

4.9 Soft Landscape Strategy

Tree Strategy

The tree strategy throughout the site can be defined into 4 varying categories that will form a coherent mix of native and non-native species:

1. Street Trees - Compact, neat and tidy, pyramidal species such as, *Carpinus betulus* 'Frans Fontaine' provide structured street form, whilst the *Pyrus calleryana* 'Chanticleer' contrast with their dazzling display of spring flowers. Species such as *Betula pendula* will provide dominant structure and strong Autumn colour. Other trees to include will be *Alnus* species and *Populus nigra*.

2. Feature Trees - Native trees such as *Platanus x hispanica* and *Quercus robur* will provide structural form. In contrast the *Liquidambar styraciflua* trees contrast with their irregular spreading branches and strong autumnal colours.

3. Green Interface Trees - This mix will combine native woodland tree species and aim to enhance biodiversity within the Site. Tree form will vary with both standard and multi-stem species. Species such as *Corylus avellana* and *Betula pendula* will provide dominant structure and strong autumn colour. Species such as *Aesculus hippocastanum* will provide summer flower colour and autumn fruit interest. In addition, This group of native trees will contain a mixture of forms and species that will provide a suitable replacement for those proposed for removal. The majority of the woodland edge species will be *Acer campestre* in a standard form with accent trees such as *Quercus robur*. Other trees to include will be *Fagus* and *Frangula alnus*.

4. Fruit Trees - Fruit bearing trees will include robust apple varieties, wild and sweet cherry species adding to the edible narrative at the edge of the village green. *Prunus avium* cultivars such as *Prunus avium* 'Sweetheart' and Apple species *Malus domestica* 'Charles Ross' and *Malus sylvestris*.

Legend

	Existing Trees to be Retained		Fruit Bearing Trees
	Street Trees		Woodland Edge and Green Interface Trees
	Feature Trees		



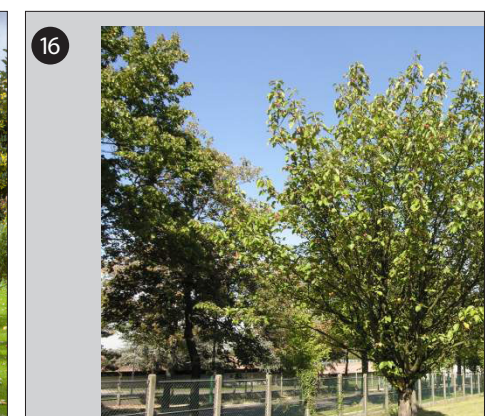
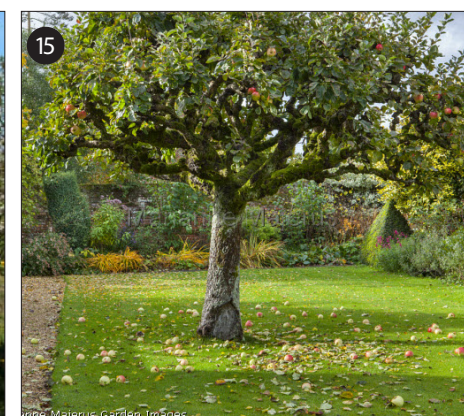
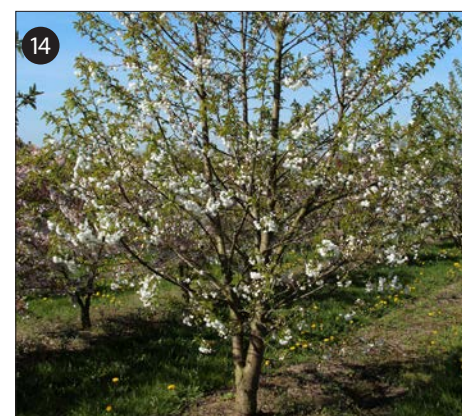
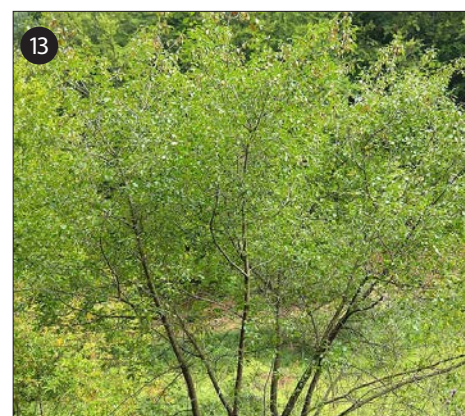
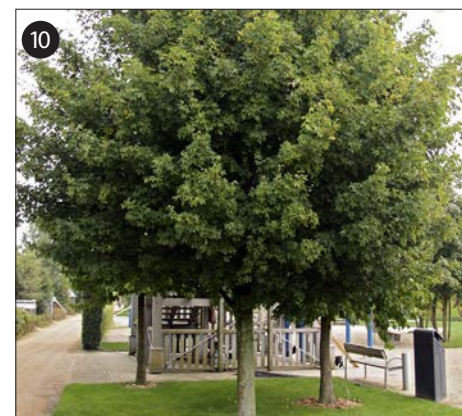
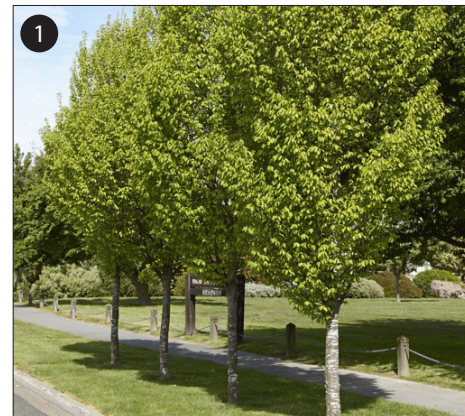
Figure 4.9 Tree Strategy (fabrik, 2021)

04 Landscape Design

4.9 Soft Landscape Strategy

Key Tree Species

1. Street Trees - *Carpinus betulus* 'Frans Fontaine'
2. Street Trees - *Pyrus calleryana* 'Chanticleer'
3. Street and Green Interface Trees - *Betula pendula*
4. Street Trees - *Alnus*
5. Street Trees - *Populus nigra*
6. Feature Trees - *Platanus x hispanica*
7. Feature Trees - *Quercus robur*
8. Feature Trees - *Liquidambar styraciflua*
9. Green Interface Trees - *Corylus avellana*
10. Green Interface Trees - *Aesculus hippocastanum*
11. Green Interface Trees - *Acer campestre*
12. Green Interface Trees - *Fagus*
13. Green Interface Trees - *Frangula alnus*
14. Fruit Trees - *Prunus avium* 'Sweetheart'
15. Fruit Trees - *Malus domestica* 'Charles Ross'
16. Fruit Trees - *Malus sylvestris*.



4.9 Soft Landscape Strategy

Hedgerow and Wildflower Species

Native Mix Hedgerow Planting Palette

The planting palette for the native mix hedgerows will comprise of native species, frequently found within the locality and therefore appropriate for the setting of the Site.

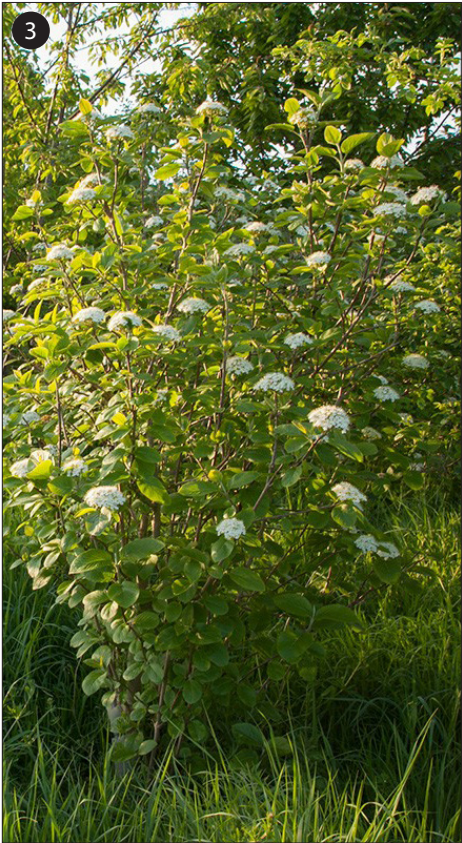
Species for native planting to include:

- 1. *Crataegus monogyna*
- 2. *Sorbus aria*
- 3. *Viburnum lantana*
- 4. *Viburnum opulus*
- 5. *Ilex aquifolium*
- 6. *Taxus baccata*
- 7. *Corylus avellana*
- 8. *Euonymus europaeus*

Other Edible native hedgerow species to include are; *Rubus fruticosus* and *Prunus spinosa*.

Wildflower

The planting palette for the native wildflowers are to include the standard general purpose plant mix EM2F.



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Ornamental Soft Landscape Species

- 1. Residential Hub Example Species** - *Calamagrostis x acutiflora* 'Karl Foerster', *Echinacea Purpurea* 'White Swan', *Perovskia a.* 'Blue Spire', *Euonymus fortunei* 'Silver Queen', *Hebe* 'Red Edge'
- 2. Village Green Example Species** - *Rubus idaeus*, *leucanthemum vulgare*, *Crocus* 'Ruby Giant', *Tulipa* 'Queen of Night'
- 3. Green Interface Example Species** - *Cornus sanguinea*, *Viburnum opulus* 'Compactus', *Carex* 'Ice Dance', *Ligustrum vulgare*, *Crataegus monogyna*, *Dryopteris felix-mas*, *Acanthus mollis*, *Brunnera macrophylla* 'Jack Frost'



4.10 Hard Landscape Strategy

Hard Landscape Strategy

The hard landscape strategy is governed by a series of differing typologies:

- 1. Residential Hub** - A mix of different block paving design to create a pedestrian oriented scheme. Permeable Block paving will be incorporated into the scheme throughout.
- 2. Spine Road** - The pedestrian footways and associated vehicular roads will be composed of permeable concrete block paving.
- 3. Property Entrance Thresholds** - The ground floor property entrances will consist of Permeable concrete slab paving.
- 4. Parking** - Permeable concrete block paving will make up the majority of the parking bays along the major spine road, in the residential hub and private driveways.
- 5. Eastern path** - Will consist of self binding gravel.
- 6. LEAP** - Will consist of bark play mulch.
- 7. Central Green path** - Will consist of self binding gravel.



Figure 4.10 Hard Landscape Strategy (fabrik, 2021)

4.10 Hard Landscape Strategy

Hard Landscape Precedents

- 1. Precedent Image Permeable Block Paving within a Residential Scheme
- 2. Precedent Image Permeable Block Paving
- 3. Precedent Image Bark Play Mulch for the LEAP
- 4. Precedent Image Permeable Concrete Slab Paving
- 5. Precedent Image Permeable Concrete Slab Paving with Associated Planting



4.11 Boundary Treatment Strategy

Boundary Treatment Strategy

The boundaries to the dwellings will be secured by a variety of Brick walls and timber fencing, be it post and rail or close board. Structural plating will also be part of plots boundaries be it either hedges, shrubs or climbers.

Brick walls are to be located where property plots face onto the external public realm. This will help to provide extra privacy and security for residents. Timber fencing will provide separation between each plots internally. The timber fencing should be treated to help reduce future rot and limit future long term maintenance requirements.

Precedent Images of Brick Wall and Alternative Timber Fencing Options:

- 1. Brick Wall and Brick Pier
- 2. Brick Wall with Timber Panelling
- 3. Timber fencing with Mixed Shrub and Perennial Planting
- 4. Timber Fencing with Native Shrub and Hedgerow

Legend

Timber Fence

Brick Wall



Figure 4.11 Boundary Treatments Strategy (fabrik, 2021)



4.12 Lighting Strategy

Lighting Strategy

The lighting strategy is formulated around the provision of a range of robust products providing a safe light levels across the site whilst minimising the effects on ecology and night sky and leaving some latitude for feature lighting.

The streets will be provided with 6m column lights adjacent to all the primary movement routes which drop to 4m columns in parking courts and pedestrian only routes.

The pedestrian path along the eastern edge of the site is to be lit by low level bollard lighting.

All of the above is to be clarified through a detailed lighting design.

Precedent Images of Lighting Strategy Options:

- 1. Pole Mounted Lighting
- 2. Pole Mounted Lighting
- 3. Bollard Mounted Lighting
- 4. Bollard Mounted Lighting

Legend

- Pole Mounted Light 6m
- Pole Mounted Light 4m
- Bollard Mounted Light



Figure 4.12 Lighting Strategy (fabrik, 2021)

4.13 Landscape Maintenance

Landscape Maintenance Strategy

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the outline design principles of the project to choose the correct species but this effort will be wasted with poor maintenance.

At this outline 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 be prepared and they will encompass the following:

Review Procedure

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

General Operations

The following broad principles will be applied:

Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance & Management operatives and members of the general public will need to be explained in a method statement.

The Landscape Maintenance Contractor shall give suitable notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.

The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to root zone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise the Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to an approved tip,

grass cuttings to an approved tip, tree roots and stumps to an approved tip, shrub and tree prunings to an approved tip and litter and non-biodegradable arisings to an approved tip.

Extraneous rubbish not arising from the contract work will be collect and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Excavated or imported materials are not to be placed directly on grass.

Existing Established Trees

Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission will be required to carry out any tree surgery works to the trees that are subject to a Tree Preservation Order. This permission is to be obtained from the Local Authority Tree Officer prior to any works being carried out. Replacement planting, if requested by the Local Authority, is to be with species of local provenance.

Semi-mature, Advanced Nursery Stock and Standard Trees
The planting, establishment, pruning and ongoing maintenance of these trees will need to be clearly specified. Prune to remove dead, dying, diseased branches. The Maintenance Contractor is to advise Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. Remove suckers from base. Check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure tree is upright. Firm up trees which have suffered frost heave or are affected by strong winds. Ensure that sufficient water is applied to maintain healthy growth. Dependant on location, apply N.P.K. slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis.

Ornamental Shrub Planting

The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

Keep all beds weed free by hand weeding and/or use of approved herbicides. Fork over beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendations and the site requirements.

Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc. Prune to maintain shape appropriate to the species with additional shaping or height maintenance

as specified in the tables. Apply sufficient water to maintain healthy growth. Maintain beds to be rubbish and litter free.

Amenity Grass Areas

The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified. Generally maintain turf in a manor appropriate to the intended use to a height of 30mm. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Prevent waterlogging and compaction. Repair damage due to trampling, abrasion or scalping during mowing. Within ornamental turf and lawns maintain reasonably free from moss, thatch, weed, frost heave, worm and mole casts with edges neat and well defined. Litter and fallen leaves remove regularly to maintain a neat appearance. Before mowing The Landscape Maintenance Contractor is to remove litter, rubbish and debris. Following mowing the Landscape Maintenance

Contractor is to leave a neat and even finish, without surface rutting, compaction or damage to grass. Neatly trim around obstructions and sweep clear and remove arisings from adjoining hard areas. Do not use mowing machinery closer than 100mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.



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05 Conclusion

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5.1 Summary & Conclusion

The proposal for the land to the south of Bayards, Level Mare Lane would create 69 new homes along with a new secondary access onto Level Mare Lane, new Public Open Space at the heart of the site and areas for biodiversity enhancement around the edges of the site.

The approach taken to the design of the proposed development has been based on the concept of place-making. The creation of a distinctive landscape led development with an identifiable sense of place, based on the context of the sites and the precedence studies of local villages.

The illustrative scheme creates an informal rural layout on the western edge of Eastergate creating a green focal space at the western edge of the site based on an existing pine tree. Large landscape buffers around the northern, eastern and southern boundaries of the site provide space for the exiting mature trees to be retained and maintained within a green setting.

The outline scheme proposes a new layout of 69 units and seeks to create:

- A landscape structure which acts as the framework for the whole development
- Delivers 30% affordable units in an integrated, tenure blind layout
- An integrated approach to landscape and play
- A scheme which provides views through it to an open space to the west to prevent an enclosed character
- Provide areas of Public Open Space and retain existing mature vegetation within the site whilst new hedgerow planting could aid biodiversity and includes the potential for a new leisure walk to the east of the site
- Creates landscaped areas around the edges of the site to allow existing mature trees to be retained and flourish.

As the application is an outline submission the full details of appearance, landscaping, layout and scale will be confirmed at reserved matters stage, however, the illustrative material which supports the application clearly demonstrates that the proposals are realistic, deliverable and attractive.



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