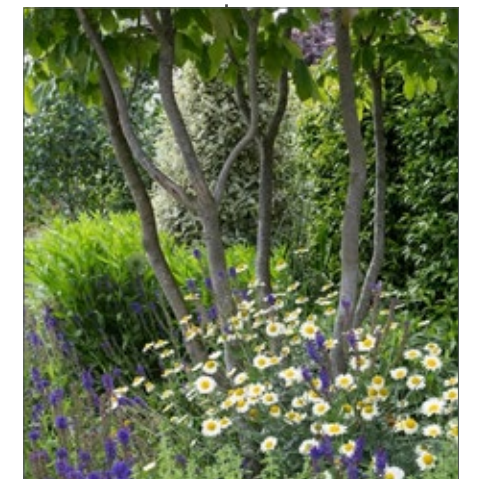
Existing mature trees and hedgerows should be retained along the site's perimeter where possible. Proposed planting to promote a graded habit, small to medium sized native trees will be selected in groups at the transition from the residential edge, beyond which, trees will be planted in naturalistic groups to frame the areas for recreational use and provide visual interest.



#### RESIDENTIAL PARCELS



Planting to residential parcels to comprise a mix of robust shrub and herbaceous, clipped hedgerows to define front gardens where possible and smaller scale tree planting. This will provide interest all year and help to support local wildlife. Tree planting will define space, soften the street scene and highlight key spaces within the development.



5.0

# SOFT LANDSCAPE DESIGN INTENT

5.3 TREE STRATEGY

5.3.1 EXISTING TREES

The retained trees will be supplemented by new tree and woodland planting to provide visual amenity for residents within the Site and surroundings, plus bolster existing green corridors along the boundaries which have important ecological functions.

Refer to figure 5.2 and the tree survey as prepared by Arbortrack Systems Ltd, for further information.

LEGEND

- SITE BOUNDARY
- CATEGORY C TREES
- CATEGORY B TREES



FIGURE 5.2 – EXISTING TREE SURVEY (FABRIK, - INFORMED BY ARBORTACK SYSTEMS LTD TREE CONSTRAINTS PLAN 2026)

5.0

# SOFT LANDSCAPE DESIGN INTENT

5.3 TREE STRATEGY (CONTINUED)

5.3.2 PROPOSED TREE STRATEGY

Existing trees and vegetation are proposed to be retained to maintain the character of site.

Proposed trees are categorised into four groups:

- Amenity Green and Gateway Species
- Street Trees
- Residential Parcel Trees
- Woodland Mix (Visual mitigation and ecological interest)
- Orchard Trees

The trees selected for the boundary and woodland mix will reflect the species found locally, predominantly deciduous in nature and located to help provide an improvement to habitats and to provide a wooded edge to the northern and western extents of the development.

Amenity Green trees and those selected as gateway features are to be of a scale and stature which is typical of country parks. Trees will be provided with sufficient space to ensure maximum height and spread can be attained, adding to the amenity green character of the space. Gateway features will provide seasonal interest, creating landmarks at integral locations within the open space.

Within the development parcels, street trees will be compact in form and of a scale suitable for their setting.

Refer to figure 5.3 for the proposed tree strategy diagram.

LEGEND

-  SITE BOUNDARY
-  PROPOSED AMENITY SPACE AND GATEWAY TREES
-  PROPOSED STREET TREES
-  PROPOSED RESIDENTIAL PARCEL TREES
-  PROPOSED ORCHARD TREES
-  EXISTING TREES RETAINED
-  PROPOSED NATIVE WOODLAND



FIGURE 5.3 – PROPOSED TREE STRATEGY PLAN (FABRIK, 2026)

5.0

# SOFT LANDSCAPE DESIGN INTENT

5.4 PROPOSED TREE PLANTING  
PALETTES

5.4.1 AMENITY GREEN AND GATEWAY TREES

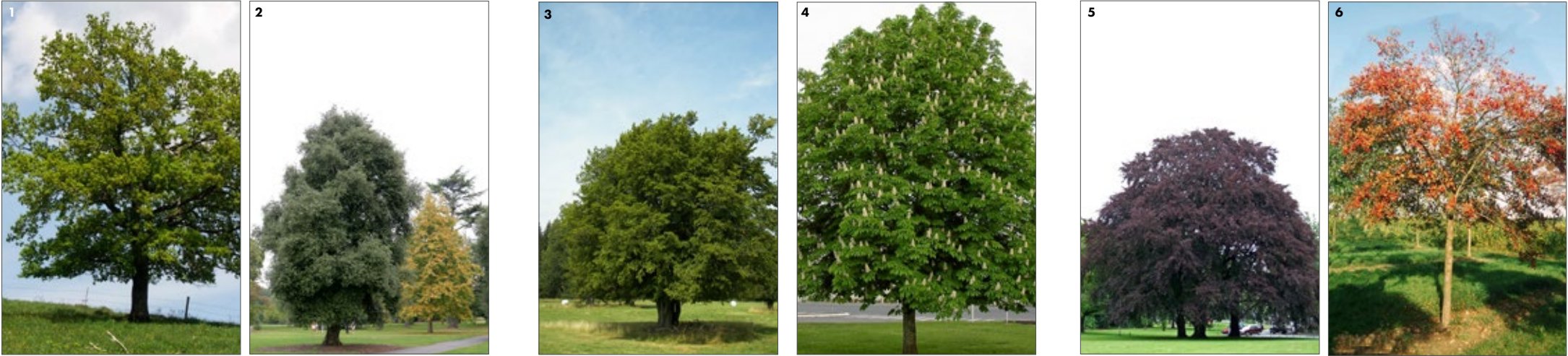
The selected trees will provide seasonal interest, refuge for local fauna and flora and appropriate screening between amenity green provisions and dwellings.

Tree planting within getaway green will be regularly spaced to create a formal area framed by new housing.

A diverse palette of species has been used to help create a resilient landscape. Native species have been used within this palette.

Species to include:

- 1 Quercus robur (Common Oak)
- 2 Quercus ilex (Holm Oak)
- 3 Carpinus betulus (Hornbeam)
- 4 Aesculus hippocastanum (Chestnut)
- 5 Fagus sylvatica ‘Purpurea’ (Purple Beech)
- 6 Crataegus x prunifolia

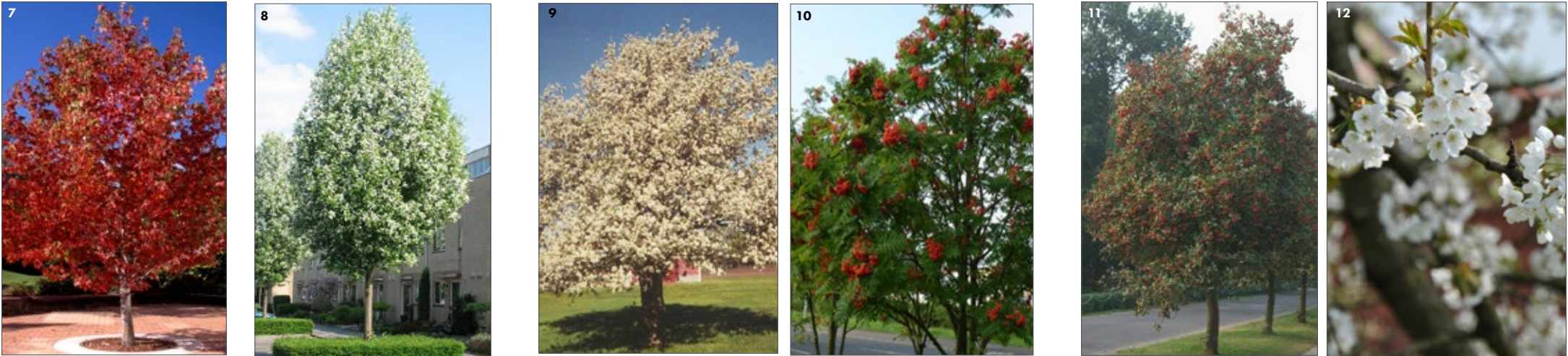


5.4.2 STREET TREES

Tree planting will provide screening, visual interest, and will enhance biodiversity along connecting routes. Native cultivars are to be used within this palette to provide repetitive unified form along the routes. The use of non-native medium to small trees will be used to provide the same effect as the native cultivars. The repetitive form will provide way finding and movement through the routes

Species to include:

- 7 Liquidamber styraciflua (American sweetgum)
- 8 Prunus padus ‘Albertii’
- 9 Malus tschonoskii (Ornamental Apple and other varieties)
- 10 Sorbus aucuparia (Rowan)
- 11 Sorbus intermedia
- 12 Prunus avium (Wild Cherry)



5.0

# SOFT LANDSCAPE DESIGN INTENT

5.4.3 RESIDENTIAL PARCEL TREES

Key for greening the internal areas of the site, a selection of small and medium trees has been selected to provide interest throughout the year. The interest will be created using spring flowering species, upright forms, and interesting bark species. Along with autumnal colour.

Species to include:

- 13. Acer platanoides 'Dummondii'
- 14. Betula utilis 'Jacquemontii'
- 15. Malus 'John Downie'
- 16. Prunus 'Accolade'
- 17. Pyrus calleryana 'Chanticleer'
- 18. Robinia pseudoacacia 'Bessoniana'



5.4.4 NATIVE WOODLAND BUFFERS

The tree planting strategy for the landscape boundaries aims to enhance biodiversity to the peripheries of the site and create habitats that link the site with the wider landscape. This will be achieved with native species providing a range of forms. This palette will help to provide links into the site and will provide for local wildlife.

Species to include and not be exclusively:

- 19. Quercus robur (Oak)
- 20. Acer campestre (Field Maple)
- 21. Betula pendula (Birch)
- 22. Prunus avium (Wild Cherry)
- 23. Sorbus aucuparia (Rowan)
- 24. Corylus avellana (Hazel)



5.4.5 THE ORCHARD

The tree planting with the orchard area will comprise predominantly small trees. These will provide spring interest and shade in summer months.

Species to include and not be exclusively:

- 25. Pyrus communis 'Conference'
- 26. Malus domestica 'Cox's Orange Pippin'
- 27. Malus domestica 'Egremont Russet'



5.0

# SOFT LANDSCAPE DESIGN INTENT

5.5 PROPOSED PLANTING PALETTES

5.5.1 NATIVE MIX HEDGEROW PLANTING PALETTE

Existing species-rich hedgerows are to be retained and supplemented with new native hedgerows to continue this traditional feature and to maintain the continuity of the existing wildlife corridors.

The hedgerow planting mix will be native with seasonal, flowering, fruiting interest in order to maximise biodiversity and provide opportunities for foraging birds. Hedgerows will act as wildlife corridors along which small mammals, amphibians and reptiles can pass undisturbed.

Species to include and not be exclusively:

- 1 Ilex aquifolium (holly)
- 2 Viburnum opulus (guelder rose)
- 3 Sambucus nigra (elder)
- 4 Corylus avellana (hazel)
- 5 Crataegus monogyna (hawthorn)
- 6 Prunus spinosa (blackthorn)
- 7 Cornus sanguinea (dogwood)
- 8 Ligustrum vulgare (privet)
- 9 Euonymus europaeus (spindle tree)
- 10 Rhamnus cathartica (buckthorn)



5.5.2 NATIVE MIX WOODLAND UNDERSTORY PLANTING PALETTE

The planting palette for the native woodland mix will comprise of native species, frequently found within the locality and therefore appropriate for the setting of the Site.

Species to include and not be exclusively:

- 11 Corylus avellana (hazel)
- 12 Crataegus monogyna (hawthorn)
- 13 Ribes rubrum (redcurrant)
- 14 Ilex aquifolium (holly)
- 15 Prunus spinosa (Blackthorn)



5.0

# SOFT LANDSCAPE DESIGN INTENT

5.5.3 SHRUB PLANTING

It is intended that the shrub and ground flora planting will give character and definition to spaces and continuity along the road.

Shrub planting will be limited to a small palette that provides a background and supports the herbaceous and ornamental grass planting.

All planting will also be relatively low maintenance and kept within a height to ensure natural surveillance through the development. A well maintained landscape also encourages legitimate use.

Species to include and not be exclusively:

- 1 Choisya ternata
- 2 Hebe rakiensis
- 3 Cornus alba (dogwood)
- 4 Cotoneaster dammeri (bearberry cotoneaster)
- 5 Hedera helix 'hibernica' (Atlantic ivy)
- 6 Hypericum calycinum (St John's wort)
- 7 Lonicera pileata (honeysuckle)
- 8 Hebe 'midsummer beauty'
- 9 Euphorbia characias
- 10 Viburnum opulus (guelder rose)



5.5.4 HERBACEOUS PLANTING

Herbaceous planting will be used to the front of properties and within the public open spaces. The herbaceous plants, grass and bulb palettes have been selected to provide seasonal interest right through the year as well as provide food for invertebrate species. There will be an emphasis on right plant right place.

All planting will also be relatively low maintenance and kept within a height to ensure natural surveillance through the development.

Species to include and not be exclusively:

- 11 Alchemilla mollis
- 12 Geranium renardii
- 13 Ajuga reptans
- 14 Stipa (feather grass)
- 15 Miscanthus (maiden silvergrass)
- 16 Pennisetum (crimson fountaingrass)
- 17 Acanthus mollis
- 18 Carex oshim
- 19 Echinops with nepta (glodbe thistles with catnip)
- 20 Hosta fortunei Corylus avellana (hazel)

5.0

# SOFT LANDSCAPE DESIGN INTENT

5.5.5 WILD FLOWERS

Species to include and not be exclusively:

- 1 Achillea millefolium (Yarrow)
- 2 Centaurea nigra (Common Knapweed)
- 3 Daucus carota (Wild Carrot)
- 4 Galium album (Hedge Bedstraw)
- 5 Galium verum (Lady's Bedstraw)
- 6 Geranium pratense (Meadow Crane's-bill)
- 7 Knautia arvensis (Field Scabious)
- 8 Lathyrus pratensis (Meadow Vetchling)
- 9 Leontodon hispidus (Rough Hawkbit)
- 10 Leucanthemum vulgare (Oxeye Daisy)

5.5.6 GRASSES

Species to include and not be exclusively:

- 11 Agrostis capillaris (Common Bent)
- 12 Anthoxanthum odoratum (Sweet Vernal-grass)
- 13 Briza media (Quaking Grass)
- 14 Cynosurus cristatus (Crested Dogstail)
- 15 Festuca ovina (Sheep's Fescue)

5.5.7 MEADOW MIXTURE FOR SUDS

Species to include and not be exclusively:

- 16 Filipendula ulmaria ( Meadowsweet)
- 17 Ranunculus acris (Meadow Buttercup)
- 18 Succisa pratensis
- 19 Hypochaeris radicata (Common Catsear)
- 20 Eleocharis palustris (Spike rush)



6.0

# HARD LANDSCAPE DESIGN INTENT

6.1 STRATEGY

The development promotes a palette of materials that are visually and physically firmly set into the pattern of existing and new landscape associated with the development.

The choice of surface materials will reflect the hierarchy of streets and spaces proposed. This will support the site's legibility through the use of a consistent palette of materials, whilst providing subtle differences to indicate a different character or street type within the site. Differences in materials within the same street should only be included for traffic calming purposes or identifying key locations within the site. Contextual cues will be incorporated from the surrounding areas as well as adjacent buildings.

The hard landscape strategy is as follows:

- To reflect the material palette of Horsham;
- The palette of hard materials is intended to create public and private spaces that are clearly defined using hard landscape materials that are high quality, long-lasting and low in maintenance and sustainable.
- To inform the movement of pedestrians and vehicles around the Site;
- To address both function and form, be suitably robust and to address the technical requirements of the site and its construction.
- Hard landscape materials and detailed design will be defined at future RMA stage

6.1.1 HARD LANDSCAPE PALETTE

The choice of surface materials will reflect the hierarchy of public footpaths and spaces proposed. This will be achieved at three different levels:

- By supporting its legibility through the use of a consistent palette of materials, in terms of form and use
- By using materials which support its variety and in terms of materials and by supporting its robustness at both large and small scales
- By incorporating contextual cues from the surrounding area as well as adjacent buildings

6.1.2 BOUNDARY TREATMENTS PALETTE

The Boundary Treatments have been selected to:

- Provide opportunities to increase ecological connectivity, foraging and nesting and contribute to biodiversity net gain
- Reinforce the character of the street scene
- Aid internal visibility through the streets

The boundary treatments will be informed by their immediate architectural and landscape context and will consistent with their character to ensure cohesion. Soft landscape boundaries will be either formal and defined by clipped hedgerow planting to provide a rigid structure; or informal and characterised by mixed native hedgerow planting supplemented with shrub planting and an abundance of herbaceous plants and grasses.

The following principles are proposed:

- Timber picket fencing will define the perimeter of the front gardens where required;
- Within the development, brick walls and hedgerows are proposed to form the interface between the streetscene / parking courts and rear gardens;
- Rear gardens of adjoining properties to be bound by timber close board fencing

6.1.3 STREET FURNITURE PALETTE

When considering the detail of the design the furniture strategy will adopt the following principles:

- Ensure it is robust, high quality and durable, with hidden/recessed anti-vandal fixings
- The location of street furniture elements should give special consideration to the direction of pedestrian movement especially in maintaining clear unimpeded access for the elderly, and the visually and mobility impaired
- Seating should always be orientated towards the adjacent open space or major street/movement corridor if single sided benching. Ensure that seating is perceived to be 'safe' from nearby vehicular traffic
- Litter bins should be provided near seating.
- Bollards must be of solid and robust design especially where adjacent to vehicular traffic

6.0

# HARD LANDSCAPE DESIGN INTENT

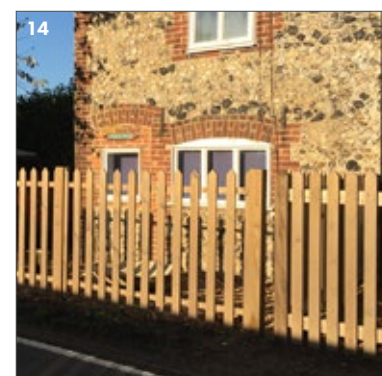
HARD LANDSCAPE PALETTE:

- 1 Grey tarmacadam to main streets and footpaths
- 2 Concrete block paving for shared surfaces and driveways
- 3 Concrete block paving for parking courts
- 4 Concrete setts to demarcate change in surface materials
- 5 Slab paving to private residential footpaths
- 6 Resin bound gravel for residential paths
- 7 Hoggin Gravel surfacing to public open space footpaths
- 8 Play gravel to play areas
- 9 Tactile paving to crossing



BOUNDARY TREATMENTS PALETTE:

- 10 Brick walls to demarcate boundaries between open space / street scene and residential gardens
- 11 Timber close board fencing to rear gardens
- 12 Timber cleft fencing to define the site perimeter
- 13 Native hedging to front gardens
- 14 Timber picket fencing to front gardens



STREET FURNITURE PALETTE:

- 15 Timber bollards to define routes
- 16 Timber bins to be provided within play areas
- 17 Timber benches to be provided within play areas



7.0

# SUSTAINABILITY

Sustainable landscapes are responsive to the environment, re-generative, and can actively contribute to the development of healthy communities. Sustainable landscapes sequester carbon, clean the air and water, increase energy efficiency, restore habitats, and create value through significant economic, social, and environmental benefits.

Sustainable landscapes commonly describe landscapes that support environmental quality and conservation of natural resources. However, for many people, a sustainable landscape is hard to understand or visualize. Other terms such as xeriscape, native landscape, and environmentally friendly landscape have been used to describe sustainable landscapes. A well-designed sustainable landscape reflects a high level of self-sufficiency and quality. Once established, it should grow and mature virtually on its own with minimal maintenance, however, this does vary depending on the landscape character, but nevertheless one seeks to achieve an appearance that the landscape naturally occurred. A landscape that is self-sufficient can be difficult to attain in a more urban setting due to the environmental stresses and artificial conditions placed on plants and trees. In addition, educating and encouraging residents to take ownership, become custodians of their surrounding environment is important. Many may not be comfortable with the informality and greater use of native plants which may lack the desirable aesthetic features of typical, or more familiar landscape planting. Adjusting to an informal landscape may take time for many homeowners but implementing just one or a few principles of sustainable design can significantly benefit the landscape. These benefits may include enhanced landscape; less environmental decline; more effective use of water, the non-use of pesticides and other chemical resources; more valuable wildlife habitat; and cost savings from reduced maintenance, labour, and resource use.

Aesthetic and functional design principles typically are reflected in a well-designed landscape. Although sustainable landscapes may appear more “natural” and less manicured, they still rely on the standard design principles to create a visually appealing combination of plants and materials. Aesthetic principles including accent, contrast, harmony, repetition, and unity ensure the design is attractive, visually compatible and has a “sense of fit” with the surrounding landscape.

Biodiversity refers to the natural variety of plants, animals, fungi, and microorganisms found in all ecosystems. Increasing biodiversity, whether it be in a garden or across the whole of the site brings many benefits to the landscape. Planting landscapes that more closely reflect native plant communities can enhance biodiversity. To achieve this, developing a similar layering of plants in a natural environment will followed.

Plants should be placed in conditions and environments where they would naturally grow. Additionally, biodiversity can be increased by:

- Using plants that provide habitat for wildlife and year-round aesthetic interest.
- Considering alternative methods of storm drainage management such as rain gardens and allowing run-off to percolate through porous surfaces, or implementing flood control measures along roads and footpaths that are sensitive to existing vegetation and habitat.
- Preserving existing natural areas in urban settings that provide habitat as well as aesthetic or recreational value.

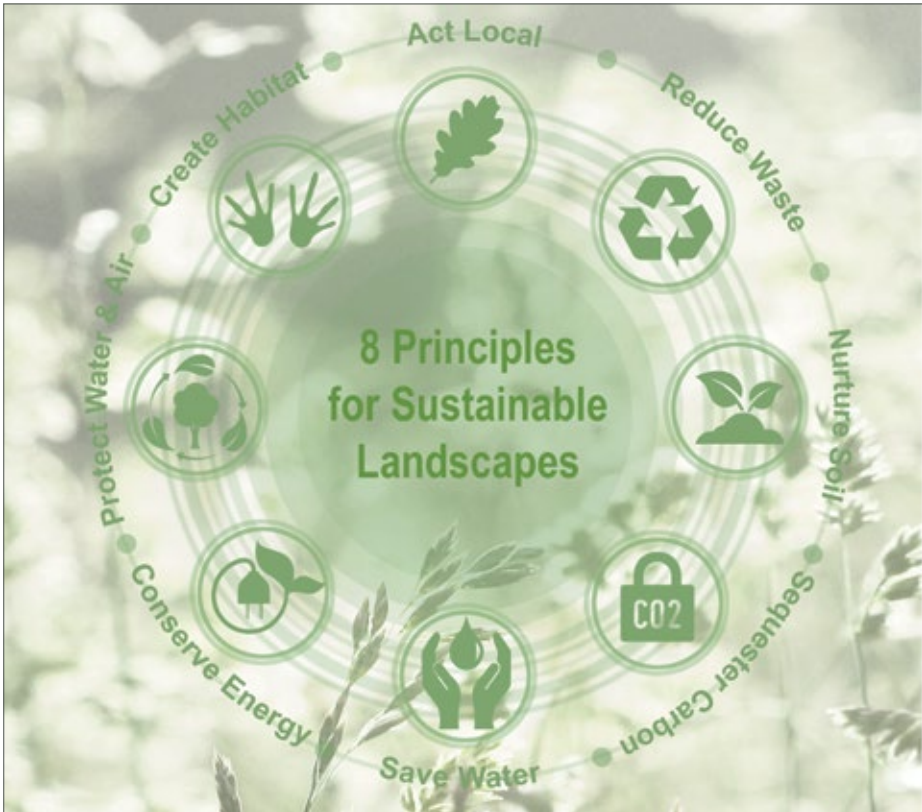
Reducing resources and minimizing waste in a landscape can be accomplished in many ways:

- By selecting the correct plants and their locations, watering, pruning, and non-use of chemical applications Accepting insects and diseases that are not life-threatening to landscape plants is another way to reduce chemical use and other resources.
- Applying mulch to the soil under plants reduces weed growth that in turn reduces chemical treatments and use of petrol-powered trimming equipment.
- In addition, the mulch improves soil quality over time, minimizing water waste caused by run-off and evaporation.

Soils are typically the most misunderstood and undervalued resource in landscapes. Soil quality and character significantly affect the growth and health of plants and should be a major consideration in landscape installation and design at the start. Since a substantial amount of root growth occurs in the top 300mm of soil, this soil can significantly enhance the establishment and growing conditions for new plants. Drainage and water retention are improved, oxygen storage is increased, and the living organisms in the soil are healthier. Effective sustainable design not only incorporates recycled materials (paving materials, mulches, building materials, etc.), but also addresses how communities can recycle for the good of their landscapes. Composting can be integrated into a residential garden.

By implementing the principles outlined, residential landscapes can be made more sustainable. Applying even the most basic principles such as proper plant selection and placement can benefit the aesthetics, environment, and budget of the typical home landscape. Properly selected plants are healthy plants that have fewer insect and disease problems and, therefore, require less maintenance. Properly sized trees and shrubs need little pruning, and drought-tolerant perennials need minimal irrigation.

We will be seeking to apply these principles and approach to the landscape design throughout development to ensure it is a sustainable a possible.



8.0

# MAINTENANCE AND MANAGEMENT

INTRODUCTION

The maintenance of the scheme as it progresses both on Site and following completion will be critical to its success.

At this stage, it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake.

GENERAL OPERATION

Working notice, reinstatement procedures, the use of any specialist firms/ methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use of rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance and Management operatives and members of the general public will need to be explained in a method statement. The Landscape Maintenance Contractor shall give 3 working days notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.

The Landscape Maintenance Contractor shall ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to root zone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise. The Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to an approved tip, minimal grass cuttings to encourage habitats and winter interests, tree roots and stumps to an approved tip, shrub and tree pruning to an approved tip and litter and non-biodegradable arisings to an approved tip. Extraneous rubbish not arising from the contract work will be collected and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Excavated or imported materials should not be placed directly onto the grass.

EXISTING ESTABLISHED TREES

Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission from Local Authority Tree Officer will be required to carry out any tree surgery works to the trees that are subject to a tree preservation order.

WOODLAND TREEBELT / TREES

Woodland areas may be subject to low intensity management, with selective thinning and coppicing to maintain a varied vegetation structure and well developed understorey. Control of non-native species will be encouraged and in areas low public accessibility log and brash piles will be constructed for reptile refugia and hibernacula.

The monitoring of the trees across the Site, is to be carried out beyond the initial defects liability period, to successfully realise the tree strategy and to enable the longevity of the trees for the long term and for generations to come. The following specific measures are to be included in the detailed management plan:

- Watering - trees will be watered for the first two years after planting, after which they will generally become self-sufficient. The number of times watering is required will depend on location, weather conditions, climatic / micro-climatic conditions and variations to the growing season and is to be reviewed relative to their position within the site as part of the detailed management plan. In terms of successful establishment, giving the tree a lot of water once a week is of greater benefit than watering every day as this will encourage root development and prevent the tree becoming “lazy”. Over watering is to be avoided as it will push oxygen away from the root system preventing root development.
- Analysis of soil conditions and compaction - this is to be carried out by a specialist contractor to monitor the oxygen levels and soil moisture both within the rootball and surrounding ground. Amelioration recommendations are to be provided and a programme of works agreed accordingly.
- Tree canopy - leaf development, size, colour and the amount of foliage that is within the crown; along with length of new growth, bud development and size of buds is to be monitored. Pruning is to be carried out to promote healthy growth and to remove dead and diseased wood.
- All works to existing and proposed trees to be carried out in accordance with BS:3998 and the latest Forestry and Arboricultural Advisory Group /Health and Safety Executive safety guides.

HEDGEROW

Hedgerows are proposed along the boundaries and green links to bolster the existing hedgerows. To encourage a bushy and fruiting hedgerow a less frequent pruning regime, all hedgerow will be cut twice every year when they are fully established, to allow fruits to be consumed by birds and other wildlife and avoid impacts on breeding and nesting birds.

SHRUBS AND PERENNIALS

The planting, establishment, pruning and ongoing maintenance of shrubs and perennials will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover. Keep all beds weed free by hand weeding and/ or use of approved herbicides. Fork over shrub beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a slow release fertiliser during March/April in accordance with manufacturers recommendations. Prune shrubs to remove diseased branches. However, dead flower heads or branches are encouraged to be left behind for autumn or winter interests. Apply sufficient water to maintain healthy growth. Maintain beds rubbish and litter free.

MEADOW GRASSLAND AND WILDFLOWERS

Area of meadow grassland and wildflowers are proposed within the Site. The maintenance regime are as follows:

- Meadow grass mixes will be composed of 20% wildflowers and 80% grasses;
- Where existing grassland is present, areas of bare ground will be opened up by light mechanical disturbance for sowing in a method known as ‘oversowing’;
- Seed mixes are based on relevant NVC communities (Rodwell, 1991 and Rodwell, 1992) and are obtained from local or regional sources and native to the soil type;
- To be cut at the beginning of the season, i.e. February to early March, and again in late July. Seed heads are encouraged to be retained throughout the winter seasons for visual interest.
- Cutting must be postponed from spring through to mid-summer to permit flowering, then should be cut back and the sown annuals should be removed promptly once flowering declines (typically late July).

Meadow mixtures are composed mainly of perennial grass and wild flower species which take at least a full year to establish from sowing. Plants might not be well established in their first summer. Mow regularly throughout the first year of establishment; this will help maintain balance between faster growing grasses and slower developing wild flowers, following by minimum mowing and cutting once established. Quick growing meadow components will tolerate cutting and may even benefit from this ‘pruning,’ pushing them to develop more robust compact plants. Mowing to remove surplus top growth will give smaller slower growing plants more light and space to grow into.



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