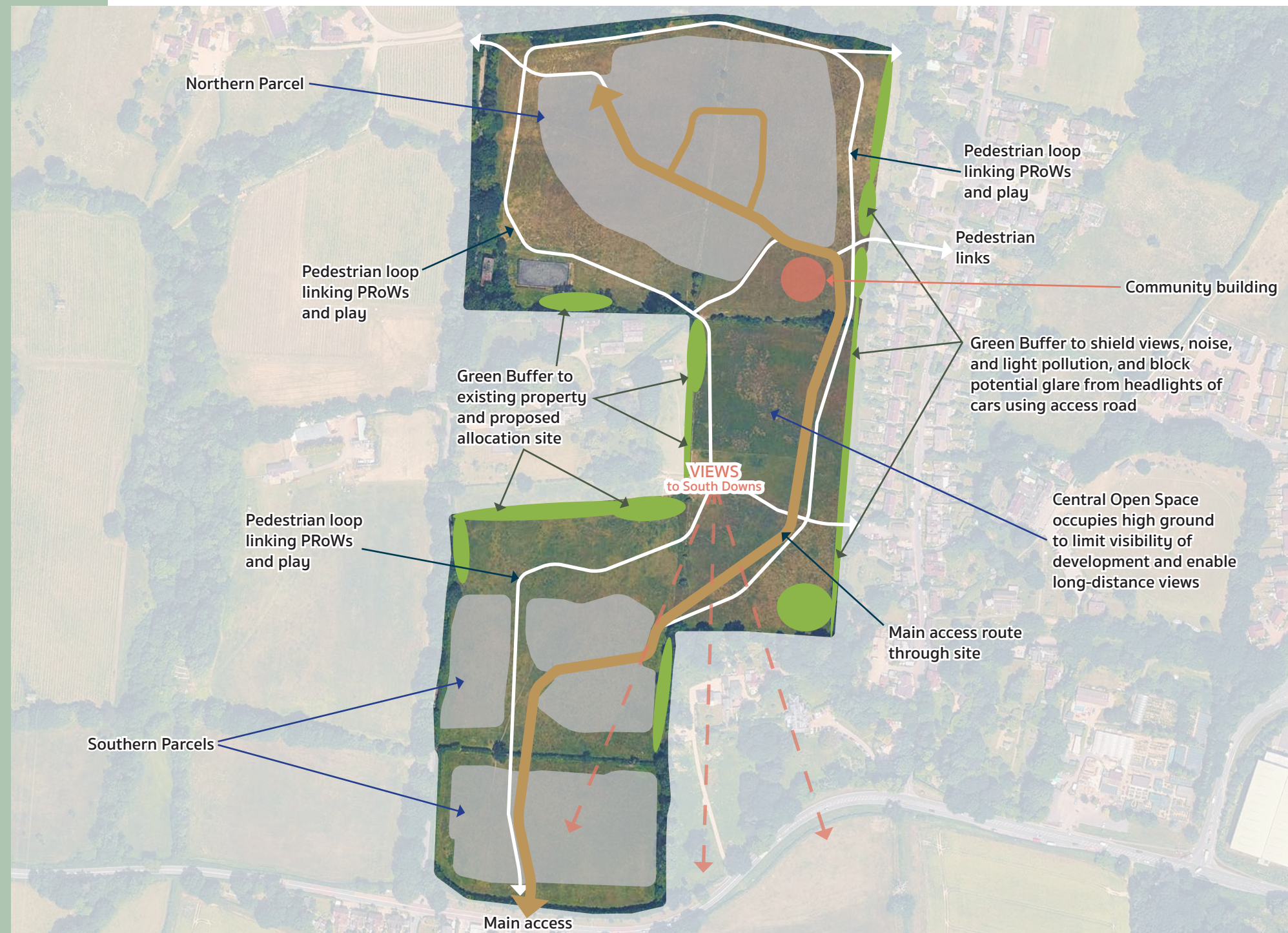


4

Landscape Strategy



Key Landscape-Led Principles:

- Higher ground in centre of site reserved for Public Open Space to preserve views out of site, and reduce visibility of built form in the wider landscape
- Views to the South Downs from the central area are a key structuring consideration
- Green buffers are strategically placed to shield views into the site, and mitigate against noise and light pollution for adjacent properties and areas, including potential future Local Plan allocation sites (Foxhole Farm)
- Green buffer along eastern boundary also aids to block potential glare from headlights of cars using access road from disturbing adjacent properties and gardens to the east
- The movement network is simple and legible, with a key vehicle movement route, and a pedestrian loop providing connectivity around the site, linking into adjacent PRoWs and connecting together the 6 proposed areas for play
- Development parcels are surrounded by generous landscape areas, and will include the provision of street trees and amenity planting

4.1

Landscape-Led Principles

FOXHOLE FARM, BOLNEY



The Landscape Masterplan is a carefully considered response to the site's opportunities and constraints, with a clear landscaped ethos.

Pedestrian connectivity is prioritised, with a carefully designed network of routes providing links into and within the site.

Views are maintained from the more open higher central part of the site.

Street trees provide shade and richness within the street scene. Generous tree planting around the site boundaries and within the open space increases tree cover, provides a rich verdant landscape, and helps to screen views of the development where appropriate and identified as necessary from the LVIA.

Fruit trees are an example of plants that provide food for people and nature, creating a shared and biodiverse community orchard.

Play is provided in 6 locations across the site, interlinked by a pedestrian route, and discussed in more detail below.

Parking is carefully considered, and is generally on-plot, but is not allowed to dominate the streetscene where street parking is indicated thanks to clever planting and location.

Overall this is a vibrant and nature-rich environment for the benefit of existing and future residents of the village.

4.2

Landscape Masterplan

Proposed Landscape Strategy © Hill-Wood & Co

Hill-Wood & Co (Kent) Ltd

FOXHOLE FARM, BOLNEY

The landscape masterplan has evolved from the Outline Submission indicative plan to include:

- More generous and extensive landscape buffers to shield views into the site, and mitigate against noise and light pollution for adjacent properties and areas
- Relocation of LAPs and LEAPs to be more prominent and visible within the landscape, and more integrated into the pedestrian loop, which is given more prominence
- More generous tree planting
- Increased areas of meadow with informal mown paths
- Vehicle route through central open space enhanced to become a treelined parkland driveway
- Careful consideration of views through and into the landscape
- Variation between formal and informal planting patterns to create distinctive character areas



4.3

Landscape Masterplan Evolution



'Parkland setting'
Looking north towards Foxhole Farm, with interspersed tree planting to soften the proposed built form on the land falling to the south

'Working Landscape'
Ditch network retained and enhanced, hedgerow for biodiversity and foraging corridor

'Community Frontage'
Welcome to the site - street trees with seasonal interest and grassland as the understorey

4.4

Landscape Masterplan - Southern Parcel

Proposed Landscape Strategy © Hill-Wood & Co

Hill-Wood & Co (Kent) Ltd



4.5

Landscape Masterplan - Central Space

Proposed Landscape Strategy © Hill-Wood & Co

Hill-Wood & Co (Kent) Ltd



4.6

Landscape Masterplan - Northern Parcel

Proposed Landscape Strategy © Hill-Wood & Co

Hill-Wood & Co (Kent) Ltd

Planting Palette

Grass and Meadows

- Emorsgate EH1 Hedgrow Mix
- Emorsgate EL1 Flowering Lawn
- Emorsgate EM3 Special General Purpose Meadow Mix
- Emorsgate EM8 Wetlands Meadow Mix
- Emorsgate EP1 Pond Edge Mix
- Rolawn Medallion Turf

Hedges

- Mixed Native Hedge
- Fagus Sylvatica
- Carpinus Betulus
- Ilex Crenata
- Ligustrum Vulgare

Native Scrub

- Cornus Sanguinea
- Corylus Avellana
- Crataegus Monogyna
- Prunus Spinosa
- Rosa Canina
- Viburnum Opulus

Trees

- Amelanchier Lamarckii
- Crataegus Laevigata
- Corylus Avellana
- Tilia Cordata
- Prunus 'Sunset Boulevard'
- Malus 'Street Parade'
- Magnolia Stellata
- Fagus 'Dawick Purple'
- Betula Pendula
- Sorbus Aucuparia
- Sorbus Aria
- Quercus Robur
- Pyrus 'Chanticleer'



Emorsgate EH1 Hedgrow Mix



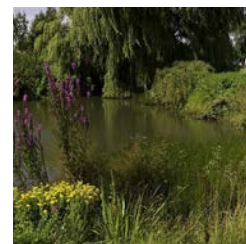
Emorsgate EL1 Flowering Lawn



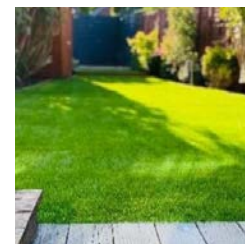
Emorsgate EM3 Special General Purpose Meadow Mix



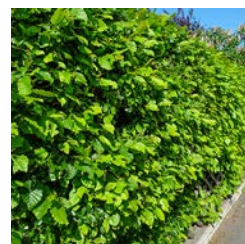
Emorsgate EM8 Wetlands Meadow Mix



Emorsgate EP1 Pond Edge Mix



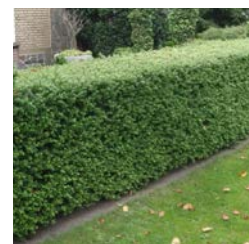
Rolawn Medallion Turf



Fagus Sylvatica Hedge



Carpinus Betulus Hedge



Ilex Crenata Hedge



Ligustrum Vulgare



Cornus Sanguinea



Corylus Avellana



Crataegus Monogyna



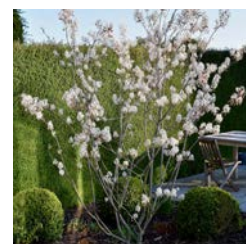
Prunus Spinosa



Rosa Canina



Viburnum Opulus



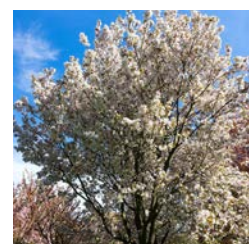
Amelanchier Lamarckii



Crataegus Laevigata



Tilia Cordata



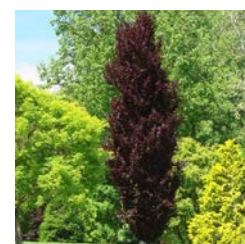
Prunus 'Sunset Boulevard'



Malus 'Street Parade'



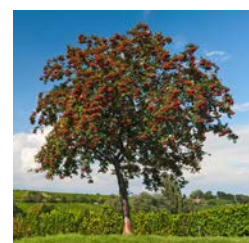
Magnolia Stellata



Fagus 'Dawick Purple'



Betula Pendula



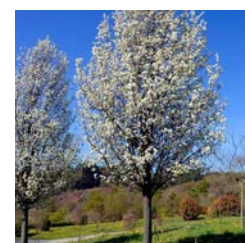
Sorbus Aucuparia



Sorbus Aria



Quercus Robur



Pyrus 'Chanticleer'

FOXHOLE FARM, BOLNEY

Hard Surfacing & Boundary Treatments

Hard Surfacing:

- Tarmac
- Self-binding gravel
- Granite sets
- Critical fall play rubber grass mats

Boundary Treatments:

- Rustic post and rail fence
- Estate railing
- Close-boarded fence
- Instant hedging



4.8

Hard Surfacing & Boundary Treatments