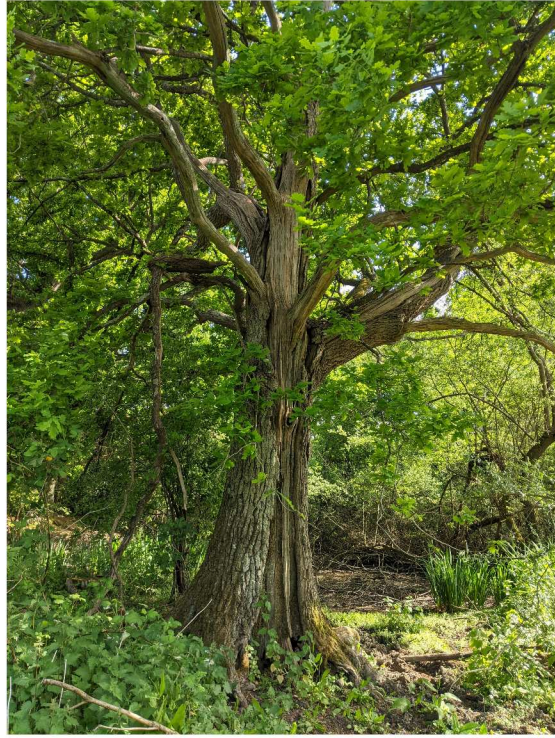




Play Strategy

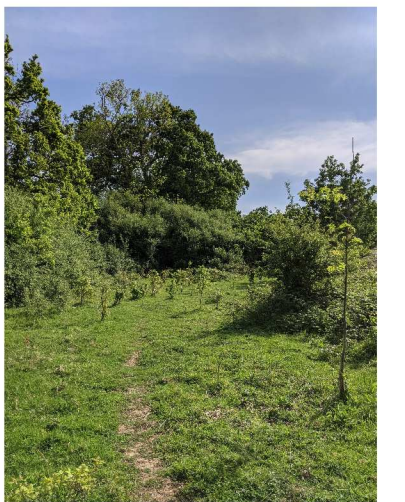
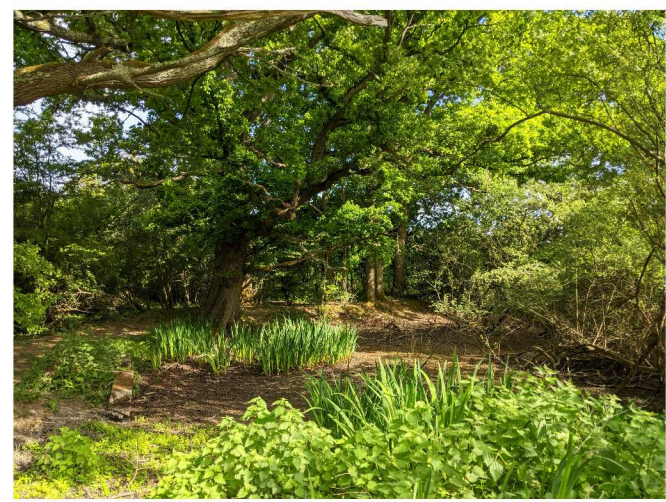
A variety of play opportunities will be provided across the Site, including formal play areas and trails, which will run through open space. The play areas will be sited to allow natural surveillance over them from the new housing and will include a range of play equipment providing different play experiences. New and existing planting will be incorporated into the play areas, which will be further integrated into the open space and existing landscape framework through sensitive choice of materials and the use of generally permeable surfaces. Play areas will include:

- 1 smaller play area (LAP) in the north of the Site, with a range of equipment aimed at toddlers and young children;
- 1 larger play area (LEAP) in the centre of the Site, with a range of equipment aimed at older children and youth; and
- Nature trail, which will include a combination of natural play features and nature-inspired play sculptures aimed at younger children.



Retained Vegetation and the Landscape Framework

The Site benefits from an existing landscape framework of mature trees and established woodland and field boundaries along with areas of younger woodland regeneration. This includes several veteran trees and notable trees which are moving towards veteran status. The layout has been designed to retain the vast majority of these trees and associated landscape framework where possible, with development set away from their rooting zones. All of the Category A and B trees will be retained and will be protected (including veteran and notable trees), with losses restricted to Category C and U trees and tree groups. Proposed planting in the open space will reflect the existing tree species, including beech, oak, cherry and willow. Likewise, proposed mixed native hedgerow will provide a continuation of the species already found on Site, such as hawthorn, blackthorn, and hazel.



Habitats and Wildlife

As well as the existing trees and woodland, which provide habitat for a range of species, there are several other existing habitats and species across the Site. This includes ponds, scrub and grassland, providing habitat for a number of reptile, amphibian, bird, bat and mammal species. These valuable habitats have been prioritised in the design of the Site, retained where possible and ensuring they are integrated into the open space proposals. Because of the sensitivity of these habitats and species, access is restricted in some areas, which in others, walkways and dipping platforms have been introduced to encourage interaction with nature and to provide opportunities for new and existing residents to learn more about the ecology of their local area.



Residential Landscape Character

Plot frontages and streetscapes have been developed to incorporate a greater amount of boundary vegetation in the form of boundary hedges and ornamental shrub planting. In conjunction garden walls to prominent public-facing boundaries, this planting softens the proposed built environment and relates to the landscape character of Burgess Hill and Keymer road in particular. Use of native species and native cultivar hedges further connect to the special character of the existing site.

Open Space and Planting to Enhance Existing Habitats

The design of the open space is prioritising the important existing habitats on the site. Extensive areas of retained vegetation, including woodland, trees, scrub and grassland will be retained. Some of these areas will be fenced off to restrict public access in order to protect the existing habitats and species which rely on them. New planting, where proposed, will be of native species, prioritising fruiting and nectar-rich species to both enhance the existing biodiversity and mitigate for species which will be lost to accommodate the new housing. The detailed planting scheme will need to be signed off by the project ecologist.

Trees to include:

- Carpinus betulus
- Fagus sylvatica
- Quercus robur

Thicket to include:

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

Hedgerow:

- Acer campestre
- Crataegus monogyna
- Corylus avellana
- Ligustrum vulgare
- Lonicera periclymenum
- Prunus spinosa

Sustainable Drainage and Wildlife Ponds

Sustainable Drainage Systems (SuDS) have been incorporated into the scheme to allow water run-off to attenuate on Site before being released slowly into the existing watercourses. Generally, these basins will remain dry for much of the year, except for when inundation occurs following heavy rainfall. In some areas, the basins will be over-deepened to create new permanently wet areas, allowing for the creation of new pond habitats as part of the scheme.

All the new basins will be designed to maximise benefits for biodiversity, as well as to create attractive and varied landscaping. The basins will be seeded with a range of wildflower seed mixes, appropriate to the setting and anticipated water levels. Additional marginal and aquatic planting will also be proposed in the new basins, where appropriate and will include:

Marginals

- Butomus umbellatus
- Iris pseudocorus
- Lythrum salicaria
- Oenanthe crocata
- Persicaria amphibia

Shrubs and Trees

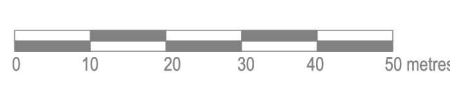
- Cornus sanguinea
- Salix caprea
- Salix viminalis
- Alnus glutinosa



Biodiversity areas with no public access will limit disturbance and ensure high quality habitat

South Downs National Park

The Site is in close proximity to the South Downs National Park, separated by existing dwellings to the south and a series of fields to the east. The existing intervening and retained site boundary vegetation already provides a robust visual barrier between the National Park and the site. This will be augmented, particularly on the eastern boundary where the existing vegetation is less established, by new planting within the retained landscape between the new housing and the edge of the site. This new planting will also ensure successional growth which will maintain the dense vegetation boundary in years to come.



Rev	Date	By	Description
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Drawing Status

FOR PLANNING

CSA

environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

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ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

Project

Land East of Keymer Road and South of Folders Lane, Burgess Hill

Title

Landscape Masterplan

Client

Thakeham Homes Limited and Charles Church Developments Ltd.

Scale

1:1000 @ A1

Date

September 2022

Drawing No.

CSA/6098/116

Drawn

CC

Checked

CA

Rev

N

LEGEND

- APPLICATION BOUNDARY
- EXISTING TREES / WOODLAND
To be updated with TRR once available
- EXISTING SCRUB
- TPO / VETERAN TREES
- OFFSETS FROM VETERAN TREES
- TREES / VEGETATION REMOVED
- EXISTING DITCH 'D3' -
Rough location of extents to be improved

Softworks

- THICKET MIX
- EXTRA HEAVY STANDARD TREE
- STANDARD TREE
- MIXED SPECIES NATIVE HEDGE PLANTING
- SINGLE SPECIES NATIVE AND NATIVE CULTIVAR HEDGE PLANTING
- ORNAMENTAL SHRUB / HERBACEOUS / GRASS PLANTING

SPECIMEN SHRUB PLANTING

- CLIMBING SHRUB PLANTING
- BULB PLANTING
- AQUATIC PLANTING
- AMENITY GRASS
- EXISTING SWARD
Made good with wildflower seeding where required
- WETLAND WILDFLOWER SEEDING
- POND EDGE WILDFLOWER SEEDING

Hardworks / Boundary Treatments / Street Furniture

- INTERPRETATION BOARD
- PLAY / ART TRAIL STATION
- BITUMINOUS MACADAM ROAD SURFACE
- CONCRETE BLOCK PAVING
- CONCRETE BLOCK PAVING
- CONCRETE PAVING SLABS

- BITUMINOUS MACADAM FOOTPATH SURFACE
- NO-DIG 'HOGGIN' FOOTPATH
- TIMBER BOARDWALK AND BRIDGES OVER WATERCOURSE
- POST AND RAIL FENCING
No access except for maintenance, locations to be agreed
- BRICK WALLS
- TIMBER BENCHES