

1. Residential Landscaping

A variety of planting across the Site will achieve a high quality landscape design and help to integrate the new development into the existing landscape framework. The proposed planting will reflect the character of the area and provide an attractive place to live, with the native species introduced within the areas of open space and to strengthen the Site boundaries. Proposed planting will be easily maintained and complement the setting of the new residential development. The proposed planting will include a high proportion of native species and flowering non-native species of known benefits to wildlife. The palette of species will create a vibrant character to the development, helping to integrate it into the existing landscape.

Below is a suggested list for the soft landscaping:

Street Tree Planting (Residential Area)

Acer compostre 'Elsrijk'
Crataegus laevigata 'Paul Scarlet'
Pyrus calleryana 'Chanticleer'

Field Maple 'Elsrijk'
Hawthorn 'Paul Scarlet'
Ornamental Pear

Hedge Planting

Carpinus betulus
Escallonia 'Apple Blossom'
Fagus sylvatica

Hornbeam
Escallonia
Common Beech

Shrubs

Choisya ternata 'Sundance'
Hebe 'Midsummer Beauty'
Lavandula angustifolia 'Hidcote'
Mahonia media 'Winter Sun'

Mexican Orange
Shrubby Veronica
English Lavender 'Hidcote'
Oregon Grape 'Winter Sun'

Herbaceous

Geranium macrorrhizum 'White Ness'
Rudbeckia fulgida 'Goldsturm'
Verbena bonariensis
Stachys byzantina

Cranesbill 'White-Ness'
Coneflower 'Goldsturm'
Argentinian Vervain
Lamb's Ear

Augmentation of Existing Planting

Quercus robur
Fagus sylvatica
Crataegus monogyna
Corylus avellana

English Oak
Common Beech
Common Hawthorn
Common Hazel

Native Thicket:

Ilex aquifolium
Crataegus monogyna
Prunus spinosa
Cornus sanguinea
Rosa canina
Sambucus nigra
Viburnum lantana

Common Holly
Common Hawthorn
Blackthorn
Common Dogwood
Dog rose
Common Elder
Wayfaring tree



2. Play and Recreation Strategy

The play strategy will comprise of trim trails located within the open space to the northeast and south east part of the new residential development where it will be overlooked by the new homes. The play strategy will focus on play features on timber play trim trail equipment and informal kickabout areas reflecting the edge of settlement location. Seating / picnic areas will be provided in the south east part of the Site.



3. Sustainable Drainage Features

A drainage basin will be included within proposed the Public Open Space and designed to form an integral element of the landscaping. The basin and surrounds will be sown with a native grassland/ flora mix, providing seasonal interest and wild-life habitat.



4. Public Open Spaces and Recreational Routes

A primary route of new recreational footpath will provide safe routes linking the new open spaces and connecting to the surrounding public rights of way, with seating provided at key intervals. The recreational routes will also include trim trails connecting to Hayes Lane, further enhancing sustainable travel options and enhancing play experiences for the younger population.



5. Landscape Framework

The Site is bound by existing mature trees and hedgerows to its boundaries, which provide a high degree of containment. The vast majority of these remain and the new homes will be orientated to overlook the Site boundaries. Existing young oak trees and scrub will be retained where possible within the open space to the south and east of the Site. New native tree planting will be undertaken within the open spaces. Other landscape enhancements will include improved management of the existing grassland to increase species diversity and floral interest, new scrub / thicket planting and damp grassland creation. Areas of shorter mown grass will be included at the edge of the development to encourage active games/ recreation. A dedicated reptile mitigation area has been established along the western edge of the Proposed Development, incorporating enhancements to the existing planting while carefully avoiding any disturbance to the established ecological habitats.



Indicative location of land for Scout Hut building and associated car parking

LEGEND

- Site boundary
- Vehicle access
- Shared surface
- Footpaths
- Existing vegetation
- Thicket planting
- Wildflower meadow
- Public Open Space
- Picnic spaces
- Front private gardens
- Rear private gardens
- Native hedge
- Ornamental hedge
- Ornamental planting
- Proposed trees
- Street trees
- SuDs Basin
- Wet thicket planting
- Natural play areas
- Short mown path
- Reptile Mitigation Area
- Realigned and resurfaced ProW
- Existing Bridleway
- Existing Vegetation to be removed
- Tree protection zones for TPO'd trees

C	10/07/26	ZO	Scout hut provision text added.
B	26/06/26	ZO	Amendments following LPA response
A	20/08/25	ZO	Amendments following design team comments
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Rev	Date	By	Description

Drawing Status

FOR PLANNING

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Project: Land off Hayes Lanes, Slnfold

Title: Illustrative Landscape Strategy
Plan

Client: The Incidental Land Company

Scale	NTS	Drawn	ZO
Date	July 2026	Checked	CA/BS
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