



European Oak - *Quercus robur*



Field Maple - *Acer campestre*



Bird Cherry - *Prunus padus*



Silver Birch - *Betula pendula*



Hawthorn - *Crataegus monogyna*

- General Landscape Principles:**
- Retain and enhance landscape structure which will help to integrate the proposed development into the local landscape.
 - Create multi-functional green infrastructure delivering public open space, surface water drainage and ecological enhancements.
 - Provide a range of attractive communal open spaces allowing for exercise, recreation and socialising.
 - Respond to local landscape character through new tree and hedge planting using local native species.
 - Provide biodiversity enhancement with new habitats, corridors, and inclusion of species that flower and fruit at different points during the year to maximise foraging opportunities for birds, small mammals and invertebrates.
 - Create attractive, green streets and private gardens using native species and non-native species of wildlife value.

BNG enhancement area - mixed native species hedgerow and species-rich grassland

Informal open space framed by mature trees helps to break up built form and provides space for relaxation, exercise and socialising

Planting to include non-native species of wildlife value to provide additional visual interest and seasonal variation

Existing tree lined ditch retained and enhanced with native understorey planting

Proposed native species tree and hedge planting to separate development from farm access road

Existing farm access retained

Courthouse Farm

Species-rich wildflower grassland to be established in peripheral parts of site

Existing tree lined ditch retained and enhanced with native understorey planting

Street tree planting carefully integrated into streetscene using appropriate species - help to break up and soften built form and parking areas, and create an attractive streetscape

Path forms a walking route through attractive landscape spaces, providing opportunities for exercise, socialising and contact with nature

Native trees and species-rich wildflower grassland, provide biodiversity enhancements and a visually interesting landscape setting to the development

Hedge planting to soften rear garden boundary fences / walls

Existing boundary trees and hedgerows retained - provide strong landscape structure which will help to integrate the development into the local landscape

Landscaped green with retained mature oak tree and new tree and shrub planting creates an attractive, robust open space for relaxing and socialising

Legend



Proposed Tree



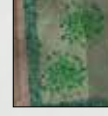
Proposed Shrub Beds



Proposed Hedgerow



Proposed Amenity Grass



Proposed Specimen Shrub Planting



Proposed Wildflower Grassland



Existing Retained Trees



Proposed Pond Planting

Tree planting to mitigate impacts on views from road and PRoW

Tree and shrub planting to soften built form and parking areas, including nectar producing species to enhance foraging opportunities for invertebrates

Landscaped entrance with tree and hedge planting creates a strong arrival space

PRoW
WOR-20W

Proposed vehicular and pedestrian access from Copthorne Common Road

Existing bund with trees retained - provides strong landscape buffer which will reduce the amount of built form visible from the road and help to integrate the proposed development into the local landscape

Attractive walking route around pond provides opportunities for exercise and socialising

Pond with a permanent area of water creates an attractive feature within the site. Planted with native marginal, emergent and aquatic species, managed for biodiversity and amenity benefits

Pumping Station

Pumping station screened with native tree and hedge planting

Planting to provide defensible space and privacy for ground floor residents



0 5 10 15 20 25 m
1:500

This drawing and design are the copyright of Lloydbore Ltd. This drawing may only be used for the stated purpose. The landscape design information is subject to validation and written approval by the project engineer.

rev.	rev.date	author	rev.note
P01	19/09/25	SH	Initial issue
P02	03/10/25	SH	Ecological enhancements added

rev.	rev.date	author	rev.note
------	----------	--------	----------

client. **Option Two Development Ltd**
project. **Land at Court House Farm**
Copthorne Common Road
Copthorne, Sussex

drawing no. **5096-LLB-XX-XX-D-L-0002**
drawing title **Landscape Masterplan**
Retirement Village Scheme
purpose. **PLANNING**

rev. **P02**
suit. **S4**

rev date **03/10/25**
scale. **1:500**
sheet. **A1**
author. **TB**
checked. **SH**

lloyd bore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT
www.lloydbore.co.uk 01227 464340
mail@lloydbore.co.uk