



- LEGEND
- EXISTING WOODLAND
 - NATIVE HEDGE/ SHRUB PLANTING
 - PROPOSED TREES
 - PROPOSED SPECIMEN TREES
 - EXISTING TREES
 - WILDFLOWER
 - AMENITY GRASS
 - ORNAMENTAL PLANTING
 - SUDS BASIN
 - TARMAC
 - BLOCK PAVING BRACKEN/NATURAL
 - REGULA BLOCK PAVING HAZELNUT/TRADITIONAL
 - CONCRETE SLAB PAVING
 - GRANITE RUMBLE STRIP
 - COLOUR TARMAC
 - SELF BINDING GRAVEL PATHWAY
 - MOUNDING
 - PLAY AREA
 - REAR GARDENS

This plan shows how the comments from the Landscape Meeting 4.2.16, Pre-application meeting 1 and Peckers Hill Consultation Statement, and how the design responds to them:

1. SUDS TO BE DESIGNED TO BE NATURAL

The SUDS basins will be designed to be natural with planting positioned to soften the edges and create an ecological habitat for wildlife species

2. MANAGEMENT OF GORE COPSE

Invasive species such as Indian (Himalayan) balsam, rhododendron and variegated yellow archangel, bamboo, cherry laurel etc. will be removed to ensure that a native wet woodland and woodland habitat is maintained. Litter will be removed and tipped garden waste. Education will be provided in the form of interpretation boards.

3. MANAGEMENT OF GRASSLAND

Grassland to be managed to allow for NVC type MGS *Cynosurus cristatus*-*Centaurea nigra* grassland in accordance with ecologists recommendations. A successful ecological edge to be established to ensure a barrier of vegetation will discourage access to the woodland.

4. PROVISION OF CYCLE WAY FOOTPATH

Cycle way footpath will be provided to allow the adjacent grassland habitat to remain undisturbed. This will create a circular walk through the site linking into the wider footpath network of Fair Oak

5. HEDGEROW NETWORK STRENGTHENED

Native boundary hedgerows to be strengthened to fill in any gaps with native species and in particular *Acer campestre* (field maple). Where possible a willow margin will be maintained along the edge of these hedgerows ensuring that a successful field layer of herbaceous species can thrive and increase hedgerow biodiversity. Hedgerow trees will be planted and left to attain a natural height this along with existing trees being retained will provide a green foil to the development.

6. PROVISION OF A BRIDGE

A raised walkway will be positioned to increase wildlife permeability between the area of copse and ensuring higher meta-populations of species are maintained. This will also ensure that the route is accessible throughout the year.

7. CENTRAL GREEN

The green space is positioned in a central location within the development and is carefully designed to provide a high quality green space with footpath links and specimen tree planting creating and installing a historic parkland character.

8. CENTRAL PLAY SPACE

Within the central green a play space will be included that will be within 5 minute walking distance as per FTT requirements of the proposed development. Its central position will provide good natural surveillance from neighbouring properties.

9. TREE LINED AVENUE

Medium size trees will be placed to create a central avenue green creating a green spine to the development. These trees will be positioned so that they are at least 1m away from back of carriageway and with a clear stem of 2m and above. They will be positioned at least 5m away from lighting columns. These trees would be under planted with spring bulb mix that could include Daffodils.

10. LANDSCAPE BUFFER TO LITTLE DOWER HOUSE

A planted buffer between little dower house and the development will help screen any potential views of the development.

11. MORTIMERS LANE FRONTAGE

Along this approach an informal design approach will be taken adopting a rural character. This will include hedge planting a grass verge with daffodils and informal groups of tree planting.

12. THE DEVELOPMENT CHARACTER

The site will be broken down into different character types which the landscape design will respond to.

13. SOUTHERN LANDSCAPE BUFFER

A southern circa 6m landscape buffer of native tree and shrub planting will be installed to help screen neighbouring properties from the development.

14. PUBLIC ART

Public art will be incorporated along the scheme telling a sequential story along the gore copse woodland footpath and into the site. Interpretation boards placed at key points within the site providing education and information.

15. SHARED SPACE

Shared surfaces will be provided in key locations helping to slow vehicles down and give pedestrians and cyclists priority.

16. AGRICULTURAL ACCESS

Grasscrete access provide to neighbouring field for neighbouring land owner

03	Update to include agricultural access	JC	31/05/23
04	Updated to latest architects base	JC	06/11/16
05	Updated to latest architects base	JC	11/10/16
06	Updated to latest architects base	JC	25/08/16
07	Lighting removed from annotation	JC	22/08/16
REV.	DESCRIPTION	APP.	DATE

fabrik

PROJECT TITLE
PECKERS HILL

DRAWN TITLE
LANDSCAPE MASTERPLAN/GREEN INFRASTRUCTURE
PLAN

ISSUED BY	Alton	T: 01420 593 250	
DATE	JAN 2018	DRAWN	JC
SCALE@AO	1:1000	CHECKED	M
STATUS	DRAFT	APPROVED	M

DWG. NO. D2593 L100

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