

Planting Strategy - Hedges, Shrubs and Herbaceous

Hedgerows within the site in the following locations comprise of;

- Fronting onto open space - Native hedges have been included internally to define public and private ownership boundaries. Where possible, these have been retained outside of private ownership. Native species create a looser, rural character.
- Within development parcels - Ornamental hedges which are 'pollinator friendly' have been used. These will contribute to place-making, and create ecological corridors.

Where space exists beneath trees and in between parking spaces, low-growing shrub and herbaceous planting will further enhance the street scene and biodiversity.

Shrub planting within public open space will provide structure and visual amenity, whilst increasing biodiversity and habitat provision. Within play areas ornamental, sensory planting will be used to enhance the play experience.

SUDS features will be laid to species rich grass, with some marginal planting.

Where space allows, flats will have amenity space comprising of lawns with pollinator-rich planting.

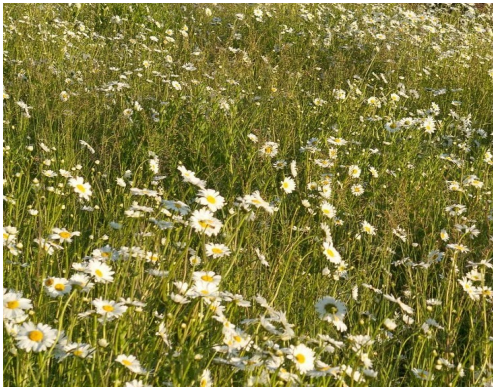
Native planting such as scrub and new woodland blocks will enhance biodiversity and develop the woodland edge character of the country park.



Scrub at woodland edge



Native mixed hedge to site edges



Meadow mix to POS and SUDS



Marginal planting to permanently wet SUDS



Native clipped hedges to boundaries within the site



Ornamental shrub, herbaceous and groundcover planting within the site



Woodland planting within POS



Scrub planting within POS



Sensory planting within play areas



Feature planting to entrances



Ornamental planting to properties

05.01 Landscape Cont

Planting Strategy - On Plot Example

Trees:
Ornamental trees of similar habit grouped within streets to ensure diversity and safeguard the health of the tree population against biosecurity risks, and create visual rhythm.

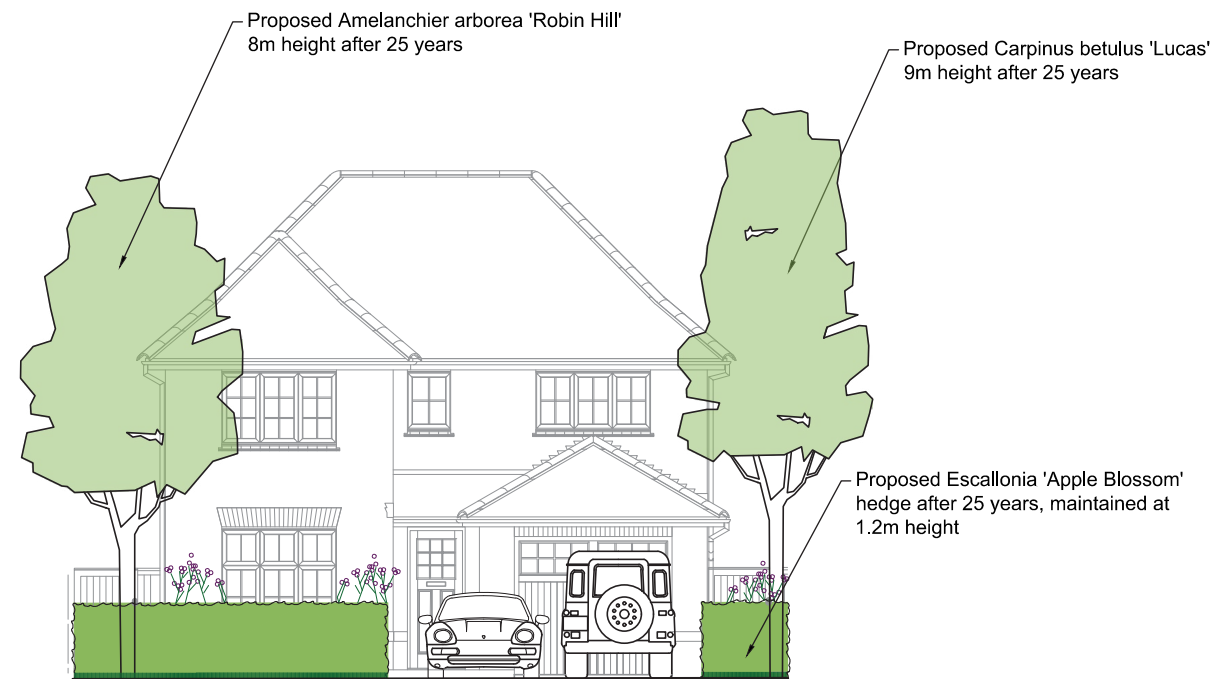
Carpinus betulus 'Lucas'
2.5m canopy spread after 25 years (as shown on plan)
9m height after 25 years

Amelanchier arborea 'Robin Hill'
2.5m canopy spread after 25 years (as shown on plan)
8m height after 25 year

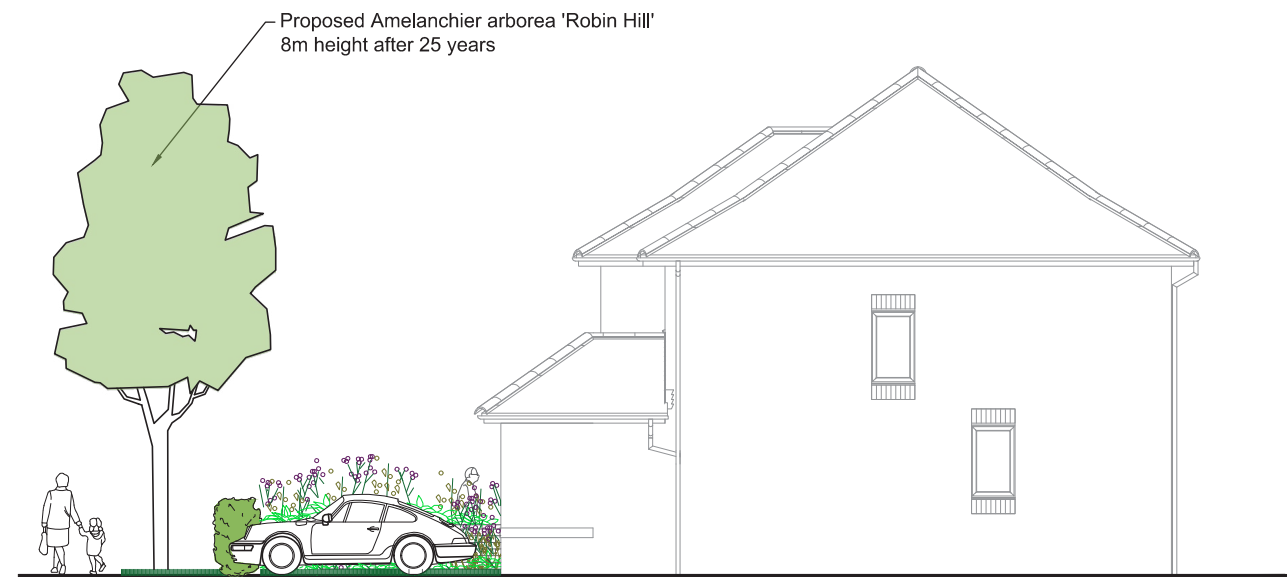
Hedging: Single-species hedging adds structure to the street-scene and screens car parking. Set back behind a grass verge, sight-lines are clear for pedestrian safety. Escallonia 'Apple Blossom' provides an attractive evergreen hedge with pink flowers. This compliments the colour palette of the ornamental planting which creates visual harmony.

Ornamental planting:
Shrubs maximum 1m height for visibility within the streetscape whilst somewhat screening parked cars, and allowing daylight into windows.

Evergreen shrubs and groundcover species selected for the plot's south-easterly aspect provide year-round cover. Herbaceous planting provides seasonal interest. Taller planting such as Verbena bonariensis adds seasonality, colour and height to the streetscene, whilst allowing good visibility.



A PLOT 17: YEAR 25
FRONT ELEVATION 1:100



B PLOT 17: YEAR 25
SIDE ELEVATION 1:100



Hard Landscaping Strategy

Properties will face onto residential streets with private driveway parking which allows generous separation between opposite properties and provides good opportunities for street-trees.

Primary roads will be surfaced in vehicular bitmac.

Narrower block paved access roads and shared surface areas break up the street-scape, create a road hierarchy and enhance the sense of place.

Pavements of hard-wearing pedestrian bitmac will create accessible routes throughout the development.

Pedestrian ‘cross overs’ will be a continuation of the footpath over junctions. In addition, central ‘nodes’, (shared surface junctions) at the centre of development parcels will encourage a safe, slow movement of vehicles within the site. This will establish a hierarchy of users with people-focused streets and provide opportunity for greening.

Footpaths through public open space will be mown paths, hoggin or compacted gravel.

Dedicated refuse collection points will prevent the cluttering of pavements and contribute to a visually appealing street scene.



Block paving to driveways and shared surface areas (Varying colour for different character areas)



Cobble rumble strip



Hoggin paths within POS



Bark mulch paths



Bitmac to primary roads and pavements

Boundary Treatments

Boundary treatments will be as ‘green’ as possible, with hedges screening closeboard timber fences where they are required to secure rear gardens.

Where possible, boundaries against public space will be formed by brick walls with timber panels, and have climbers affixed.

Where retaining walls face public realm they will be screened with planting to soften the appearance.

Housing curtilages will consist of low ornamental planting beds, and hedges with lawns, where space permits. Where space is limited, estate railing or timber post and rail will define ownership boundaries.

Proposed native planting with post and wire, or post and rail fencing will protect the existing woodland adjacent to the site.

Attenuation basins where necessary will have timber post and rail fences, with gates for maintenance access. These will be integrated within shrub beds to the edges of the basins.

Where public open spaces meet road edges, ‘softer’ boundaries such as hedges and earth mounding will be used, rather than fenced boundaries.



Brick wall with timber panel



Close-board timber fence



Native Hedges



Estate railing



Ornamental planting to housing curtilage



Timber post and rail to restricted access areas



Earth mounding to POS edges

05.01 Landscape Cont

Maintenance

Landscape and Ecology Management Plan (LEMP)

The landscape of the common areas (those coloured in green on adjacent plan) will be implemented as part of the development construction and then managed by a management company to be set up for the residents.

Years 1-5 are specified on the detailed landscape plans that accompany the application and will commence with a maintenance/ defects liability period undertaken by the implementing contractor of the scheme.

Additionally, Years 5+ will be set out in a Landscape and Ecology Management Plan (LEMP) anticipated as a condition of approval.

Biodiversity Net Gain (BNG)

BNG requires habitats created or enhanced for development to be maintained for at least 30 years, in accordance with the LEMP to achieve the target condition.

Private gardens

- Managed by residents
- Trees and hedges retained outside of private ownership to ensure their longevity and their management to achieve the BNG target condition.

Allotments

- Managed by Haywards Heath Town Council
- Individual plots managed by allotment holders

Country Park

Maintained by management company in line with LEMP.

Key objectives:

- Ecological enhancements (Hibernacula, bat boxes etc) kept in a well maintained condition and suitable for habitation.
- New areas of woodland managed for recreation and to achieve BNG target condition. Management techniques could include thinning, coppicing, pollarding, and creating rides and glades.
- Ancient Woodland and other existing woodland managed in line with LEMP, to preserve and enhance habitat.
- Grassland managed to achieve BNG target condition. E.g., cutting at the right time of year to manage sward height and promote flowering and prevent succession to scrub or woodland.
- Scrub managed to achieve BNG target condition. E.g., utilising a combination of techniques like rotational cutting and creating open areas within the scrub, to prevent it from dominating areas and preserving its benefits as a habitat.
- Attenuation basin managed for drainage function and biodiversity.
- Hard surfaced paths, and mown paths (including picnic areas) kept in a neat and tidy condition for safe recreational use.

Public Open Space / Incidental Landscape

Maintained by management company in line with LEMP

Key objectives:

- To ensure the thriving of existing planting, successful establishment of any new planting and long-term health of all landscape elements for the benefit of the users and the wildlife (flora and fauna).
- To maintain a crisp and tidy finish to all elements adjacent to building curtilages, access, car parks, entrances, and other hard surfaces and fencing so creating a high-quality environment.
- Regular play area inspections to check equipment and surfacing are in good condition.
- Regular Arboricultural Health and Safety surveys (Hazard Safety Audit), to identify potential hazards and ensure trees don't pose a risk to people or property.

Ancient Woodland

Maintained by management company in line with LEMP

- Managed to preserve and enhance habitat. E.g., utilising historical practices such as coppicing, controlling invasive species, protecting ancient and veteran trees, and the creation of the 15m buffer zone.

Burial Ground

- Managed by Haywards Heath Town Council

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06

SUMMARY

06.01 Summary

The site masterplan has been developed in a manner founded in best practice urban design principles, community integration and sustainable development, as well as taking into consideration all the opportunities and constraints identified by the design team, the LPA and various Design Review Panels. It is in line with the outline planning approvals and in general accordance with the approved plans.

The proposed development will be a highly desirable place to live for the 21st century and beyond. The proposals respect the local character but also move the community towards a more sustainable future, through an increase in housing choice and highly sustainable construction technologies. Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing built fabric of Haywards Heath.

The development proposals will bring significant benefits:

- The delivery of residential development with a range of dwellings types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;
- The creation of an integrated and sustainable residential community with a responsive design and sympathetic relationship to the existing surrounding context;
- Delivery of new open spaces for the benefit of both new and existing residents in the area, including a Country Park;
- Providing a development that is well connected, readily understood and easily navigated through the provision of a clear and legible structure
- The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices;
- Providing a burial ground;

- Providing allotments for residents;
- The creation of a strong landscape structure, responding to the local area, and enhancing and optimising the immediate locality; and
- Promoting the objectives of sustainable development through layout and design.

This document has taken a comprehensive approach to explain to the reader the design objectives and how they can be achieved.

