# LANDSCAPE DESIGN STATEMENT

# RESIDENTIAL DEVELOPMENT

ABTEC LTD

LOWER HORSEBRIDGE

HAILSHAM

REF. NO. 3936_RP_001

STATUS: PLANNING

DOCUMENT CREATED: 18/10/2016

REVISIONS

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# 1. LANDSCAPE STRATEGY

### *OVERALL OBJECTIVES*

- *Maximise site biodiversity*
- *Provide visually attractive setting to new development*
- *Provide enhancements of wider adjoining landscape*
- *Achieve landscape proposals of a high visual and material quality*
- *Development of an attractive, but robust and low maintenance scheme.*

### *LANDSCAPE CHARACTER*

The site lies on the outskirts of the village Hailsham and Hellingly, East Sussex lying within Hellingly Parish Council boundary

The site sits within the Hailsham Character Area of the East Sussex County Landscape Character Assessment (2010)

Situated on the east end of the Low Weald, the market town of Hailsham with extensive views to the High Weald and Downs. The town has expanded considerably in recent decades, and some of its edges are rather open and untidy. The town centre abuts onto attractive, undeveloped and hedge-patterned slopes descending east towards the Pevensey Levels.
The town sits in an almost flat landscape with light tree cover.
The eastern edge, descending to the open levels, is particularly sensitive to change.
Trees help to 'soften' the suburbs, but offer sparse cover to the modern housing estates.

Characteristics

- There is a pleasant human scale and small market town character, and an abundance of small and traditional shops.
- A bustling high street, with an eighteenth century core and Victorian shops.
- The buildings are of very varied age and character, with the new precinct relating well in scale to the church and High Street. The twentieth century additions are sometimes in scale, like St Mary's Walk, but not all are so successful.
- There is a fine juxtaposition between the High Street and the church, which encloses the area. The quiet green church yard lies close by, with many fine trees.
- The dominant building material is brick, often whitewashed.

The appraisal states that

- *Protect, and build upon, the local character, especially the churchyard and its trees.*
- *Conserve the older shops, buildings and character details in and around the town centre.*
- *Special character features elsewhere, should be reflected in new developments.*
- *Establish and strengthen a strong, final urban edge, protecting and enhancing the contact between the town centre and countryside in the east.*

Key landscape objectives for the landscape character area are to create an street frontage which is incorporated into the surrounding area by use of the existing hedgerow to shield the majority of the development form the immediate street view

The scheme will aim to protect and enhance existing landscape character by ensuring that the selection of hard materials and plant species are appropriate to the setting.

### *CURTILAGE PLANTING*

Along A271 retained hedgerow provides the existing landscape boundary. It is proposed to increase a woodland buffer on the western boundary and to reinforce the hedgerow and tree groups on the southern development boundary.

The pallet will be of native trees and scrub under planting in these areas. The housing will be fronted by low ornamental shrubs and herbaceous to provide interest in the development. The areas over the foul sewer easement of 5m will be planted to either lawns or low growing ground cover

A small number of trees are planted within the development where constraints allow.

### *MATERIALS AND SURFACING*

A simple palette of complementary materials will be developed which fulfils the following criteria;

- High visual quality
- Sustainability
- Robustness and hard-wearing qualities

Overall a 2 colour scheme has been developed to visually separate the public road and parking from the private areas and driveways. The high quality of materials ensures a pleasant landscape environment visually.

The entrance is over a granite stone rumble strip and crossing, leading to a raised table which forms the main part of the development. Small kerbs protect the planting form wheel roll over but are not intrusive to the design which is based upon a shared level.

The existing pavement is extended into the site and changed to a shared level in low key colours of Graphite grey and rustic reddy-browns

Further surfacing materials will be selected from a range of controlled muted colours and used across the site to create a low-key, high quality external setting for the proposed development.

Detailed surfacing design will be used to draw a clear visual and textural distinction between vehicular and pedestrian areas, and which priorities pedestrian movement over vehicular.

## 2. LANDSCAPE MASTERPLAN

*Existing boundary hedgerow is retained to give the boundary to the site a local character in keeping with the area. It shall be reinforced with appropriate supportive planting.*

*Existing planting at the northern boundary to be enhanced and reinforced with native species hedgerow and tree planting to create screening of dwellings and improve diversity on site*

*Section of existing hedgerow removed to give access to the development*

*New pedestrian footpath created through communal wetland meadow grass area containing a new landscaped swale as part of the development SUDs strategy and to help improve the site biodiversity and ecological connections*

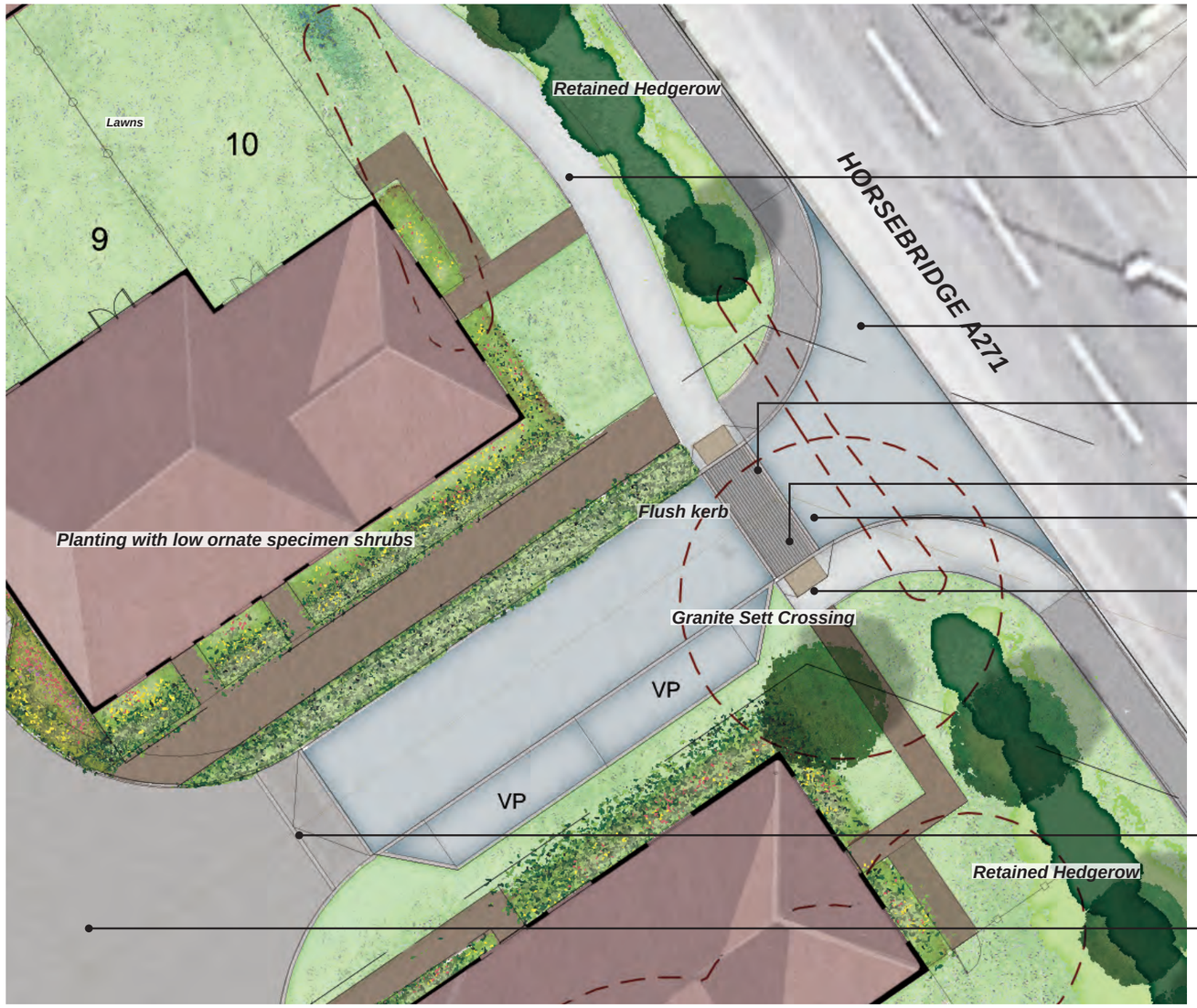
*5m foul sewer easement. No tree planting or large shrubs. Planting will be ground covers and grassed areas*

*Several existing trees within the proposal site are removed to allow for development and the creation of private gardens*

*New internal fences for private residents. A close board fence along the first 3m of property boundary ensures privacy.*
*The remaining fence line and rear fences shall be post and rail fencing in keeping with the rural character*

*Existing boundary hedgerow and vegetation is retained to maintain character of the site and provide screening of dwellings form the locations to the south*


## 3. DEVELOPMENT ENTRANCE








## 4. TURNING ENDS AND PRIVATE PARKING

*Graphite grey tegular paving forms public areas and visitor parking*

*Flush laid conservation kerb to define footway.*

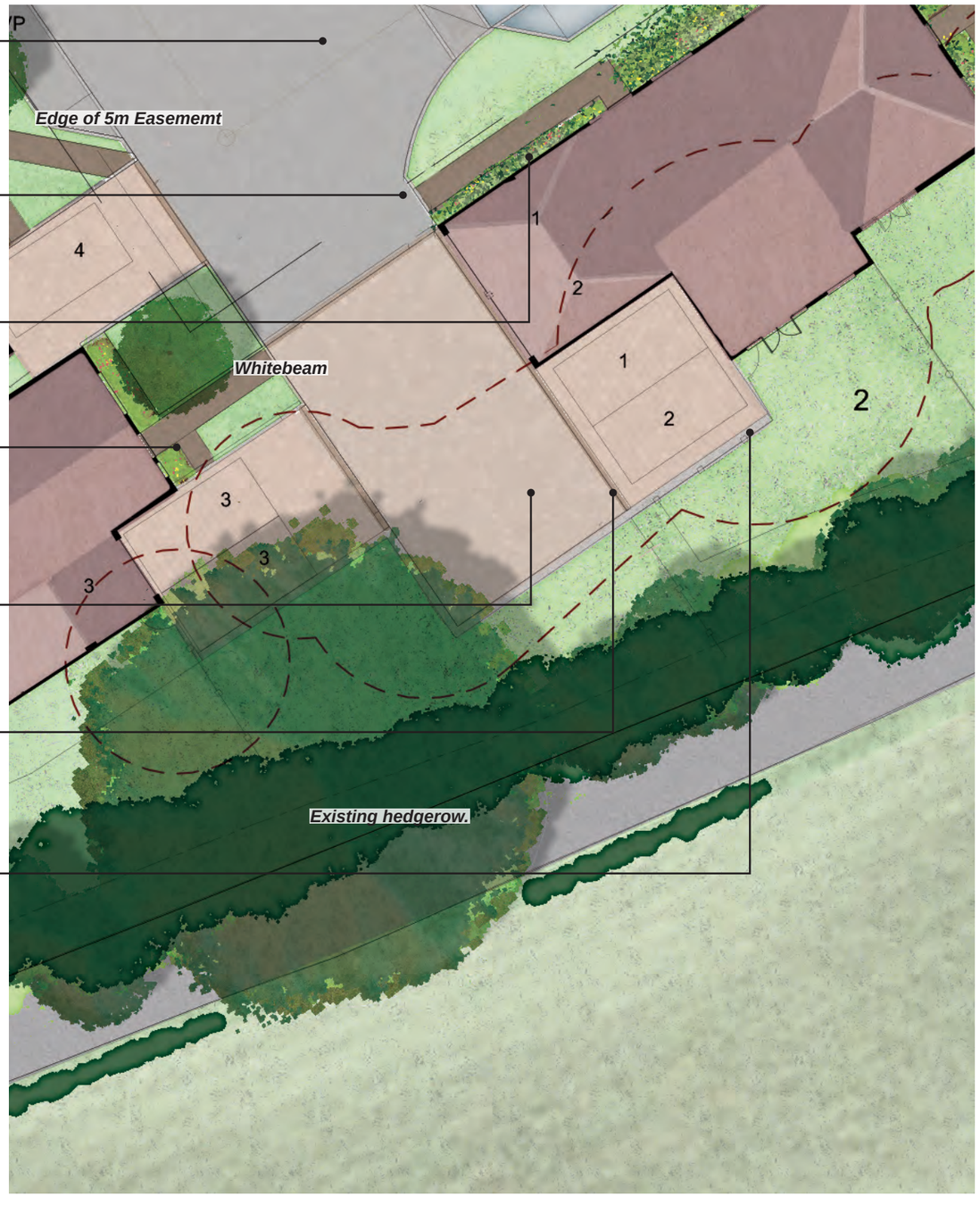
*Ground cover planting with ornate specimen shrubs.*

*Red Clay paver pathways to front door*

*Rustic Tegula paving laid in Transverse Broken Bond defines private parking and turning head*

*Defining paving band laid formed from largest unit tegular : 200x134*

*Low raised kerb HB3 defines edges to planting areas*

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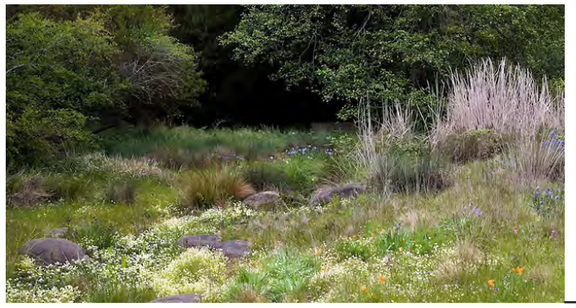
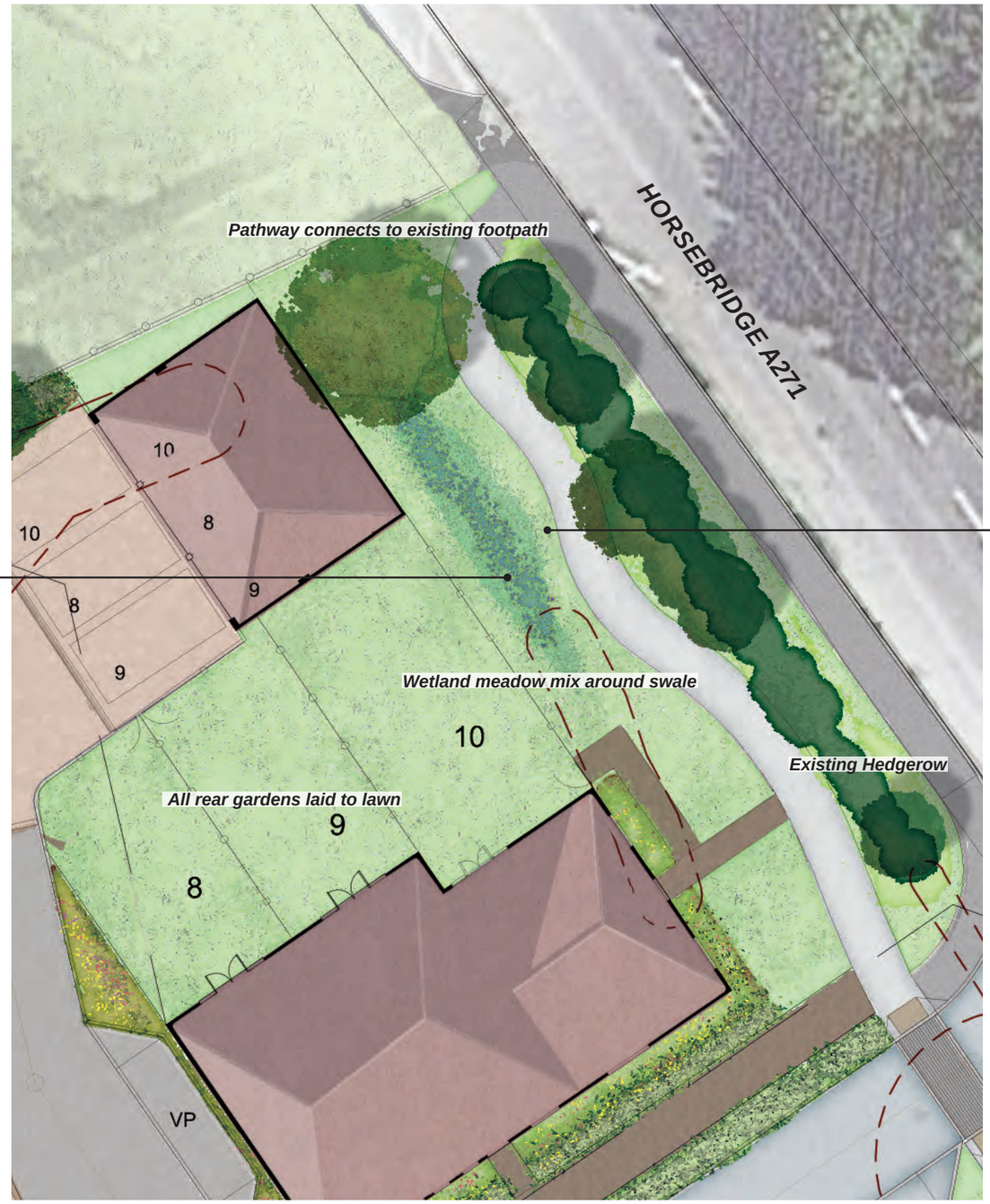
## 5. SWALE AND PUBLIC ACCESS ROUTE






*New landscaped swale and surrounding grassland forms part of the site SUDs strategy and utilises the potential seasonal flooding at this point to create a new wetland Meadow*

*Wetland planting*
*Newly planted wetland grass mix to improve and maintain diversity. Planting will include a native matrix of species including;*

| | |
|---|---|
| *Achillea millefolium* | *Common Yarrow* |
| *Anthoxanthum odoratum* | *Sweet Vernal Grass* |
| *Centaurea nigra* | *Common Knapweed* |
| *Cynosurus cristatus* | *Crested Dog's Tail* |
| *Descampsia cespitosa* | *Tufted Hair Grass* |
| *Filipendula ulmaria* | *Meadowsweet* |
| *Galium verum* | *Lady Bed Straw* |
| *Plantago lanceolata* | *Ribwort Plantain* |
| *Prunella vulgaris* | *Selfheal* |
| *Ranunculus acris* | *Meadow Buttercup* |
| *Rhinanthus minor* | *Yellow Rattle* |
| *Vicia cracca* | *Tufted Vetch* |

## 6. WOODLAND PLANTING

***Woodland planting***
***Newly planted woodland buffer to western boundary to maintain and improve diversity and connectivity to the greater hedgerow network, to partly mitigate for the removal of existing on site trees and provide screening between dwellings and future recreational area to west.***
***species including;***

| | |
|---|---|
| *Acer campestre* | *Field Maple* |
| *Betula pendula* | *Silver Birch* |
| *Betula pubescens* | *Downy Birch* |
| *Corylus avellina* | *Hazel* |
| *Cratageus monogyna* | *Hawthorn* |
| *Fagus silvatica* | *Beech* |
| *Ilex aquifolium* | *Holly* |
| *Malus sylvestris* | *Crab Apple* |
| *Prunus avium* | *Wild Cherry* |
| *Quercus petrea* | *Sessile Oak* |
| *Quercus robur* | *English Oak* |
| *Rosa arvensis* | *Field Rose* |
| *Rosa canina* | *Dog Rose* |
| *Sambucus nigra* | *Elder* |
| *Sorbus aucuparia* | *Rowan* |
| *Taxus baccata* | *Yew* |
| *Tilia cordata* | *Small-leaved Lime* |

***With large oaks planted across the area. The trees will be planted in varying sizes and maturities to create an active and quickly establishing landscape woodland buffer***


***Existing boundary vegetation/hedgerow to be retained to maintain the character of the site and provide screening of dwellings form locations to the south***

## 7. SURFACING AND HARD MATERIALS STRATEGY

### *DESIGN RATIONALE*

7.1 A simple palette of hard wearing material will be used across the site to create a low key external setting for the proposed development which is sympathetic to the local area while creating an individual high quality finish within the development.

7.2 Clear distinctions between public and private areas through the use of colour.

7.3 The scheme will incorporate materials of high aesthetic quality, with a few choice uses of natural stone and a natural colour balance across the development enhancing the residential areas which will contribute positively to the wider landscape character.

### *HARD MATERIALS PALETTE*

*Public Road*

7.4. *It is proposed that the existing asphalt road be brought into the development area to create the entrance as low key. The change in material via a ramp in to the shared level surface of the public areas in a tegula block laid to a transverse bond pattern.*

*Internal spaces*

7.5 The tegula block retains the same laying pattern, separated by a double line laid in soldier course but changes colour to give a subtle yet distinctive change to the paving.

7.6 The pathways leading to the front door are to be in a reddish clay paver laid in a running bond.

*Parking Bays*

7.7 The visitor parking bays are to remain as the Graphite grey block to help visitors identify them for their use. They shall have a flush kerb leading to a small - HB3- upstand kerb to the rear in order to help protect any planting by making the parer aware and feel the change in level.

7.8 Private parking areas and driveways will be in a rustic red tegula block.

*Kerbs and Edges*

7.9 A combination of flush, upstand and drop kerbs will be used to enable free access and movement across the site, raised kerbs will be used along the rear of parking bays to avoid car run over into areas of soft landscaping.

7.10 Edging will be used to define a clear access across the car park to the main entrance, and as a detail to change in surface treatments.

*Pedestrian crossing and Ramp access*

7.11 Both these features will be contained by flush kerbs.

### *HARD MATERIALS*

- Graphite Tegula Paving for public road and Visitor parking
- Rustic reds Tegula Paving for private parking and private drives
- Entrance road of Asphalt.
- Combination of flush channel kerbs and small raised kerbs to maintain planted areas
- Granite setts form entrance crossing and varied textures create a rumble strip at the entrance
- Ramp created form Graphite tegula pavings bounded by flush kerb
- Tactile paving to British Standard
- Standard (HB1)Kerbs for roadway entrance.
- Flush Channel kerbs for parking zones
- Flush and Low (HB3) kerbs for residential areas

# 8. SOFT LANDSCAPING STRATEGY

## *DESIGN RATIONALE*

8.1 Given the constraints of the foul sewer easement proposed to run through the site the opportunities for planting within the development are limited by size and must only consist of lawns and low ground covers along that corridor.

8.2 The proposed landscape treatment away from the easement will consist of low growing ornamental shrubs in front of the properties and a limited amount of tree planting on site.

8.3 The site frontage will retain the existing hedgerow which will be supported with new planting as required in order to create a secluded residential development and to continue to connect to the local landscape character.

8.4 Planting to the western boundary using a native species mix predominantly of hawthorn with larger oaks dispersed across the area creating a woodland a that increases diversity and retains connections with the countryside at large.

8.5 The southern boundary retains the existing hedgerow and will be maintained and supported as required with new planting to create a dense corridor completing the 3rd side of the development as a strong connective system to the surrounding area with the aim to increase the overall ecological value.

8.6 The eastern boundary contains a swale system and as part of the overall site flood mitigation a larger grassed area. This will be seeded with a native wetland mix.

Plant species will be selected on the following criteria:

- *Location suitability e.g. shade tolerance, full sun facing , native species where required*
- *Low maintenance,*
- *Robustness and hard wearing qualities,*
- *Ecological value and benefit to wildlife.*

The overall objectives of the soft landscape works will be to:

- *Increase site biodiversity,*
- *Provide vegetation offering ecological and wildlife benefit along the boundary,*
- *Create a pleasant and attractive environment for residents*
- *Improve the ecological value of the wider environment*

## *SOFT MATERIALS PALETTE*

### *Trees*

It is proposed that a semi mature tree be planted to replace the felled Oak along the A271 boundary. Native trees shall form the woodland and planting of Sorbus aria in the residential area

- Quercus robur
- Sorbus aria ‘Chrysophylla’

### *Woodland Buffer*

To provide a rich and diverse woodland edge. Potential species may include;

- Crataegus monogyna
- Malus sylvestris
- Ligustrum vulgare

### *Shrubs & Groundcover*

Shrub and groundcover will be selected from a list which will include native and ornamental species. These will be selected on the basis of being low maintenance, robust, hard wearing.

Potential species may include;

- Cornus sp
- Philadelphus sp.
- Mahonia nitens ‘Cabaret’
- Hellebore sp.

### *Indicative specification*

- Typically groundcover shrubs will be of 3-5L pot size and spaced at an appropriate density for individual species.
- A minimum of 10L pots will be used for specimen and focal shrubs.
- Semi Mature trees are to be of a minimum 20-25cm girth with a minimum clear stem of 200cm.
- Woodland planting will be a matrix of available sizes to help create a quickly established planted area