

1. Arrival Space to the Site

New tree and hedgerow planting along the Site boundaries, can be planted to create a soft development edge with the adjacent countryside and existing development.

Plant focal / specimen trees to add focal points within the street scene as you enter the site. Plant street trees to create character and add legibility to the layout.



Replacement hedge behind visibility splay

Drainage basin with wet core

1
3
LEAP

Tree-lined street along main access road

Existing pedestrian route through woodland, bark chip surface

1.2m high post and rail timber fence to control access into the existing woodland on site, gates are either end

3. Play Areas

A range of play areas will be provided across the site to cater for varying age groups and provide engaging and challenging play experiences, with a natural timber feel in keeping with its location at the edge of the settlement.

A Locally Equipped Area of Play (LEAP) will be provided within the arrival open space to the north near the site arrival point. The LEAP will offer a variety of equipment targeted for ages 4-12 yr olds and encourage active and imaginative play. The new dwellings will be orientated to provide passive surveillance of the open space and play area.

A large area of public space is provide at the centre of the site, which include a Super Locally Area of Play (Super LAP), equivalent to 2No. LAP, to provide dedicated toddler play on site



Mown path around site on existing route

Infill planting of native trees to strengthen boundary with graveyard

Mown footpaths through species-rich meadow

Species-rich native hedging provide edge condition to private drives

Additional layer of native thicket and trees to provide additional structure to the frontage and assist with filtered screening of the development

Groups of native thicket to supplement woodland planting blocks

Clipped native hedging alongside private drive to enclose frontages and provide suitable interface with open space beyond

Linear swales connecting between SuDS basins to convey stormwater

Recreational footpaths, 2m wide, surfaced in Breendon gravel with timber edgings

Drainage basin in open space to attenuate stormwater flows, planted with a mix of grassland species and marginal planting to create a rich mosaic of habitats

Feature native parkland trees of stature

Groups of native woodland/thicket to supplement existing boundary vegetation

Species-rich meadow margins to western open space

Gated access in fence to allow maintenance of drainage headwall and watercourse

Board-walk over damp areas of the site to support use of path all year around

1.2m high post and rail timber fence to discourage access into ancient woodland offsite

2. Western Public Open Space

Existing boundary features will be retained and enhanced with new native woodland, thicket and tree planting. The western part of the Site will be laid-out as a semi-natural area of open space, incorporating new species-rich meadow grassland creation, native tree and woodland edge planting. A recreational walking route will be created through the open spaces which link across the Site. New Sustainable Drainage (SuDS) features will be created all over the site as well as swales. This allows water run-off to attenuate on Site before being released slowly into the existing watercourse. In some areas the basin will be over-deepened to create new permanent wet areas, allowing the creation of new pond habitats, which would enhance the surrounding biodiversity and create an attractive and varied design. The base and sides of the basins will be sown with native wildflower and grasses and planted with wet thicket species.

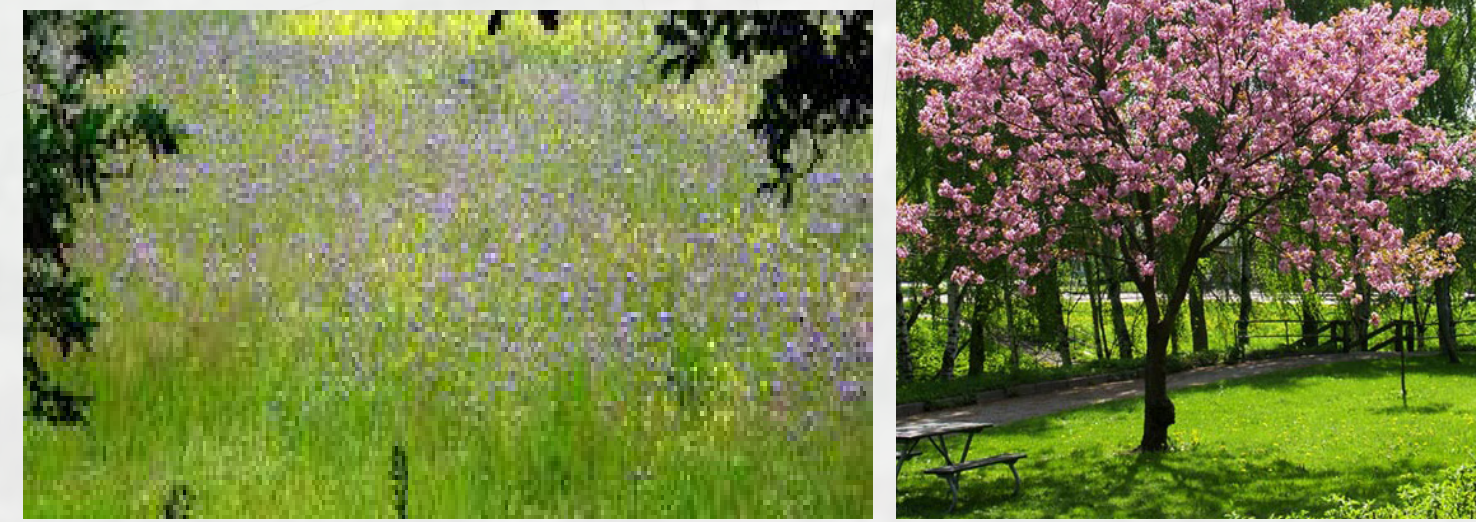


Indicative Species (Trees)	Common name	Indicative Species (Native scrub)	Common name
Carpinus betulus	Hornbeam	Cornus sanguinea	Dogwood
Acer campestre	Field Maple	Crataegus laevigata	Hawthorn, midland
Quercus robur	English oak	Ligustrum vulgare	Privet
Prunus avium	Wild cherry	Corylus avellana	Hazel
Tilia cordata	Lime	Prunus spinosa	Blackthorn

5. Linear route (along PROW)

The existing public footpath which crosses the central part of the Site will be retained, with housing typically orientated to overlook them, to provide passive surveillance. This existing network of routes will be enhanced by extensive new recreational footpath provision. While the planting of the open spaces will be focused on native species which respect the existing on-site habitats, a wider range of ornamental species will be used in this vicinity of the new housing. Species will be selected which provide amenity value, and also benefit wildlife through varied structure and the inclusion of plants which benefit pollinating species. This ornamental planting will include flowering trees, bulbs and flowering meadows.

Indicative Species (Trees)	Common name
Prunus cerasifera	Cherry Plum
Prunus serotina	Japanese Cherry
Amelanchier x amarcillii	Service Berry



1.2m high post and rail timber fence to discourage access into ancient woodland offsite

4. Central Open Space

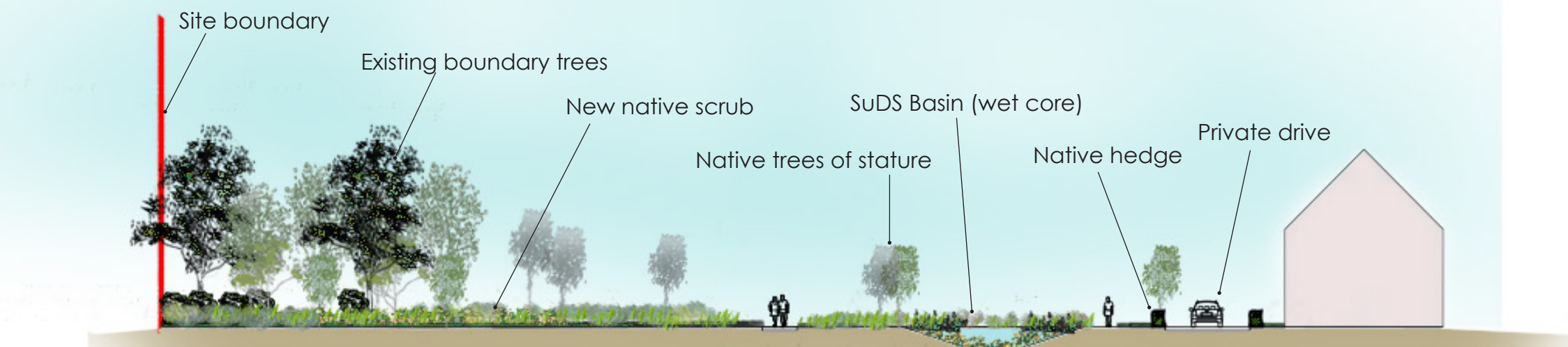
A well-landscaped central green will sit at the heart of the development, incorporating focal tree planting, seating, kick about space and a doorstep play area (SLAP).

The Central Open Space will incorporate recreational footpaths and create pedestrian links to other peripheral public open spaces.

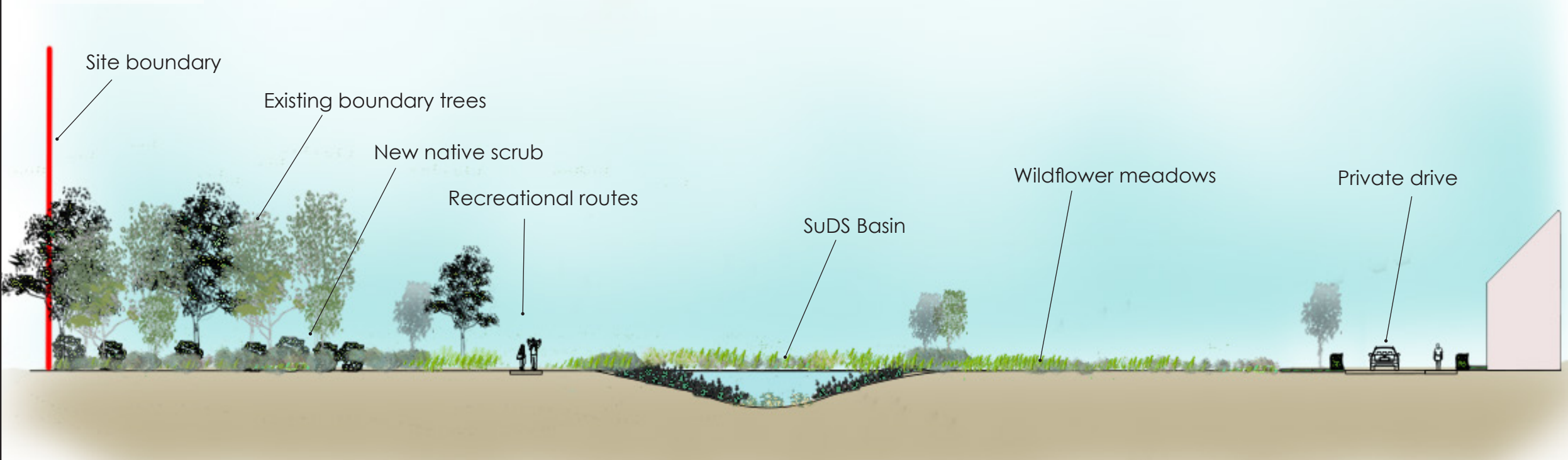
Ornamental tree and shrub planting to soften the built development and provide an attractive streetscape, with swales and flowering meadows enhancing the space.



Section A-AA



Section B-BB



1:500
0 10 20 meters



- Application boundary
- Existing vegetation

Proposed planting

- Proposed focal trees
- Proposed trees
- Proposed woodland
- Proposed native thicket / scrub
- Proposed SuDS basin
- Proposed native hedge
- Proposed species-rich grassland
- Proposed amenity grass / flowering lawn

Recreational features

- Recreational footpath
- Mown path
- Play areas
- Timber Bench

Access

- Primary access road
- Public Right of Way (PROW)

Ancient Woodland Buffer

- 15m ancient woodland buffer (dashed orange)

B	16/07/25	GC	Ancient woodland buffer added
A	25/02/25	SS	Updated to revised site layout

Drawing Status
FOR PLANNING

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Project Stoneyfields, Oxted

Drawing Title
Illustrative Landscape Strategy Plan

Client Croudace Homes

Scale @ A0 See Scale bar
Date November 2024 Rev B
Drawn \$\$ Checked GC