



BORDEHILL LANE, HAYWARDS HEATH, WEST SUSSEX

LANDSCAPE DESIGN STATEMENT
JANUARY 2026

ISSUE SHEET

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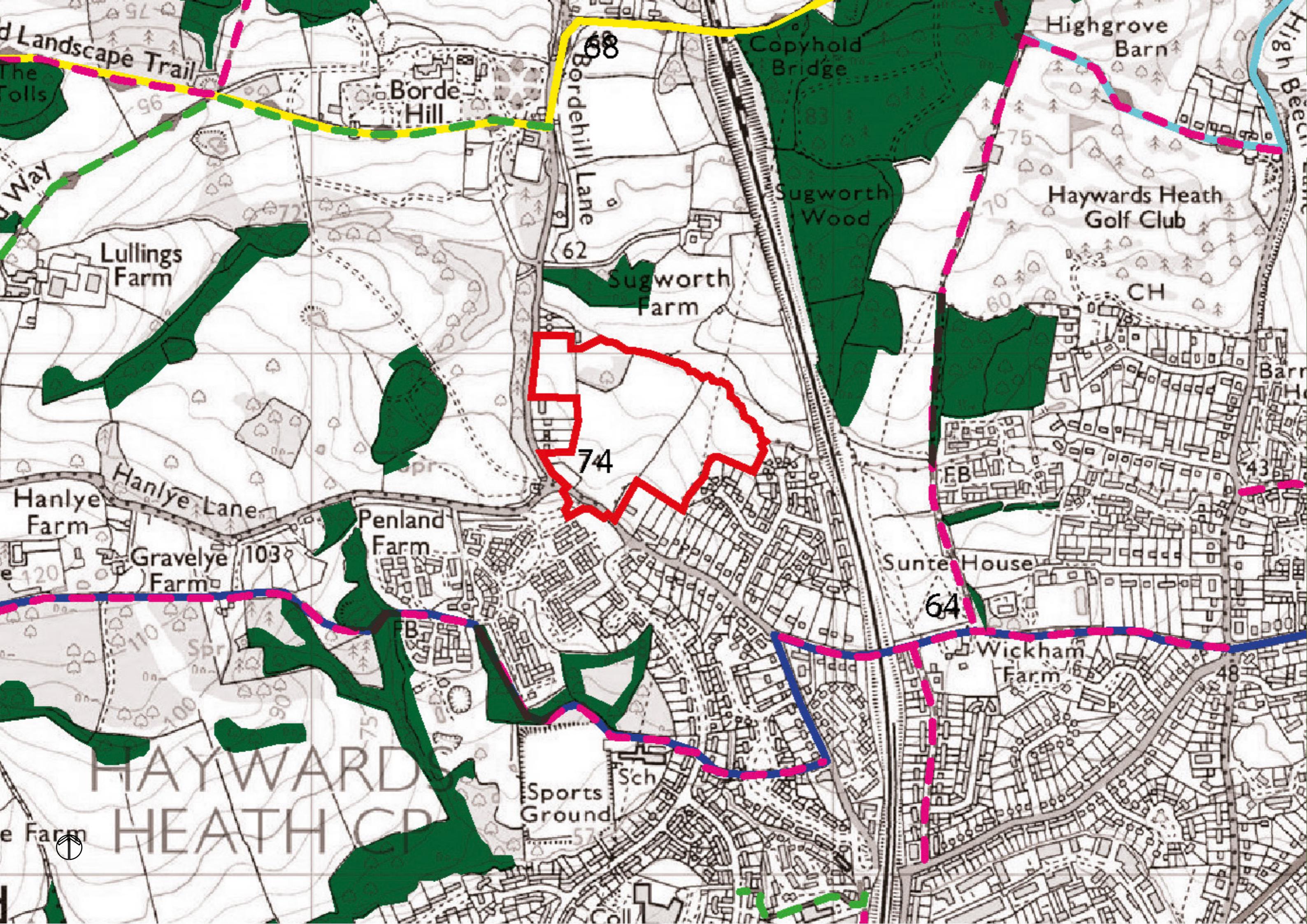
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INTRODUCTION

1A | PURPOSE OF THE DOCUMENT

This Design and Access Statement (DAS) has been prepared by fabrik Ltd on behalf of Fairfax Properties in support of an outline planning application at Bordehill Lane, Sugworth, West Sussex herein referred to as 'proposed scheme', or 'the Site'.

The purpose of this document is to explain the process that has led to the proposals and in particular, the extent to which local context, planning policy and public consultation has informed the masterplan. This document should be read in conjunction with the Landscape and Visual Impact Assessment - Baseline (LVIA), prepared by fabrik on November 2025 and with a reference report number: D2935-00-XX-PR-L-0000 LVIA.

The key role of the document is as follows:

- To illustrate the process that has led to the development proposal at Bordehill Lane, Sugworth, West Sussex and explain the design principles and concepts that have been applied to the proposed scheme;
- To introduce the masterplan, explain the rationale behind its development, and set out design principles;
- To set out the design principles for the character areas and key spaces and the site as a whole; and
- To present the parameters for the proposed development in parameter plans which form part of the planning application.

This DAS is intended to serve as a common source of information and guidance for all those involved in the future development of the site. It has been prepared in accordance with the Government's Planning Practice Guidance which states a Design and Access statement should:

- (a) Explain the design principles and concepts that have been applied to the proposed development; and
- (b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

'A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed'.

1B | THE SITE & ITS CONTEXT

The Site comprises of approximate 10.5ha of greenfield setting on the north of Haywards Heath, Mid Sussex. It lies between the Haywards Heath settlement edge and the rural landscape comprised of farmland and woodland. It neighbours with the High Weald Area of Outstanding Natural Beauty (AONB) and immediately to the east of Borde Hill Registered Park and Garden. The Site has a draft allocation within the Mid Sussex District Plan 2021-2039 Consultation Draft (Reg 18) - Site reference DPH11: Land east of Borde Hill Lane, Haywards Heath.

1C | DOCUMENT STRUCTURE

The scope of the document is as follows:

Part 1

- **Introduction** - describes the purpose of the document, content and scope, and introduces site;
- **Context** - explores the site's history, planning context, townscape and landscape character;
- **Baseline conditions** - assesses of the area's existing transport links and facilities that inform the design process, alongside an analysis of the site's constraints and opportunities; and
- **Parameter plans** - presents and explains the parameters which structure the development.

Part 2

- **Design intent** - sets out the vision for the site, the identifiable stages of the design process;
- **The masterplan** - introduces the masterplan, explains the design principles, layout and development mix, landscape, land use and built form; and
- Character areas, key spaces and play - describes how the design principles have been applied to inform the individual character areas, key spaces and play characteristics, aesthetics, and function.

Part 3

- **Design strategy** - presents the sitewide strategies that are applicable to the site and informed the design decision making and indicative hard, soft and components strategy for the Site.

Part 4

- **Blue infrastructure** - emphasis is given on the strategy for the creation of a blue infrastructure network that responds to the existing hydrology.

Part 5

- **Sustainability** - sets out the key aspirations and objectives for the creation of healthy and sustainable landscapes and responds to the mandatory policy requirements of achieving 10% net gain.

FIGURE 1.1 - SITE LOCATION PLAN (FABRIK, 2025)

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1D | SITE ANALYSIS

The Site is bound by existing suburban townscape to the south-east and south, with emerging residential development at Penlands Farm evident to the south-west. The site is also bound by residential dwellings along its western edge, accessed from Borde Hill Lane. To the north, west and southwest of the Site lies the High Weald Area of Outstanding Natural Beauty (AONB). Also to the west and southwest lies Borde Hill Gardens, a Registered Park and Gardens (RPG). Borde Hill Grade II Listed country house and Registered Park and Garden is situated beyond Borde Hill Lane to the west which additionally forms the edge of the High Weald Area of Outstanding Natural Beauty.

The site consists of open field parcels which is divided by a mature hedgerow. It consists of areas of semi-improved grassland, poor semi-improved grassland, native broadleaved woodland, mixed woodland, a stream, pond, scrub, species-rich and species-poor hedgerows. In a wider scale, the site lies within an area of adjacent significant woodland blocks, including Ancient Woodlands and treebelts.

The boundary of the site is a mixture of tree line, hedges and low-level wire fence which separates the majority of the residential gardens associated with Borde Hill Lane and Balcombe Road. In the north-west corner of the site a single-storey open brick shed is located.

The site is accessed via Sugworth farm which lies to the north of the site. Further access is available to the site in the north-west via an access track associated with the present residential properties and a metal gate in the south of the site which backs onto Balcombe Road.



FIGURE 1.2 – EXISTING SITE LANDSCAPE (FABRIK, 2025)



1 VIEW LOOKING NORTH TO THE GRADE II LISTED SUGWORTH FARMHOUSE

2 VIEW LOOKING SOUTH TOWARDS BALCOMBE ROAD

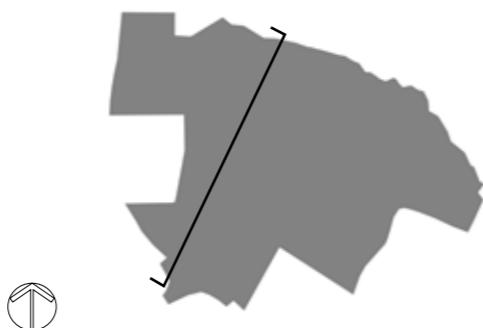
3 VIEW LOOKING SOUTHEAST OF THE SITE FROM THE EDGE OF THE WOODLAND BLOCK WITHIN THE SITE

4 WOODLAND WITHIN THE SITE

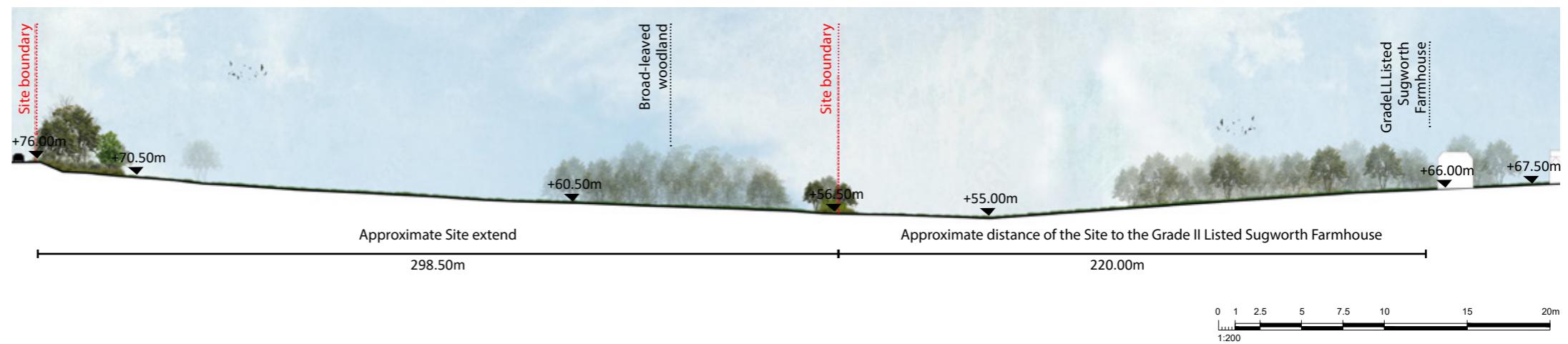




1E | LANDFORM (EXISTING)



SECTION AA' LOCATION PLAN



TYPICAL ILLUSTRATIVE SECTION AA' OF THE EXISTING LANDFORM

The topography of the wider area is heavily influenced by the network of ridgelines and valleys. These include the ridge line north of and outside the Site (and within the AONB) at approximately 80-90m AOD and the valley bottoms, with the Site's northern boundary (again, outside of the AONB), which continues eastwards through the north of Haywards Heath. The settlement of Haywards Heath is located on undulating landform, with the valley sides and bottoms creating a sense of enclosure within the central and northern parts of the town, whilst to the south, the landform is less undulating.

The Site comprises of a north facing hillside, sloping from approximately 75m AOD at the southern boundary close to Income Road, to approximately 50m AOD at the northern boundary, where a small stream forms a definitive edge to the Site.

Built form is prevalent within the Site's setting, with residential dwellings and their gardens to the immediate east - at Orchard Way and Fairfield Way. Dwellings frame the Site to the south - at Balcombe Road and to the west and Bunde Hill Lane. When viewed from the Site, dwellings in the immediate vicinity are set on sloping hillsides and with the backdrop of mature trees and woodland.

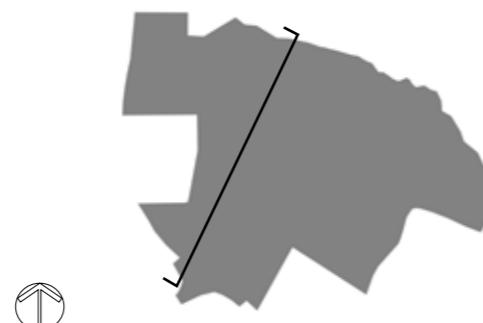
Recent residential development at Coniston Avenue to the south of the Site and Balcombe Road is additionally apparent from the Site and within local views. Given that these dwellings are situated on the upper slopes of the hillsides associated with the Site and include 3 storey apartment buildings at the southern fringe, they contribute to the perception of settlement edge.

In views north from the Site, the Grade II Listed Sugworth Farmhouse is visible on the south facing hillside. The farmhouse and the associated agrarian fields provide the rural fringe context and reinforce the perception on traveling northwards, of leaving the settlement of Haywards Heath.





1F | LANDFORM (PROPOSED)



SECTION BB' LOCATION PLAN

The existing undulating landform as described in the previous pages create a unique landscape and informs the distinctive character driving qualities. These are to be retained within the proposed landform of Bordehill Lane.

The over-arching principle is to create a development that succeeds by forming a positive relationship with the landscape key attributes and character of the site and the adjacent landscape and with the goal to satisfy the policy in a national, district and local level with regards the achievement of sustainable and well-designed places and the protection of valued landscapes for their visual historical and biodiversity qualities.

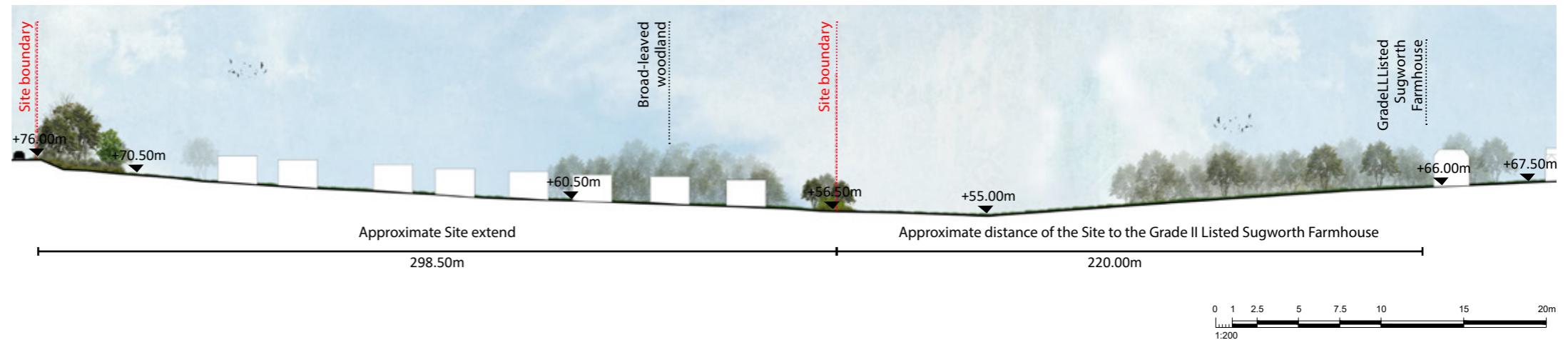


FIGURE 1.5: TYPICAL ILLUSTRATIVE SECTION BB' OF THE PROPOSED LANDFORM

1F | LANDSCAPE AND VISUAL CONSIDERATIONS

The landscape development parameters illustrated at Figure 8.1 have been prepared considering the existing landscape related designations; the existing settlement edge framework; and the landscape and visual constraints / opportunities associated with the Site.

The Site lies on the edge of the High Weald AONB and immediately adjacent the Borde Hill RPG, with a sloping landform which connects to an associated valley bottom and undulating landform beyond.

The eastern setting to the RPG and AONB comprises an intermittent line of houses.

There is a sense of openness along the western edge of the Site perceived from Bordehill Lane, between the existing dwellings.

The treed skyline with built form in an elevated position at Penland Farm, Balcombe Road, Orchard Way and Fairfield Way are prominent skyline features in views from the Grade II Listed farmhouse at Sugworth Farm to the north.

The Site is well contained visually from the west, due to the wooded and treed character of Borde Hill Registered Park and Garden and the National Landscape, with localised views from the immediate landscape to the northwest, west, south and east.

Landscape and Visual Recommendations:

- Proposed development parcels are to be situated adjacent to existing adjacent built form.
- Linear hedgerow features with associated trees to be retained and supplemented, with access between the development parcels to be sensitively located within the lowest slopes of the Site.
- There are opportunities to utilise the new roundabout junction, associated with the recently completed Penland Farm development. The proposed access solution is to be sensitive to the evolving character of Balcombe Road, create a wooded 'arboreal' approach and be a high quality arrival space to the Site.
- The proposed development parcels are to be responsive to the character of the adjacent ribbon development along Borde Hill Lane.
- Development parcels are to form a positive interface between the new settlement edge and the proposed open space, with built form fronting on to the open space, and responsive to Sugworth Farmhouse to the north - retaining view corridors from gaps in vegetation at Balcombe Road.
- Development parcels are to be set away from the National Landscape and RPG edge to maintain the existing landscape setting in a manner consistent with the adjacent dwellings.

Open Space and Green Infrastructure Strategy:

- Retention of existing hedgerows, trees and woodland.
- Introduction of linear tree belts along the alignment of existing hedgerows, creating open space corridors through the development, connecting with the larger area of public open space existing trees and woodland within the north of the Site and existing trees off-site, creating arboreal wildlife

corridors.

- Open space to retain the perceived sense of openness within the north of the Site and to have a 'Country Park' character to complement the adjacent Borde Hill Registered Park and Garden.
- New pedestrian footpaths to connect with existing road and footpath network off site and within the adjacent Penland Farm development and beyond to the wider Public Rights of Way.

1G | LANDSCAPE PARAMETERS

The landscape development parameters have been prepared considering:

- The existing landscape related designations;
- The existing settlement edge framework; and
- The landscape and visual constraints / opportunities associated with the Site.



DESIGN INTENT

2A | DESIGN VISION

Sensitive to the local landscape and working with the topography and openness of the site, the landscape vision looks to retain and enhance the existing green edges and corridors, embedding the development into the grain of the landscape and enhance the wildlife and amenity value through the delivery of high quality green infrastructure. The plan opposite illustrates the over-arching design concept.

2A1 | DESIGN CONSIDERATIONS

1. Maximise the retention and ensure protection of existing habitat, trees, and hedgerows along the Site's perimeter and within the Site wherever is possible.
2. Reinforce and enhance existing habitats in alignment with ecologist recommendations.
3. Maximise the potential for both wildlife and amenity value through green infrastructure aligned with the existing fabric of the site.
4. Create places for people. Provide opportunity for play, exercise, amenity and social through the delivery of routes and spaces in alignment with local guidance.
5. Consider the protection and connection with the adjacent valued landscape for its visual, historical and biodiversity qualities, ensuring that the new planting creates a sense of place and contributes to the character of the wider area.
6. Provide parkland areas and key spaces suitable for both amenity and opportunities for SuDS.
7. Retain the perceived sense of openness within the north of the Site and to have a 'Country Park' character to complement the adjacent Borde Hill Registered Park and Garden.
8. Provide a suitable vehicular, pedestrian and cycle access from Borde Hill Lane and the enlargement of the new roundabout providing safe movement and connect to the existing road and footpath network off site.
9. Create an attractive green gateway at the entrance to the development that clearly defines the proposed setting and reflect the history of the place through the use of high quality materials, landscape and architectural components
10. Utilise the underlying topography within the Site with provisions of attenuation to the north of the Site and focused view across to the landscape beyond
11. Ensure the streetscape is complemented by street tree planting, and where possible hedgerow and shrub planting

to soften the development, as well as creating a high quality public realm setting to the new housing.

12. Through the use of suitable and robust materials with higher quality finished focused at key locations and junctions, ensure a well-designed and attractive development that is in keeping with the local area.

The adjacent table sets out the open space policy requirements. The Site has the capacity to provide above the requirement of open space for 144 dwellings. The breakdown of the open space types will be set at Reserved Matters stage, with detailed landscape proposals responding accordingly. The landscape design intent for the Site is described in more detail in the Design Intent section, which details the character areas and key spaces, and the sitewide strategies.



FIGURE 2.1 - OPEN SPACE AND GREEN INFRASTRUCTURE PLAN

OPEN SPACE SCHEDULE

TYPE OF OPEN SPACE	HA PER 1,000	SITE PROVISION & %	SITE REQUIREMENTS
AMENITY GREEN SPACE	0.55 HA	1.65 HA	0.15 HA
NATURAL GREEN SPACE	1 HA	1.53 HA	0.274 HA
PARKS & RECREATION GROUNDS	1.1 HA	0.32 HA	0.301 HA
PLAY SPACE (CHILDREN)	0.07 HA	1 LEAP - 400M2	0.019 HA
PLAY SPACE (YOUTH)	0.07 HA		0.019 HA
ALLOTMENTS	0.2 HA	0 HA	0.055 HA
TOTAL	2.99 HA	3.98 HA	0.818 HA

PROVISION TAKEN FROM: MID-SUSSEX-PLAY-AND-AMENITY-GREEN-SPACE-STRATEGY

2A | ILLUSTRATIVE LANDSCAPE MASTERPLAN

The masterplan aims to create a mix of housing options within an attractive landscape setting and supported by a comprehensive accessible routes and high quality spaces. All combined with the existing and proposed landscape to create an attractive and safe environment with a strong sense of place, in keeping with the local context.

- SITE BOUNDARY
- TREE PLANTING
- 1 EXISTING & RETAINED HEDGEROW & TREE PLANTING
- 2 RETAINED & PROTECTED HABITAT
- 3 ENHANCED BUFFER PLANTING
- 4 ACTIVE ROUTES
- 5 OPEN RECREATION LANDSCAPE
- 6 PLAY AREA
- 7 SUDS & WETLAND HABITAT
- 8 ENTRANCE GATEWAY & LANDSCAPE





FIGURE 2.3 – LANDSCAPE CHARACTER AREAS PLAN (FABRIK, 2025)

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2B | LANDSCAPE CHARACTER AREAS

LANDSCAPE CHARACTER AREAS

Seven distinct landscape character areas are identified, each with unique features defined by the character and use and designed to follow the site's natural features, ecological elements and design opportunities.

1 | THE GATEWAY

Situated off the new Balcombe Road roundabout the new gateway landscape, formal planting and open landscape create a distinctive threshold / gateway entrance for the Site.

2 | THE CORRIDOR

Maintaining the openness of the Site the Corridor provides a generous piece of green infrastructure delivering routes and spaces for multiple uses and variety of planting types enhancing the existing habitat.

3 | DEVELOPMENT PARCELS

An urban setting with a distinct character, street trees and planting with considered finished to reflect the historical and local context of the Site.

4 | ENHANCED EDGES

A sensitive approach to certain edges of the site, ensuring retention of existing vegetation and proposal for enhanced planting, providing increased buffers to neighbouring development and creating habitat.

5 | RETAINED AND ENHANCED

Key landscape assets on site that will be retained, protected and enhanced in co-ordination with an Ecologists recommendations.

6 | PARKLAND

Two areas of parkland to include strategically placed tree planting, meadow grasses and open areas of amenity lawn creating flexible spaces to people to relax, play, socialise and for wildlife to thrive.

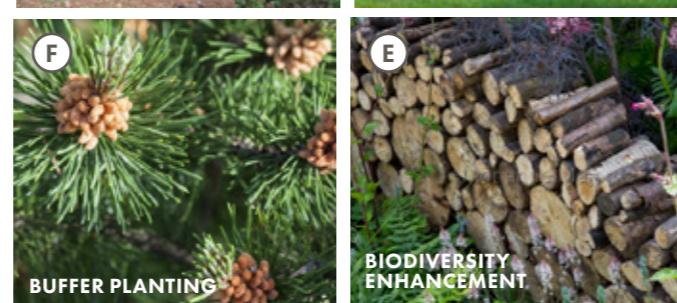
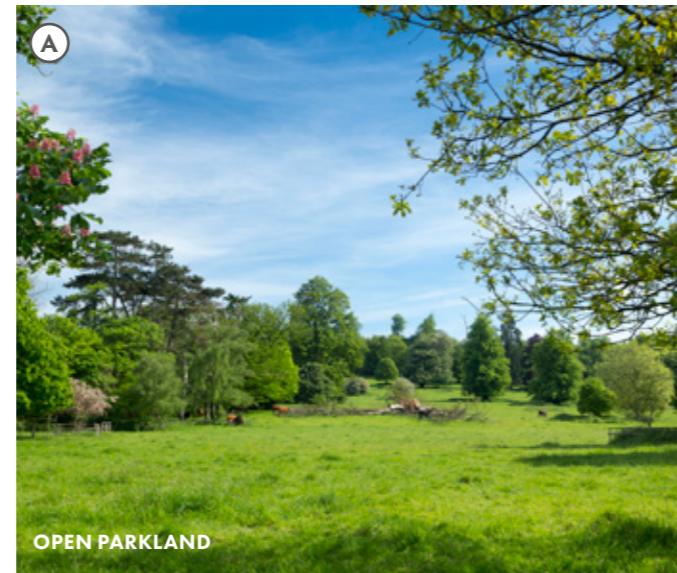
7 | SUDS

The strategically located areas for SUDS will provide a sustainable way to attenuation water on site. Wet during high levels or rain creating valuable habitat and providing opportunities for interaction and amenity when dry.

2C | CHARACTER AREA 1 - THE GATEWAY: CHARACTER, AESTHETICS AND FUNCTION

The Gateway functions as the main entrance to the Site through the Balcombe Road. This Character Area consists of a mixture of formal and informal components. The main goal is to create an important threshold with unique characteristics that creates a sense of arrival to the Site. A brick gateway feature with a Victorian style complements the extensive history of brick making on the Site and mirror the formal character of the adjacent landscape and the opposite Listed Buildings.

On the approach to the Site boundaries will be reinforced to screen the Site from the adjacent High Weald AONB and Borde Hill Register Park and Garden. This further creates the sense of arrival as you enter the site beyond the gatehouse the landscape will retain a sense of openness to the north west across the parkland.



CHARACTER AREA 1 PRECEDENTS



FIGURE 2.4: CHARACTER AREA 1 LOCATION PLAN



FIGURE 2.5: CHARACTER AREA 1 ILLUSTRATIVE PLAN



THE NEW ROUNDABOUT STUDY

The Site is included as a site allocation of the Mid-Sussex District Plan 2021-2039 Consultation (Regulation 18) and is therefore subject to Policy DPH11: Land East of Borde Hill Lane, Haywards Heath:

- “Provide suitable vehicular, pedestrian and cycle access from Borde Hill Lane via fourth arm from roundabout, southwest of site.
- The Roundabout to be enlarged and positioned to allow safe movement of road users and provision of new dropped kerbs and tactile paving on southern approach, in agreement with the Highways Authority.
- Contain development to central and eastern parts of site to reduce potential impacts on setting on High Weald AONB (to be informed by an LVA).

Provide appropriate mitigation to address the potential impact on nearby Grade II listed building ‘South Lodge’. The mitigation strategy should be informed by a Heritage Impact Assessment.”

Proposed access to the potential development is to utilise the new roundabout, associated with the Penland Farm development. This highways feature provides a key gateway to Haywards Heath, from the north and should incorporate soft landscape solutions that are responsive to the AONB and RPG setting.

The adjacent diagram shows the necessary enlargement of the roundabout and the tree retention and removals to connect the Site with the wider landscape and road and footpath network.

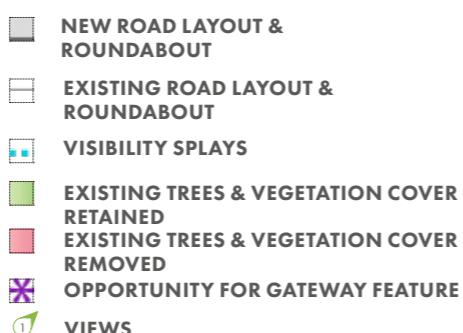
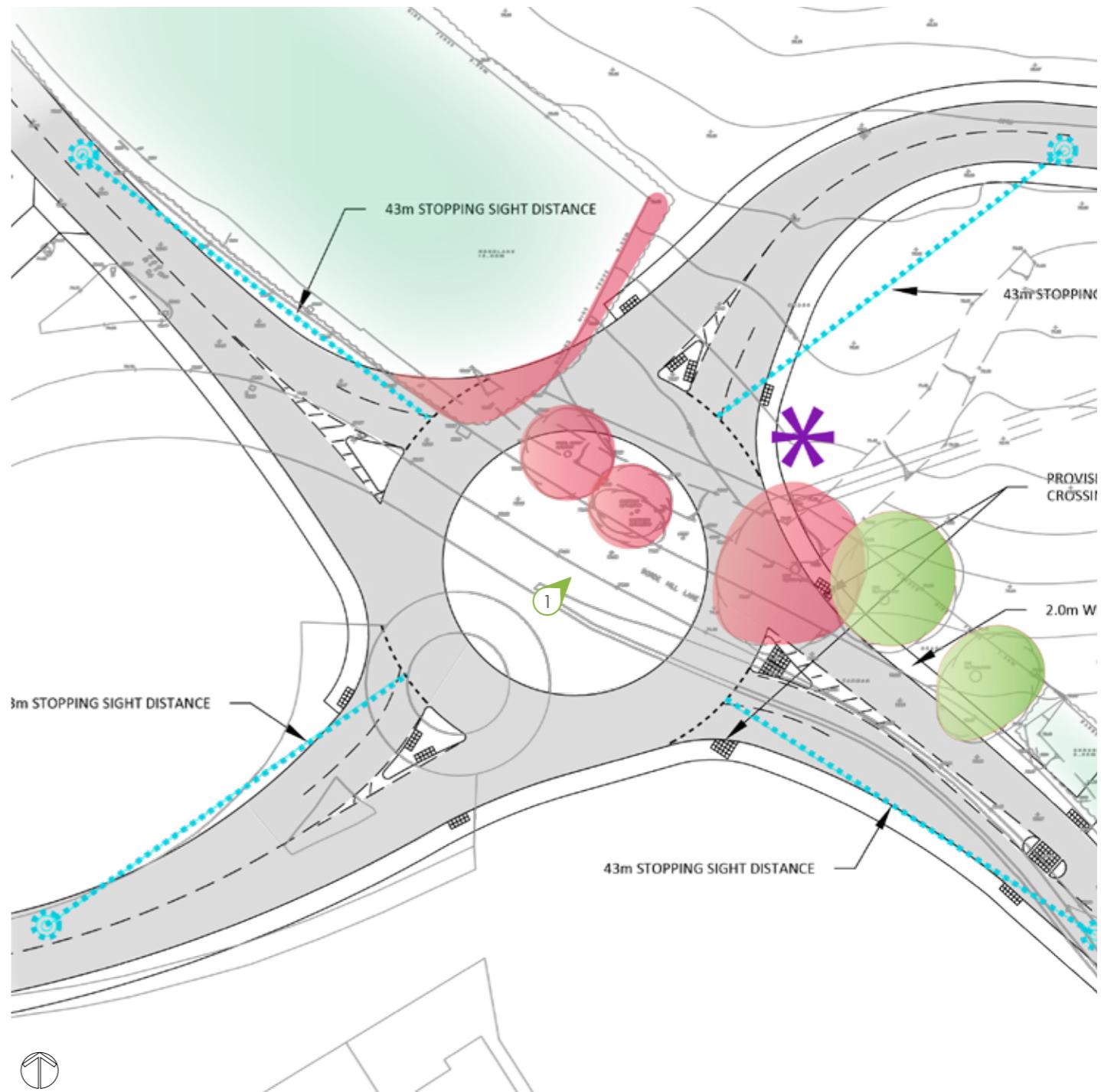


FIGURE 2.7 THE NEW ROUNDABOUT PLAN (FABRIK 2024)

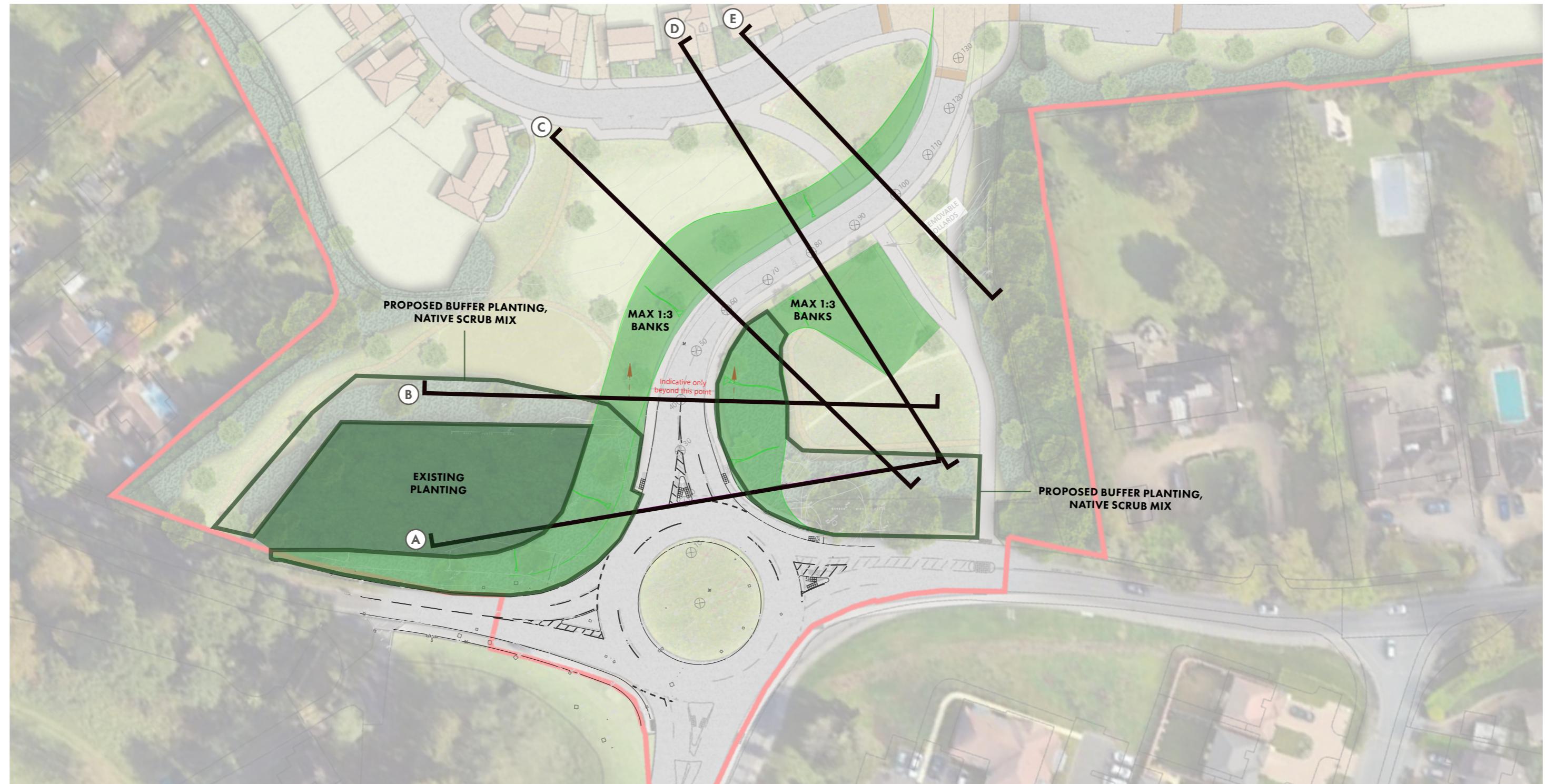
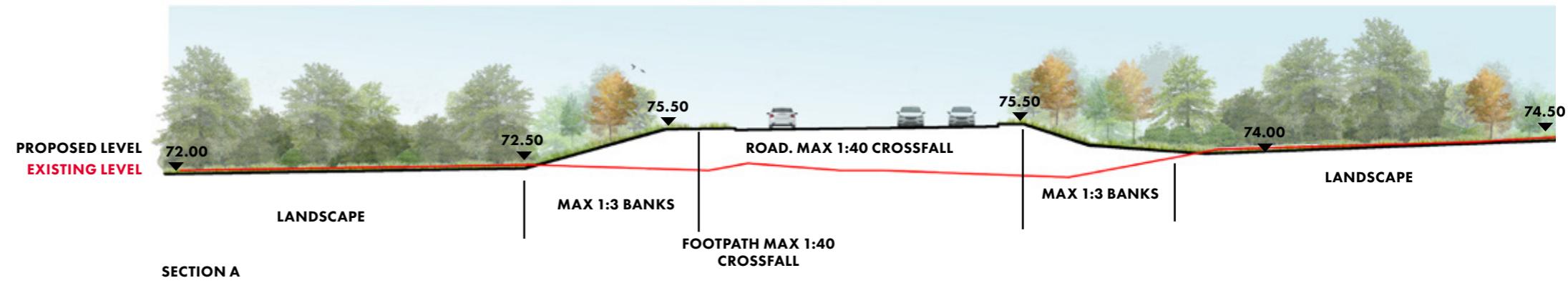


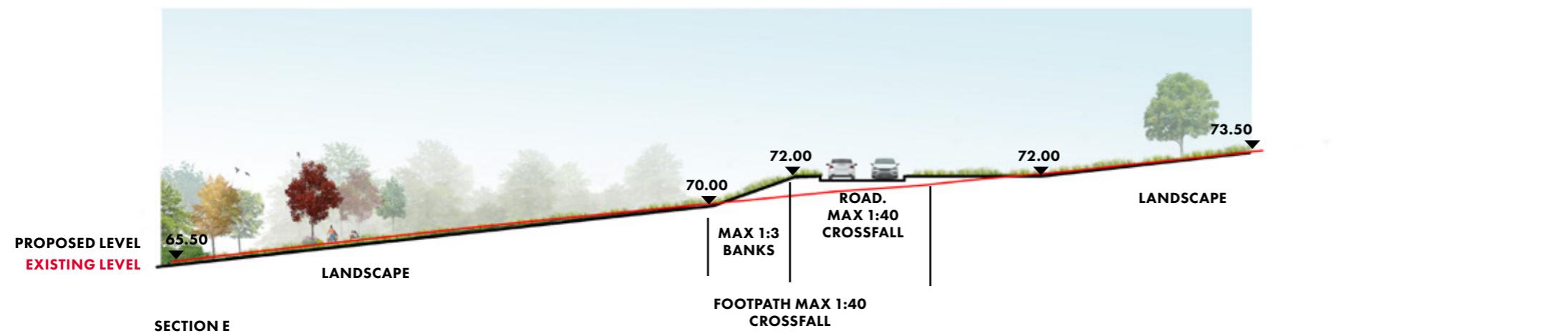
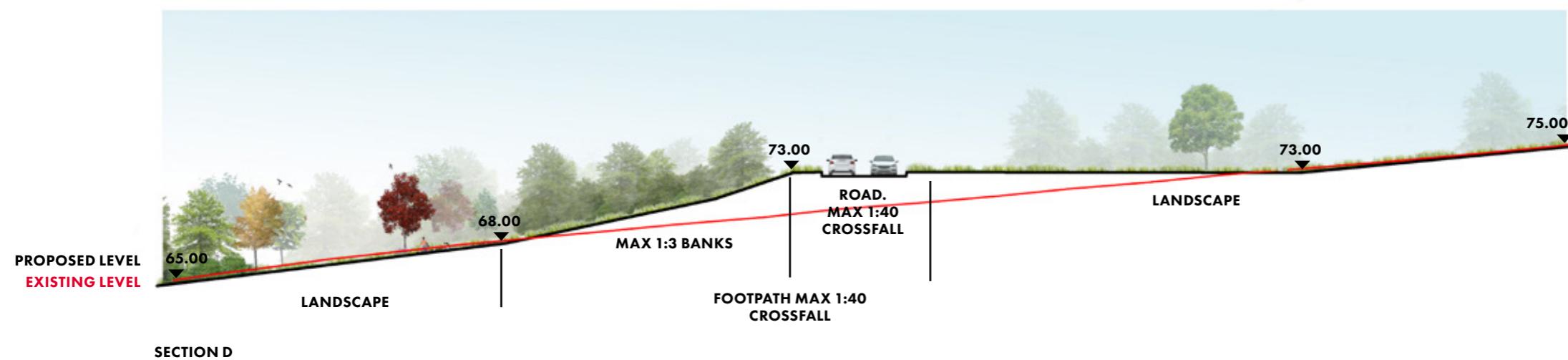
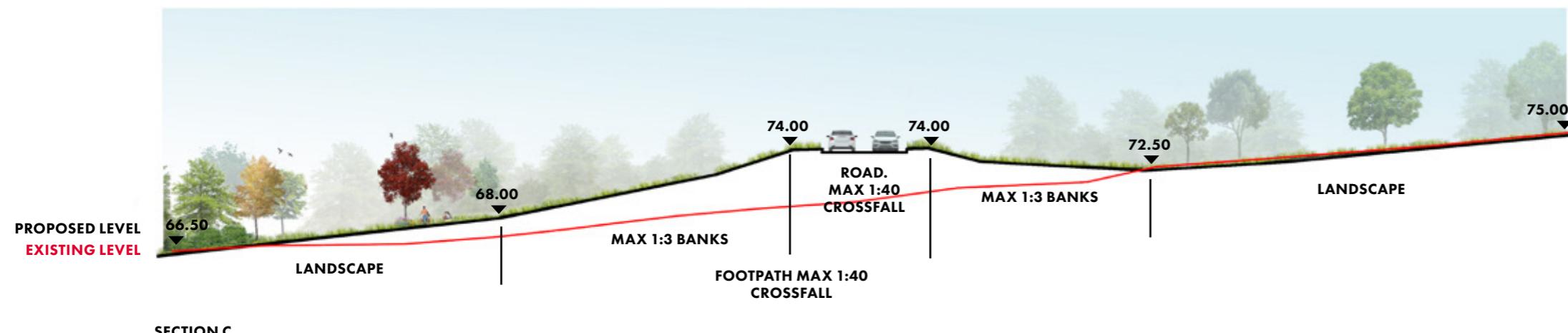
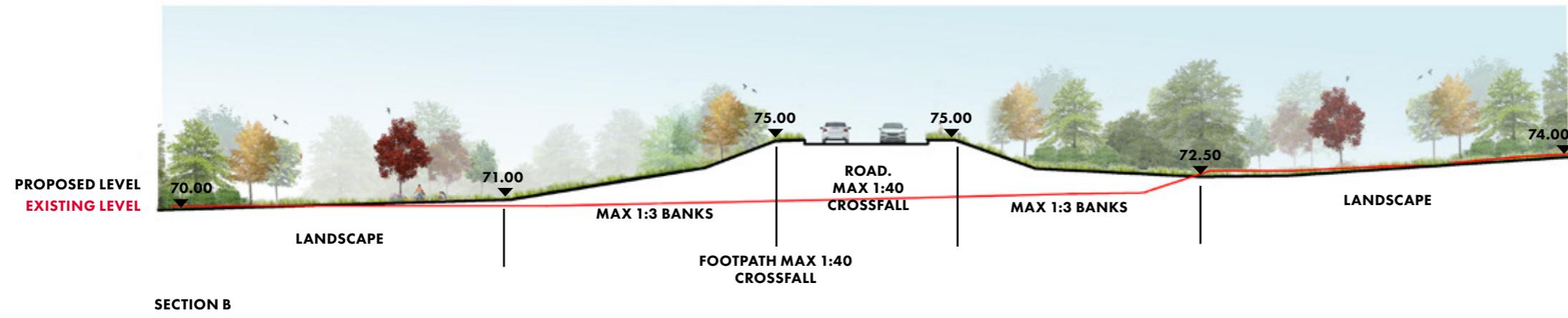
FIGURE 2.6 THE NEW ROUNDABOUT LOCATION PLAN



THE NEW ROUNDABOUT STUDY - CONTINUED

Further to the previous pages setting out the gateway character and new roundabout the following two pages provide additional sections and marked up plan to illustrate the arrangement and how the roundabout will integrate within the existing landscape.





2D | CHARACTER AREA 2 - THE CORRIDOR: CHARACTER, AESTHETICS AND FUNCTION

Straddling the existing and retain line of trees and hedgerow the Corridor will provide amenity and recreation value through the well connected accessible routes and strategically located pockets landscape providing lawns, seating and opportunities for play on the way and playful signage. Focus to the western side of the corridor the proposals will include enhancements to the edge of the trees and hedgerow to strengthen the ecotone of the edge and help maintain the corridor as a wildlife connection through the site.

Proposals will also utilise the topography of the site to focus and highlight key views across to Listed II Building to the north during the day and at night a sensitive approach to lighting on footpaths and streets will minimise the impact on wildlife and help towards retaining dark skys.

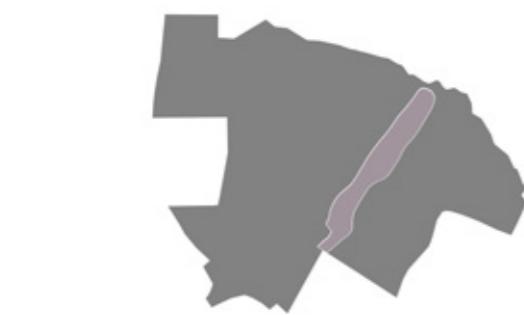
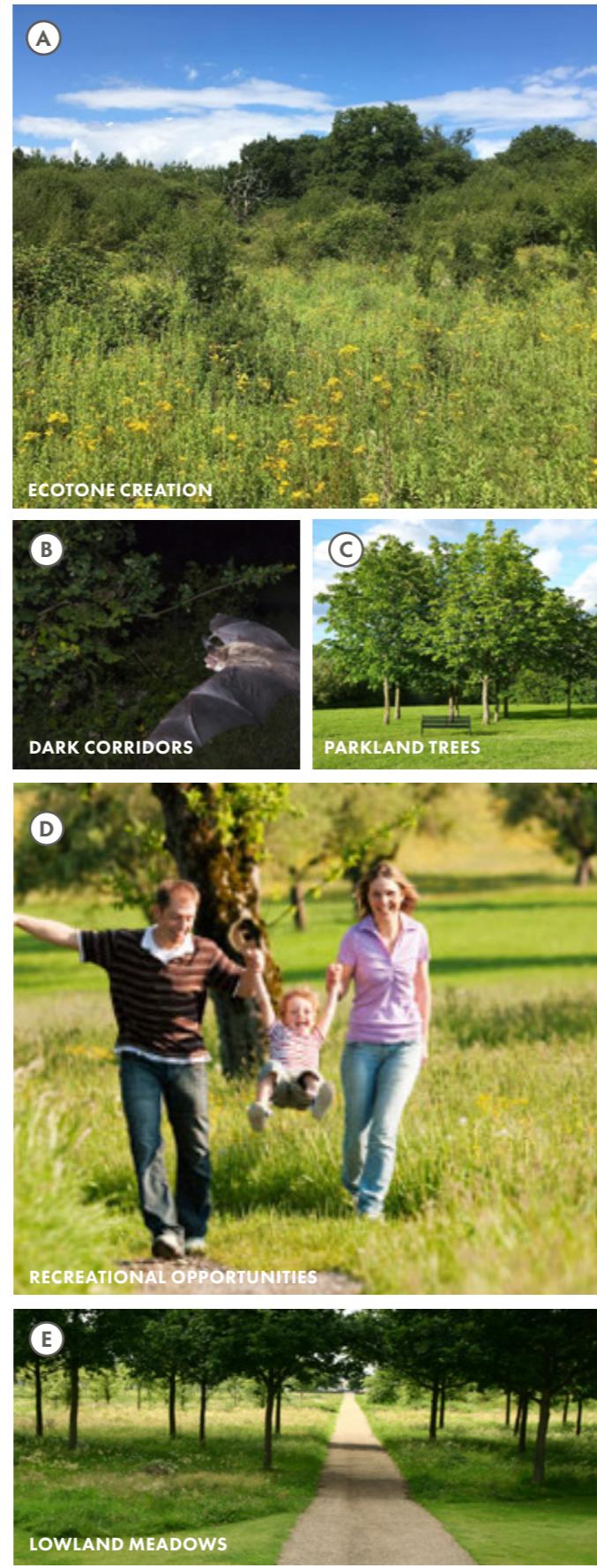


FIGURE 2.8: CHARACTER AREA 2 LOCATION PLAN



CHARACTER AREA 2 PRECEDENTS



FIGURE 2.9: CHARACTER AREA 2 ILLUSTRATIVE PLAN

2E | CHARACTER AREA 3 - DEVELOPMENT PARCELS: CHARACTER, AESTHETICS AND FUNCTION

The development parcels are to be situated adjacent to the existing urban edge of Haywards Heath where the existing interface between settlement and open space is comprised of rear gardens with associated intermittent fencing and vegetation.

Front gardens should promote ownership with hedge and shrub planting defining private space. Species selection must respect the character of the Site and benefit wildlife, with fruiting and flowering species in mind, providing food and shelter for birds, bees, butterflies and other pollinators.

Tree planting will aid in softening the street scene with regular planting with a mix of species and sizes that are robust, climate resilient, provide seasonal interest and are suitable for a street environment. Options will include larger trees to Public Open Space strategically locations to create an individual character for the site, invoking a sense of place and ownership.

Hard landscape surface treatments should be used to define and reinforce the hierarchy of space and character, as will careful choice of boundary treatments appropriate to the locations..



FIGURE 2.10: CHARACTER AREA 3 LOCATION PLAN



CHARACTER AREA 3 PRECEDENTS



FIGURE 2.11: CHARACTER AREA 3 ILLUSTRATIVE PLAN

2F | CHARACTER AREA 4 - BOUNDARY TREATMENTS: CHARACTER, AESTHETICS AND FUNCTION

The aim of the boundary treatments is to retain and enhance the existing green edges and where suitable provide additional planting to further screen the Site to neighbouring properties and the adjacent wider landscape setting.

Planting should be designed to promote a graded habit with small to medium size native trees planting within areas of new woodland edge and shrub whip planting. The planting palette will also include the provision for species-rich native hedgerow, trees, scrub / understory, wildflower / meadow, amenity grassland and foraging and nesting opportunities for a variety of species. Where patches of woodland exist, these are being retained, reinforced and extended where possible to contribute to the visual amenity value of the Site and to act as wildlife corridors.

Any hard landscape will be carefully considered and minimised to reduced the impact on existing edges. Proximity to existing trees and RPA will be avoided and where required no dig construction should be used.



FIGURE 2.12: CHARACTER AREA 4 LOCATION PLAN



CHARACTER AREA 4 PRECEDENTS



FIGURE 2.13: CHARACTER AREA 4 ILLUSTRATIVE PLAN

2G | CHARACTER AREA 5 - RETAINED AND ENHANCED: CHARACTER, AESTHETICS & FUNCTION

Some areas on Site provide an opportunity to protect and manage the existing habitat for the betterment of the local wildlife. This can be achieved through enhance planting options, establish maintenance regimes and creating separation and reducing the direct access by people and dogs.

The interaction between people and these space are however important to establish an understanding of the importance to protect local wildlife. Opportunities to get up close and interpretation boards can provide experiences and information about the types of vegetation and wildlife that are present on site with recreational spaces close by that provide routes playful landscapes and resting opportunities to taking in the retain and valued landscape.



FIGURE 2.14: CHARACTER AREA 5 LOCATION PLAN



CHARACTER AREA 5 PRECEDENTS



FIGURE 2.15: CHARACTER AREA 5 ILLUSTRATIVE PLAN

2H | CHARACTER AREA 6 - PARKLAND: CHARACTER, AESTHETICS AND FUNCTION

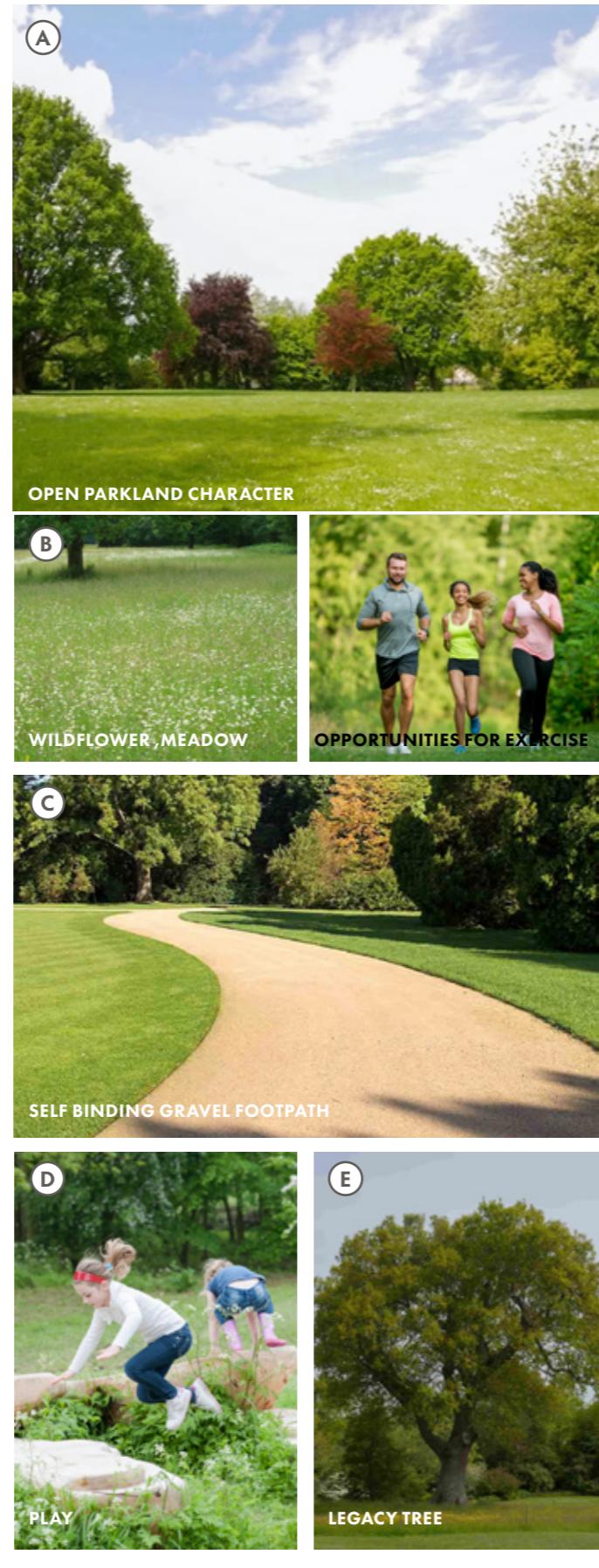
The Parkland forms a social and ecological hub for the community and is inclusive and accessible to users of all ages, groups and abilities.

Maintaining openness with areas of open lawn it provides flexibility to accommodate multiple uses including gathering, informal recreational, walking, cycling, play, educational and ecological value.

Well connected routes ensure the space is easily and safely accessible for all users, connect to the wider network of footpaths with circular routes that provide opportunity for tracking walking and running.



FIGURE 2.16: CHARACTER AREA 6 LOCATION PLAN



CHARACTER AREA 6 PRECEDENTS



FIGURE 2.17: CHARACTER AREA 6 ILLUSTRATIVE PLAN

21 | CHARACTER AREA 7 - SUDS: CHARACTER, AESTHETICS AND FUNCTION

The strategically located areas for SUDS will provide a sustainable way to attenuate water on site. Wet during high levels of rain creating valuable habitat and providing opportunities for interaction and amenity when dry.

Planting should be carefully considered to be suitable for the changing conditions and aligned with the existing landscape and wider planting strategy. Carefully intergrade the linear SUDS features have a potential to create a striking landscape setting for the development edge and provide maximise wildlife benefits.



FIGURE 2.18: CHARACTER AREA 4 LOCATION PLAN



CHARACTER AREA 7 PRECEDENTS



FIGURE 2.19: CHARACTER AREA 7 ILLUSTRATIVE PLAN

PLAY PRINCIPLES

The overriding objective of the delivery of play area is to create an inclusive and diverse environment with the provision of play opportunities for different age ranges and accessible by children of all abilities. The main focus for play is set out within the parkland to provide an equipped area of play supported a well design landscape that encourages imagination.

The play equipment will be laid out to maximise the play value and provide the best use of each of the spaces available. Individual play elements will be arranged to ensure there is adequate space for running and informal play. Path widths and gradients will also be incorporated to ensure inclusivity for people with physical needs and seating incorporated which accommodates wheelchairs. Street furniture will be positioned to encourage social interaction and combined with planting to create areas of calm, respite from play. Sightlines will be maintained to ensure passive surveillance is possible between areas of seating and possible blind spots will be designed out through each space and context.

Equipment which provides physical challenge in different ways will be selected. The arrangement of the play area will provide the opportunity for contact with natural elements and be in keeping with the existing natural character of the site. A variety of surfacing for different play experience, each of which meet the technical British Standards will be selected to meet the level of impact attenuation required.

Plants will be selected to provide visual amenity, seasonal and sensory interest, opportunities for learning and development, shade, shelter, delineation of space, a degree of enclosure and provide filtered but not screened views.

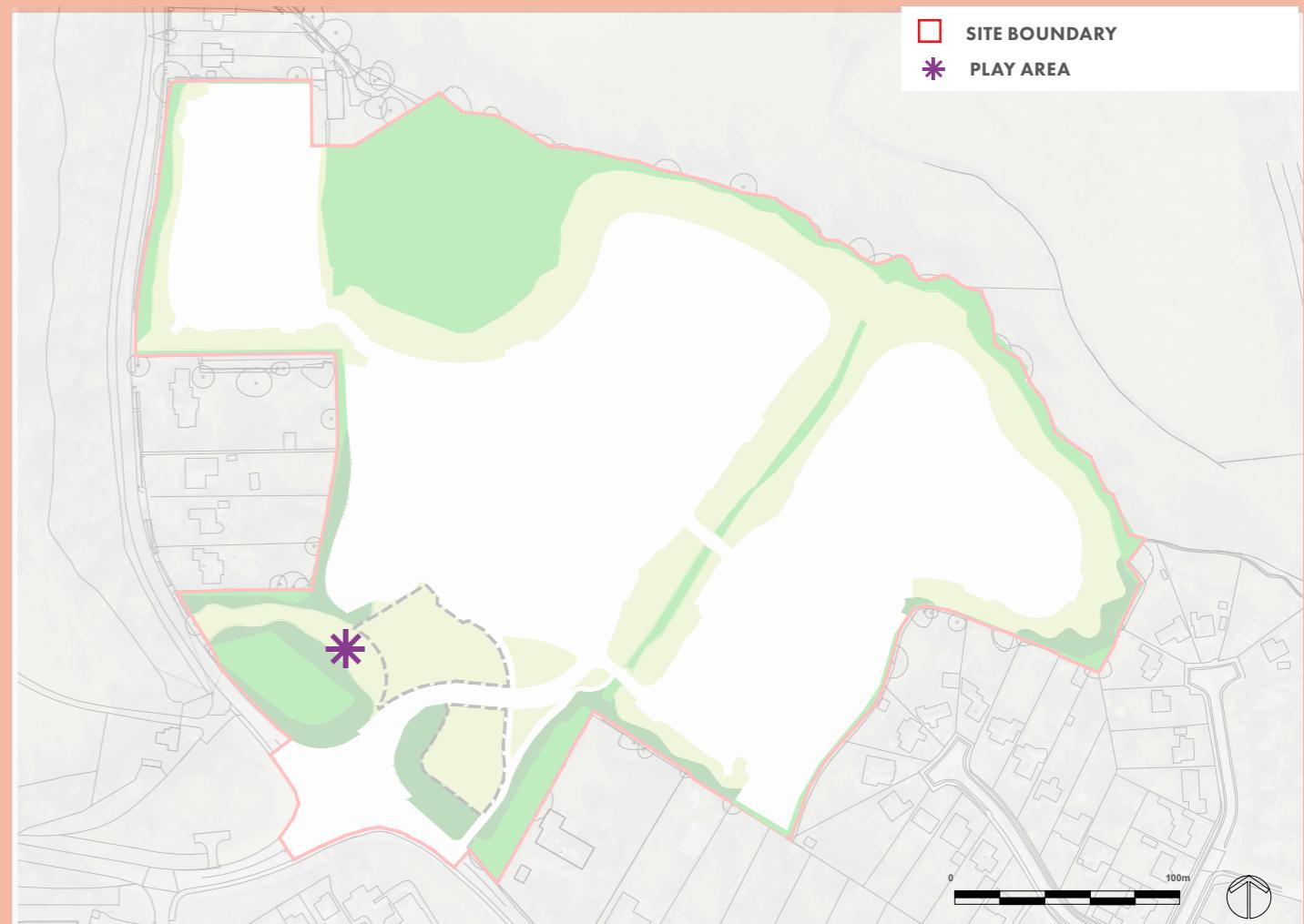


FIGURE 2.20: PLAY AREA ILLUSTRATIVE PLAN

PLAY PRECEDENTS



DESIGN STRATEGY

3A | MOVEMENT & MATERIALS

Strategically places routes through the landscape and along roads and shared surfaces the network of routes aim to provide clear, coherent and accessible routes throughout the proposal and connecting with the existing network beyond the site.

Key principles:

- The width and form of the paths will be adapted according to the prominence of the route;
- The paths will be accessible and comply with Part M Building Regulations;
- A path hierarchy appropriate to the Site's circulation requirements will be provided to establish a clear access route;
- The proposed paths will be connected with the wider network of pavements and PRoWs; and
- The proposed pedestrian paths will be separated from vehicle carriageways where possible.
- A focus on the right material in the right place depending on uses and conditions.

The choice of surface materials will also reflect the hierarchy of public footpaths and proposed spaces.

- Ensure that new surfaces including footways, carriageways and kerbs relate to and enhance the local context
- Be simple and avoid discordant colours and meaningless patterns
- Ensure that tactile paving integrates with the surrounding paving
- Ensures that design colours and materials harmonise with the overall streetscape.



FIGURE 3.1 – MOVEMENT, ACCESSIBILITY & THRESHOLDS PLAN (FABRIK, 2025)

3B | MATERIALS

The hard landscape strategy will consist of high quality and robust materials, carefully considered to create a legible hierarchy across the Site. The palette of materials will be consistent with the local vernacular and align with local standards for adoptable streets.

The design and placement of all the elements will respond to the architecture of the development through sympathetic, appropriate and consistent materials, textures and scales. Unnecessary clutter or variety of materials should be avoided.

1. Vehicular & pedestrian tarmac
2. Sett paving
3. Variety of block paving colour and finishes for various application
4. Self binding gravel
5. Rubber mulch play safety
6. Loose gravel 10-14mm on key spaces
7. Hazard warning paving slabs to road CROSSINGS

3C | BOUNDARY TREATMENTS

The boundary treatment strategy will draw upon the characteristics and aesthetics of each character area and the adjacent landscape combined with the types found locally in order to help reinforce the existing character of the area.

Boundaries include:

1. Brick feature gateway walls
2. Single and mix species hedgerow
3. Shrub planting
4. Timber post and rail and close board fencing

Materials:



3D | INDICATIVE FURNITURE AND OTHER COMPONENTS

The furniture palette will focus on the use of natural materials with street furniture focused to key areas and regular resting point to reduce street clutter. All furniture should be high quality and durable with a unified character for the Site.

Illustrative furniture palette:

1. Heavy - duty bench or similar and approved
2. Heavy - heavy industry bench or similar and approved
3. Drifter picnic set or similar and approved
4. Box litter bin or similar and approved
5. Dog waste litter bin or similar and approved
6. Cycling racks or similar and approved
7. Bollards or similar and approved
8. Bat, Bird boxes or similar and approved
9. Signage options to include posts, information and interpretation boards, gateway feature

Furniture:



3E | SOFT LANDSCAPE STRATEGY

Planting humanises the scale of development, mitigates the microclimate, provides a seasonal sense of place and provides biodiversity opportunities. The following principles have been applied to the soft landscape design:

- The selected plants consider the form and eventual scale of the space and elevation, and the future maintenance requirements, and relates to suitability to location, considering building shadows etc.;
- Tree and shrub planting will enhance the design by responding to the articulation of the space in framing spaces and defining pedestrian connectivity and vehicle movement;
- Planting will be appropriate in terms of setting and will not pose a threat or nuisance. Additionally, native plant species will increase biodiversity potential, reducing long term maintenance requirements; and
- All trees and plants should be U.K. resourced.

3F | TREE STRATEGY

Trees along with other landscape features provide habitat, shading, cooling, air quality improvements and carbon sequestration, as well as being a vital component of attractive places. Three broad types of Public Space trees are defined: Small (S), Medium (M), and Large (L).

TREES KEY ATTRIBUTES	
SMALL TREES (S)	
Small trees	grow to between 6-10m height. They are positioned on the road verges, between parking spaces, and shared surfaces and within incidental verges. Small trees need to be spaced anywhere from 4-6m apart to have access to the proper nutrients. They can also be located in a closer distance from a building facade to provide seasonal interest and greenery on the frontages. These need to be placed 4m away from the wall of a building facade.
MEDIUM TREES (M)	Medium trees grow to between 8-16m height. They are positioned within the road verges, between parking spaces, and on the adjacent Public Open Space. Medium trees need to be planted 8-12m from each other. They can also be located in a closer distance from a building facade to provide seasonal interest and greenery on the frontages. These need to be placed 6m away from the wall of a building facade.
LARGE TREES (L)	Large trees grow over 15-25m height. Large trees are carefully positioned within road verges and in the Public Open Space. Large trees need to be planted 10-17m away from each other. They can also be located in a closer distance from a building facade to provide seasonal interest and greenery on the frontages. These need to be placed 10m away from the wall of a building facade.
Legend	
□	SITE BOUNDARY
●	RETAINED EXISTING TREES
●	NATURALISING TREES
●	STREET TREES
●	FEATURE TREES
●	MULTISTEM TREES
●	SMALL TREES

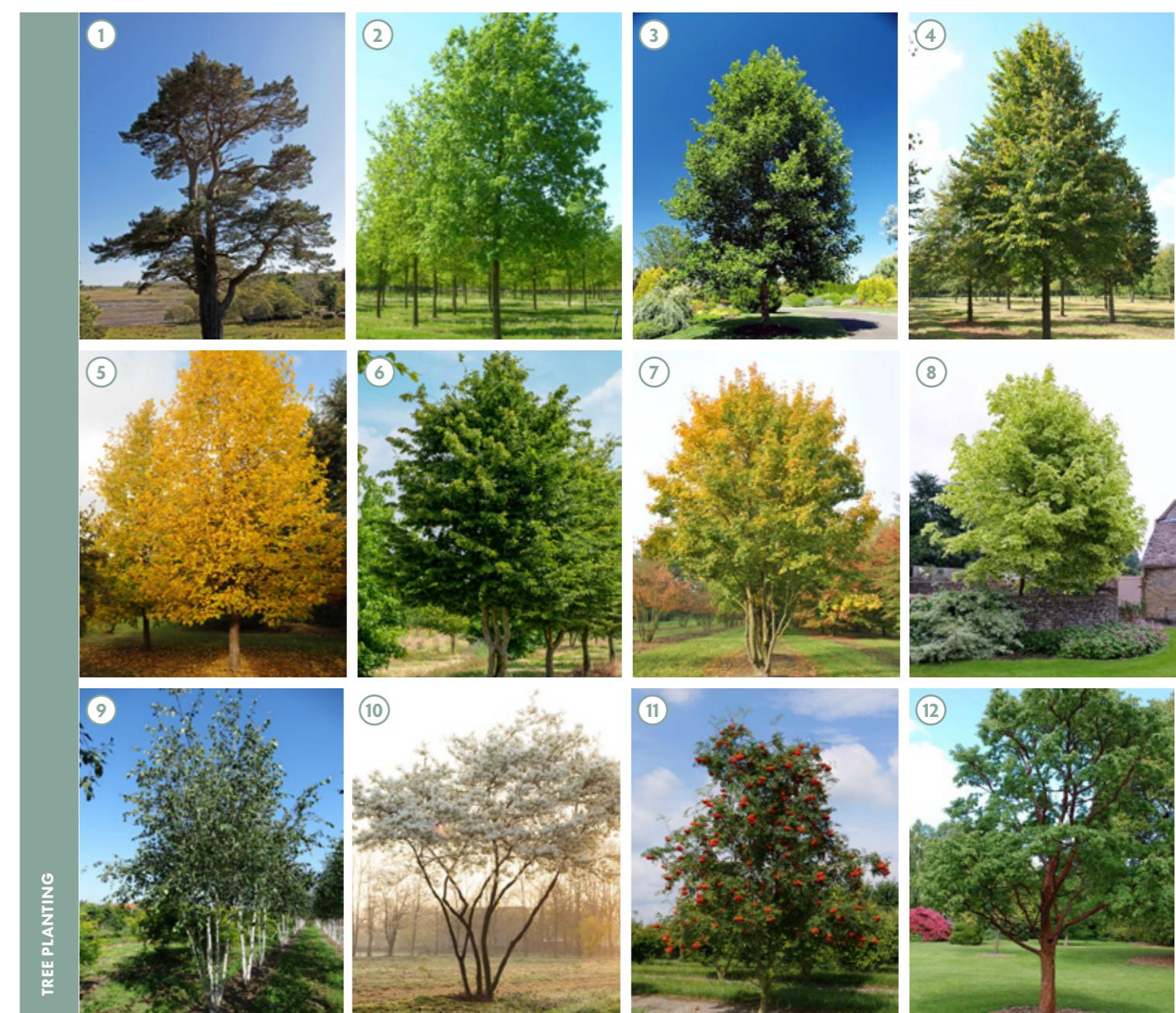


FIGURE 3.4 – TREE PLANTING STRATEGY PLAN (FABRIK, 2025)

3G | INDICATIVE TREE PLANTING PALETTE

KEY SPECIES TO INCLUDE :
BUT NOT EXCLUSIVELY

- 1 SCOTS PINE (*PINUS SYLVESTRIS*) (L)
- 2 COMMON OAK (*QUERCUS ROBUR*) (L)
- 3 TULIP TREE (*LIRIODENDRON TULIPIFERA*) (L)
- 4 SMALL-LEAVED LIME (*TILIA CORDATA*) (M/L)
- 5 TURKISH HAZEL (*CORYLUS COLURNA*) (M)
- 6 EUROPEAN HORNBEAM (*CARPINUS BETULUS*) (L)
- 7 FIELD MAPLE (*ACER CAMPESTRE*) (M)
- 8 NORWAY MAPLE (*ACER PLATANOIDES 'DRUMMONDII'*)
- 9 HIMALAYAN BIRCH (*BETULA UTILIS*) (S/M)
- 10 SNOWY MESPILOUS (*AMELANCHIER X LAMARCKII*) (S)
- 11 MOUNTAIN ASH (*SORBUS AUCUPARIA 'STREETWISE'*) (S)
- 12 PAPERBARK MAPLE (*ACER GRISEUM*) (S)



3H | INDICATIVE HEDGEROW PLANTING PALETTE

Hedgerows are national (Section 41, NERC Act 2006) Habitats of Principal Importance. They provide benefits based on their intrinsic landscape and biodiversity value and as part of an extended Green Infrastructure and habitat corridor network.

Proposed hedgerow will comprise native, biodiverse hedgerows and will contribute to the mosaic of habitats within the Site and provide enhanced habitat connectivity. Both existing and proposed hedgerow will also contribute to the wider landscape setting of the Site. Hedgerows should support a dense growth of native woody species, function as ecological corridors for bats, birds, dormice and provide habitat for other species.

Hedges to the development parcels are proposed as formal single-species hedges. The height will depend on the site and requirements for screening. Mixed native hedges are proposed to reinforce the existing hedges, create new connections and corridors throughout the site, and provide boundary definitions and structure to the Public Open Space.

KEY SPECIES TO INCLUDE :

BUT NOT EXCLUSIVELY SINGLE SPECIES HEDGE

- 1 FIELD MAPLE (*ACER CAMPESTRE*)
- 2 HORNBEAM (*CARPINUS BETULUS*)
- 3 COMMON BOX 'FAULKNER' (*BUXUS SEMPERVIRENS 'FAULKNER'*)
- 4 MIXED NATIVE HEDGE

3I | INDICATIVE SCRUB / UNDERSTORY PLANTING PALETTE

Throughout the development, understory and scrub planting will be utilized to strengthen and enhance the existing green infrastructure. This approach will not only bolster the ecological value of the area but also contribute to the overall aesthetic and environmental sustainability of the development.

KEY SPECIES TO INCLUDE :

BUT NOT EXCLUSIVELY

- 5 COMMON DOGWOOD (*CORNUS SANGUINEA*)
- 6 HAZEL (*CORYLUS AVELLANA*)
- 7 SPINDLE (*EUONYMUS EUROPAEUS*)
- 8 ELDER (*SAMBUCUS NIGRA*)

3J | INDICATIVE SHRUB PLANTING PALETTE

Shrub planting within the development parcels will be a mixture of evergreen and deciduous shrubs. These will be planted alongside perennials and other plants to provide the development with visual interest and aesthetic appeal.

KEY SPECIES TO INCLUDE :

BUT NOT EXCLUSIVELY

- 9 OREGON GRAPE (*MAHONIA 'SOFT CARESS'*)
- 10 TAWHIWHI (*PITTOSPORUM 'GOLF BALL'*)
- 11 SWEET BOX (*SARCOCOCCA 'WINTER GEM'*)
- 12 BUTCHERS BROOM (*RUSCUS ACULEATUS*)
- 13 DOGWOOD (*CORNUS SANGUINEA 'MIDWINTER FIRE'*)
- 14 SHRUBBY CINQUEFOIL (*POTENTILLA FRUTICOSA 'ABBOTSWOOD'*)
- 15 HYDRANGEA (*HYDRANGEA ARBORESCENS 'PINK ANNABELLE'*)
- 16 FLOWERING CurrANT (*SANGUINEUM 'PULBOROUGH SCARLET'*)
- 17 WINTER DAPHNE (*DAPHNE ODORA 'AUREOMARGINATA'*)
- 18 SKIMMIA (*SKIMMIA X CONFUSA 'KEW GREEN'*)
- 19 GUELDER ROSE (*VIBURNUM OPULUS 'ROSEUM'*)
- 20 BEAUTYBERRY (*CALlicarpa BODINIERI VAR. GERALDII 'PROFUSION'*)



3K | INDICATIVE PERENNIAL, GRASSES BULBS AND FERNS PLANTING PALETTE

Perennials, grasses, bulbs, and ferns will be used within the development parcels to provide visual interest throughout the year around the built forms. Along with providing visual appeal, these plants will offer food sources for wildlife and create habitats that will help to encourage and strengthen biodiversity on the site.

KEY SPECIES TO INCLUDE :

BUT NOT EXCLUSIVELY SINGLE SPECIES HEDGE

- 1 CRANESBILL (*GERANIUM 'BROOKSIDE'*)
- 2 BALKAN CLARY (*SALVIA NEMOROSA 'AMETHYST'*)
- 3 BURNET (*SANGUISORBA 'TANNA'*)
- 4 MICHAELMAS DAISY (*ASTER × FRIKARTII 'MÖNCH'*)
- 5 DAYLILY (*HEMEROCALLIS LILIOASPHODELUS*)
- 6 GLOBE THISTLE (*ECHINOPS RITRO 'VEITCH'S BLUE'*)
- 7 PURPLE MOOR GRASS (*MOLINIA CAERULEA 'HEIDEBAUT'*)
- 8 KOREAN FEATHER REED GRASS (*CALAMAGROSTIS BRACHYTRICHA*)
- 9 GREAT CAMAS (*CAMASSIA LEICHTLINII*)
- 10 SNOWDROP (*GALANTHUS NIVALIS*) & WINTER ACONITE (*ERANTHIS HYEMALIS*)
- 11 SCALY MALE FERN (*DRYOPTERIS AFFINIS*)
- 12 SOFT SHIELD FERN (*POLYSTICHUM SETIFERUM*)

3L | MARGINAL AND AQUATIC PLANTING PALETTE

Around suitable areas, marginal and aquatic plants are to be used to provide ecological value to the species on and near the site.

KEY SPECIES TO INCLUDE :

BUT NOT EXCLUSIVELY

- 13 MARSH MARIGOLD (*CALTHA PALUSTRIS*)
- 14 GREATER POND SEDGE (*CAREX RIPARIA*)
- 15 FLAG IRIS (*IRIS PSEUDACORUS*)
- 16 WATER FORGET ME NOT (*MYOSOTIS SCORPIOIDES*)
- 17 COMMON WATER PLANTAIN (*ALISMA PLANTAGO-AQUATICA*)
- 18 LESSER POND SEDGE (*CAREX ACUTIFORMIS*)
- 19 HARD RUSH (*JUNCUS INFLEXUS*)
- 20 PURPLE LOOSESTRIFE (*LYTHRUM SALICARIA*)



3M | TURF AND SEEDING STRATEGY

Using a mixture of different grasses through the Site adds a considerable element to the landscape. These perennial mixtures create flower rich meadows, pastures and grassland flowering in June and July and normally require a minimum of one hay type cut per year to maintain species richness. The subtle variations between mixes are designed to provide suitable habitat diversity and mitigate landscape change. It also supports the continual ecological biodiversity across the site as a whole.

The SuDs basins and the swales are integral to the areas of open space forming the burn corridors. These are to be wetland meadow mixtures appropriate for damp conditions.

Species rich wildflower meadows are proposed to create broad swathes of amenity grassland and provide a bold structure for informal recreation whilst bulb planting adds points of interest to the Tree planting strategy in the areas of open space.

Open areas with low cut lawns and the creation of the new heathlands contrasting with mown paths through swathes of longer grasses acts to create a differing rhythm and more intimate spaces. The mown path has many benefits:

- It adds texture to the overall landscape;
- It creates corridors for wildlife;
- It can include flowering bulbs and self seeding plans to colonise;
- It adds seasonal interest to the site;
- It reduces the need for hard landscape; and
- It can easily be altered to divert the visit to seasonal features or for ongoing maintenance.

3N | LAWN MANAGEMENT

MEADOW LAWN

Regular mowing throughout the first year will remove annual weed competition and prevent them seeding. The second year from sowing is the first in which a sown meadow is left uncut to flower, a "hay crop" taken in mid summer.

FLOWERY LAWN

Meadow mixtures mown regularly to a height of 25-40mm throughout the growing season become flowery lawns. This is useful in landscaping edges and pathways for access. Mowing should be relaxed from late June to allow flowering, resuming cutting again when the sward gets untidy. Mowing may also be suspended earlier in the year to allow cowslis to flower.

TURF LAWN

Regular mowing as often as needed throughout the year is required. It is worth noting amenity lawns mown shorter than 25mm will weaken the turf, allowing weeds to encroach.

INDICATIVE WILDFLOWER SEED MIXTURE

WILD FLOWERS (20%)

YARROW (*ACHILLEA MILLEFOLIUM*) - 1.00%
AGRIMONY (*AGRIMONIA EUPATORIA*) - 0.20%
BETONY (*BETONICA OFFICINALIS*) - 0.20%
COMMON KNAPEWEED (*CENTAUREA NIGRA*) - 3.00%
MEADOWSWEET (*FILIPENDULA ULMARIA*) - 0.60%
LADY'S BEDSTRAW (*GALIUM VERUM*) - 1.50%
MEADOW CRANE'S-BILL (*GERANIUM PRATENSE*) - 0.20%
MEADOW VETCHLING (*LATHYRUS PRATENSIS*) - 1.00%
OXEYE DAISY (*LEUCANTHEMUM VULGARE*) - 1.60%
BIRD'S - FOOT TREFOIL (*LOTUS CORNICULATUS*) - 0.30%
MUSK MALLOW (*MALVA MOSCHATA*) - 0.40%
RIBWORT PLANTAIN (*PLANTAGO LANCEOLATA*) - 2.00%
COWSLIP (*PRIMULA VERIS*) - 0.80%
SELFHEAL (*PRUNELLA VULGARIS*) - 1.00%
MEADOW BUTTERCUP (*RANUNCULUS ACRIS*) - 0.80%
YELLOW RATTLE (*RHINANTHUS MINOR*) - 3.00%
COMMON SORREL (*RUMEX ACETOSA*) - 0.80%
GREAT BURNET (*SANGUISORBA OFFICINALIS*) - 0.40%
RAGGED ROBIN (*SILENE FLOS-CUCULI*) - 0.20%
TUFTED VETCH (*VICIA CRACCA*) - 1.00%

GRASSES - 80%

COMMON BENT (*AGROSTIS CAPILLARIS*) - 8.00%
SWEET VERNAL - GRASS (*ANTHOXANTHUM ODORATUM*) - 2.40%
QUAKING GRASS (*BRIZA MEDIA*) - 4.00%
CRESTED DOGSTAIL (*CYNOSURUS CRISTATUS*) - 40.00%
RED FESCUE (*FESTUCA RUBRA*) - 20.00%
MEADOW FOXTAIL (*ALOPECURUS PRATENSIS*) - 2.80%
MEADOW FESCUE (*SCHEDONORUS PRATENSIS*) - 2.80%



SEEDING & TURFING STRATEGY PRECEDENTS

30 | MAINTENANCE AND MANAGEMENT

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

At the masterplan stage, it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed landscape maintenance specifications and a landscape management plan will need to be developed and submitted and will encompass the following:

- Timing and responsibility of reviews; and
- A method of reporting to ensure the correct communication channels are set up at the start of the project.

Typical Procedures:

Existing established trees

All works to be carried out in accordance with specialist ecological advice, 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. Removal of dead, diseased, decaying and damaged wood to be reviewed.

Woodland treebelt / proposed trees

Woodland areas may be subject to low intensity management. Thinning, coppicing and the control of non-native species may be considered in accordance with ecologist recommendations.

The ongoing monitoring of the trees across the site is important to successfully realising the long term tree strategy. Details of Watering, soil conditions and tree canopy growth will all be required in the detailed management plan.

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.

Proposed hedgerow

Hedgerows are proposed along the boundaries and green links to bolster the existing hedgerows. Hedges will be subject to ongoing pruning timed throughout the year with consideration for fruiting hedgerow to allow fruits to be consumed by birds and other wildlife and avoid impacts on breeding and nesting birds.

Proposed 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 and litter free and supply sufficient water to maintain healthy growth.

Proposed meadow grassland and wildflowers

Area of meadow grassland and wildflowers will be subject to different mowing regimes and may take a full year to establish from sowing. All maintenance on grasses are to follow suppliers recommendations.

Proposed sustainable drainage system

Integrated planting within the sustainable drainage systems (SuDS) will be subject to ongoing maintenance. Swales and basins supporting wet meadow grass and wildflower will be maintained as per suppliers and ecologists recommendations with areas of scrub managed for safety and to prevent encroachment into wetland areas. Further maintenance of the basins will be required to remove litter and debris.



SEEDING & TURFING STRATEGY PRECEDENTS

INTEGRATED BLUE INFRASTRUCTURE

4A | WORKING WITH WATER

Managing water is an important element of a site's response to people and nature. Reducing flood risk and improving water quality, while providing valuable habitats, recreational and educational opportunities are key aims.

Integrated into the landscape structure are a combination of attenuation basins, swales, tree pits, and wetlands to ensure the management of water across the Site, whilst also contributing to the character, sense of place, ecology and biodiversity.



FIGURE 4.1 – DRAINAGE & BLUE INFRASTRUCTURE STRATEGY (FABRIK, 2024)

4B | ATTENUATION BASINS

Attenuation basins have a multi-functional role:

- To support drainage and slow run-off;
- To enhance biodiversity; and
- To provide recreational and educational opportunities.

A variety of 3no. seasonally wet attenuation ponds are located within the Site with an approximate depth varying from 1.00 - 1.50m.



FIGURE 4.4: ATTENUATION PONDS LOCATION PLAN



SEASONALLY WET ATTENUATION PONDS PRECEDENT

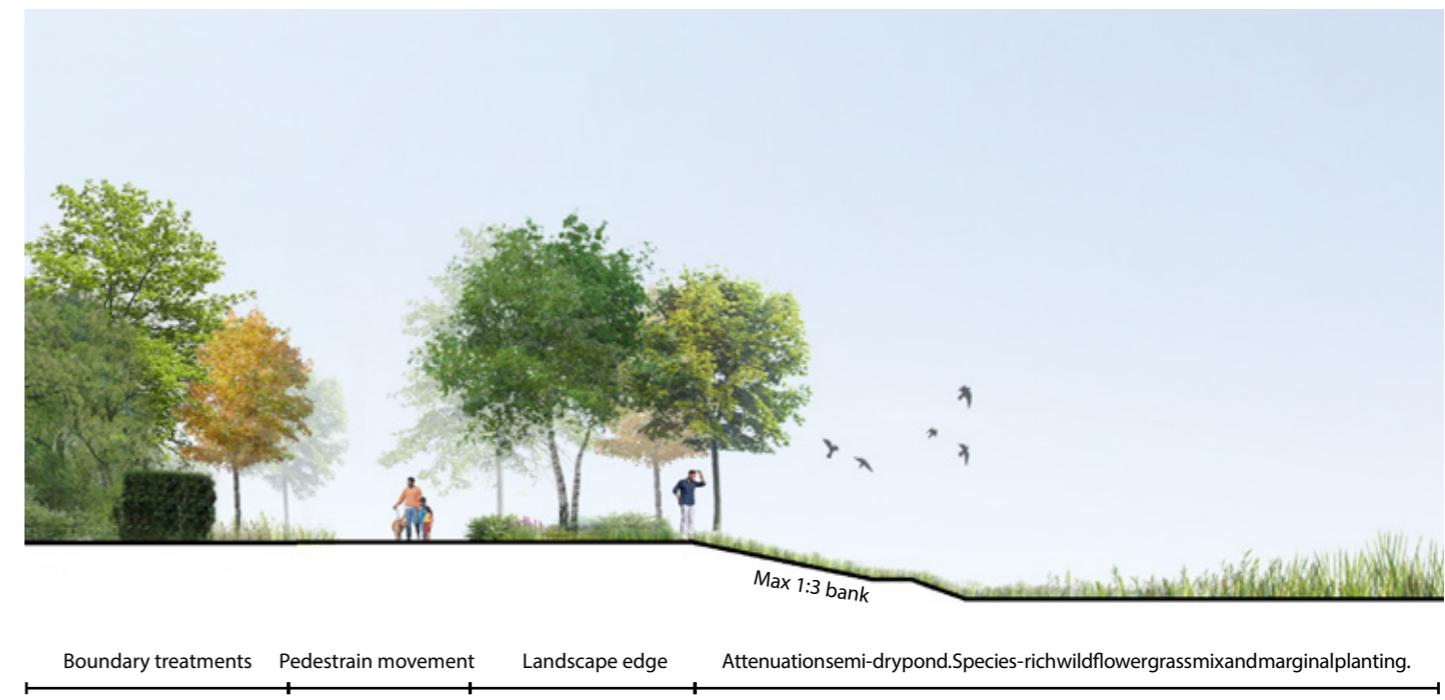


FIGURE 4.6: TYPICAL ATTENUATION PONDS ILLUSTRATIVE SECTION II'

