Hedgerows: 021.8

2.23.67. Hedgerows must be integrated into the landscape framework to establish spatial definition, reinforce biodiversity, and strengthen the semi-rural setting of Oaklands Blossom.

2.23.68. Hedgerows must function as wildlife corridors, providing nesting habitats, shelter, and foraging opportunities for pollinators, birds, and small mammals.

2.23.69. Hedgerows should contribute to local identity, reinforcing the surrounding countryside and parkland character, and providing seasonal variation in colour, texture, and habitat value.

2.23.70. Hedgerows must be located along residential plot boundaries where indicated in the masterplan to provide screening, security, and mark transitions between public and private spaces, and soften the streetscape. Ornamental single-species hedgerows should be selected where formal structure, seasonal interest, or aesthetic enhancement to key frontages is required.

2.23.71. Mixed native hedgerows must be used to reinforce ecological value, providing diverse flowering and fruiting species for maximum biodiversity gain.

2.23.72. Native hedgerows must include species resilient to climate change pressures, including drought, heat stress, and potential soil compaction. Native hedges must be planted along the eastern site edge, along North Drive.

2.23.73. Deciduous hedge species must be capable of tolerating regular pruning while retaining structural quality and long-term resilience under varying climate conditions.

2.23.74. Evergreen hedge species should be selected to provide year-round structure and enclosure in key streetscapes and must be tolerant of pruning to encourage dense growth and flowering.

2.23.75. Hedgerows must be planted at densities sufficient to achieve a continuous, functional barrier within five years of establishment.

2.23.76. Front garden hedgerows must be designed to a maximum height of 0.8 metres to balance enclosure with overlooking and passive surveillance.

2.23.77. Boundary hedges adjacent to open countryside or ecological links should be designed to achieve 1.5 metre in height to reinforce habitat corridors whilst maintaining passive surveillance.

Primary road hedge

Secondary road hedge

Tiertiary road hedge

Native mixed hedgerow

Ref	Hedge Plants mix BH1 - Primary streets			
	Latin Name	English name	Size	Description
1	Potentilla fruticosa ‘Jackman’s	Potentilla ‘Jackman’s Variety’	About 1.5m (5ft)	Blooms from May to September with pretty divided leaves; ideal for path-side hedge.
2	Choisya ternata	Choisya ternata	Medium size	Small star-shaped white flowers with sweet aroma.
3	Ribes sanguineum	Ribes sanguineum	Medium size	Pink flowers striking for wildlife-friendly gardens, early nectar source for bees.
4	Lavandula angustifolia	Lavender (e.g., Hidcote,	Low to 1.5m	Low-growing hedge, lilac-blue flowers all summer, aromatic and drought tolerant.
5	Pieris japonica	Japanese Pieris	1.5-3 m height	Evergreen shrub with glossy, dark green leaves; bell-shaped white or pink flowers in early spring; valued for year-round interest and ornamental foliage.
6	Viburnum tinus	Laurustinus	2-3 m height	Evergreen shrub with dark green leaves; produces clusters of white flowers in winter to spring, followed by

Ref	Hedge Plants mix BH2 - Secondary streets			
	Latin Name	English Name	Size Range (cm)	Description
1	Photinia × fraseri ‘Red Robin’	Red Robin Photinia	3-4	Evergreen shrub with glossy red young leaves that mature to dark green, white flowers in spring.
2	Escallonia	Escallonia	1.5-3	Evergreen shrub with glossy leaves and clusters of pink or red flowers in summer, tolerant of coastal and urban
3	Osmanthus × burkwoodii	Burkwood Osmanthus	2-3	Evergreen shrub with dark glossy leaves and fragrant white flowers, tolerant of pruning, used for hedges.
4	Berberis thunbergii f. atropurpurea	Purple Japanese Barberry	1.5-3	Deciduous or semi-evergreen shrub, spiny leaves, yellow flowers and orange berries, good for hedging and
5	Lonicera pileata	Privet Honeysuckle	1-2	Low evergreen shrub with small leaves, fast-growing, forms dense ground cover or low hedge, tolerant of shade.

Ref	Hedge Plants mix BH3 - tertiary streets			
	Latin Name	English Name	Size Range (cm)	Description
1	Euonymus fortunei 'Emerald Gaiety'	Euonymus 'Emerald Gaiety'	30 - 120 cm	Evergreen with variegated green and white leaves, grows slowly, great for low hedging borders.
2	Hebe 'Sutherlandii'	Hebe 'Sutherlandii'	30 - 100 cm	Small evergreen shrub with dark green leaves and white flowers, good for low hedges.
3	Lonicera pileata	Lonicera pileata	30 - 100 cm	Low, evergreen with arching habit, small leaves, perfect for formal low hedges.
4	Berberis athropurpurea 'Bagatelle'	Berberis athropurpurea 'Bagatelle'	30 - 100 cm	Deciduous low hedge with colorful foliage, red berries in autumn, and delicate flowers.

Ref	Hedge Plants (native)			
	Latin Name	English Name	Size Range (cm)	Description
1	Crataegus monogyna	Common Hawthorn	3-10	Native deciduous shrub or small tree, thorny branches, white spring flowers, red berry-like fruit (haws) in autumn. Supports diverse wildlife.
2	Fagus sylvatica	Beech	30-40	Large native deciduous tree with smooth grey bark, dense canopy, excellent shade tree, produces nuts favored by wildlife.
3	Ilex aquifolium	Holly	5-15	Evergreen tree or shrub with spiny dark green leaves and bright red berries, important winter food source for birds.
4	Prunus spinosa	Blackthorn	3-6	Native thorny shrub or small tree, dense branches, early spring white flowers, produces blackish sloes fruit in autumn, supports wildlife.

Native shrub, woodland edge and understorey planting: 021.9

2.23.78. Native shrub and woodland planting must be used to reinforce the semi-natural character of the landscape and assimilate new housing into its setting.

2.23.79. Structural planting must strengthen retained vegetation along site boundaries and enhance ecological connections.

2.23.80. Planting should create diverse habitats and wildlife corridors, supporting pollinators, birds, and small mammals through food and shelter provision.

2.23.81. Woodland edge and understorey planting must ensure layered ecotones that transition naturally between development edges and open countryside.

2.23.82. Native structural planting must reinforce and extend existing boundary vegetation to strengthen the ecological framework of the site.

2.23.83. Shrub and understorey planting must be used in open spaces to create wildlife rich thickets, habitat niches, and screening where required.

2.23.84. Planting structure must reflect spatial hierarchy: climax woodland canopy at core, woodland edge and understorey layers at transitions, and shrub planting at public realm interfaces.

2.23.85. Woodland edge planting must mix medium and large trees, tall shrubs, and small trees to create a graduated ecotone (e.g., holly, hawthorn, field maple, rowan, crab apple).

2.23.86. Native shrub planting must include a diversity of species with ecological value, particularly fruiting and flowering shrubs (e.g., hazel, dogwood, guelder rose, spindle, blackthorn).

2.23.87. Woodland structure must comprise three layers: canopy layer – large deciduous woodland trees, sub-canopy layer – medium trees and large shrubs, Understorey layer – native shrubs and small trees.

2.23.88. Woodland edge planting must provide gradual transitions from high canopy woodland into adjacent open green space.

2.23.89. Shrub and understorey planting must combine dense groups with looser formations to create natural variation and habitat.

2.23.90. Planting density must be sufficient to form a visually cohesive block within 5 years, with natural thinning and succession encouraged thereafter. Bare root planting stock must be used wherever possible, at a minimum height of 100cm, to discourage grazing damage and support rapid establishment.

Ref	Woodland planting mix			
	Latin Name	English Name	Size	Description
1	Betula pubescens	Downy Birch	10–20 m, up to 27 m	Deciduous tree with dull white, peeling bark and downy shoots; ovate-serrated leaves; prefers damp soils.
2	Crataegus monogyna	Hawthorn	Up to 15 m	Deciduous small tree often used for hedge; dense, thorny, white flowers in spring followed by red berries.
3	Ilex aquifolium	Holly	Typically 2–8 m, up to 25 m	Evergreen, spiny leaves; red berries on female plants; shade tolerant, slow-growing, often shrub-like.
4	Pinus sylvestris	Scots Pine	15–35 m, rarely to 45 m	Tall, coniferous evergreen; orange-brown scaly bark; long needles in pairs; open, rounded crown.
5	Populus tremula	Aspen	15–21 m, up to 40 m	Deciduous, broad crown, trembling rounded leaves; smooth bark, catkins in spring; spreads via root suckers.
6	Prunus avium	Wild Cherry	15–32 m	Deciduous tree, smooth reddish bark; white spring flowers, edible red cherries, vibrant autumn foliage.
7	Prunus spinosa	Blackthorn	3–5 m, up to 6–8 m	Dense, spiny deciduous shrub or small tree; early white flowers, small blue-black sloe fruit in autumn.
8	Quercus petraea	Cornish Oak	20–35 m, up to 40 m	Large deciduous oak; deeply fissured bark; sinuate dark leaves; acorns without stalk; prefers uplands.
9	Sorbus aucuparia	Rowan	10–15 m	Slender, deciduous tree; pinnate leaves, white flower clusters in spring, red autumn berries, vibrant colour.

Ref	Woodland scrub - mix WS1			
	Latin Name	English Name	Size	Description
1	Betula pubescens	Downy Birch	10–20 m, up to 27 m	Deciduous tree with dull white, peeling bark, downy shoots, serrated ovate leaves, and catkins; prefers damp soils.
2	Corylus avellana	Hazel	3–8 m, rarely up to 15 m	Multi-stemmed shrub or small tree; rounded, double-serrate hairy leaves; yellow catkins in late winter; edible nuts.
3	Crataegus monogyna	Hawthorn	Up to 15 m	Small, dense thorny tree often hedged; white spring flowers and deep red haws; great wildlife habitat.
4	Ilex aquifolium	Holly	Typically 2–8 m, up to 15–25 m	Evergreen, leathery spiny leaves, red berries on females, dense crown; shade tolerant and slow growing.
5	Prunus spinosa	Blackthorn	2.5–4 m (can reach 6 m)	Thorny deciduous shrub or small tree; early white flowers, ovate leaves, blue-black sloe fruit in autumn.
6	Rosa canina	Dog Rose	1–5 m (can scramble higher)	Deciduous shrub with arching prickly stems; pale pink flowers; produces edible red-orange 'hips' in autumn.
7	Salix purpurea	Purple Willow	1–3 m, rarely up to 6 m	Deciduous shrub; slender purple shoots, opposite narrow leaves; catkins in spring; basketry and erosion control use.
8	Salix viminalis	Common Osier	3–6 m, rarely up to 10 m	Fast-growing large shrub; long, erect stems, narrow leaves silver-hairy beneath; used for basketry and wetlands.
9	Sambucus nigra	Elder	4–8 m	Large bushy shrub or small tree; pinnate leaves, fragrant cream flowers in early summer, edible black berries.
10	Sorbus aucuparia	Rowan	5–15 m	Slender deciduous tree; pinnate leaves, white spring flowers, clusters of vibrant red berries in autumn.

Ref	Woodland scrub - mix WS2			
	Latin Name	English Name	Size	Description
1	Alnus glutinosa	Common Alder	20–30 m, can reach 37 m	Medium to large deciduous tree; thrives in moist soils, glossy leaves, forms catkins and woody cone-like fruits.
2	Anthoxanthum odoratum	Sweet Vernal Grass	Up to 70 cm	Short-lived perennial grass; sprays fragrant, soft leaves and early summer flower spikes, used for lawns/meadows.
3	Betula pendula	Silver Birch	15–25 m	Deciduous tree with striking white bark and drooping twigs; yellow autumn foliage, catkins in spring.
4	Juniperus communis	Common Juniper	1–10 m	Variable evergreen shrub or small tree; needle-like leaves, aromatic blue berries, very cold tolerant.
5	Pinus sylvestris	Scots Pine	15–35 m, up to 45 m	Tall coniferous evergreen; scaly orange-brown bark and blue-green needles; open, rounded crown.
6	Populus tremula	Aspen	15–21 m, up to 30 m	Medium to tall deciduous tree; broad crown, fluttering rounded leaves, spreads by suckers, smooth bark.
7	Quercus petraea	Sessile Oak	20–40 m	Large, broad-crowned deciduous oak; lobed leaves with long stalks, stalkless acorns, prefers uplands/acidity.
8	Quercus robur	Common/English Oak	20–40 m, can reach 45 m	Large, impressive deciduous tree; broad spreading crown, lobed leaves, stalked acorns, typical of lowlands.

Ref	Groundcover - native Mix 1			
	Latin Name	English Name	Size (cm)	Description
1	Lysimachia nummularia	Creeping Jenny	10-15	Fast-spreading perennial with round glossy leaves and small yellow flowers, prefers moist soil.
2	Thymus serpyllum	Creeping Thyme	~10-20	Low-growing aromatic herb with tiny purple flowers, excellent for sunny spots and dry soils.
3	Vinca minor	Periwinkle (Dwarf)	10-30	Evergreen groundcover with dark green leaves and blue to purple flowers in spring and summer.

Ref	Groundcover - native Mix 2			
	Latin Name	English Name	Size (cm)	Description
1	Ajuga reptans	Ajuga (Bugleweed)	15-30	Fast-spreading groundcover with glossy leaves and spikes of blue flowers, tolerates shade.
2	Lamium galeobdolon	Yellow Archangel	20-30	Evergreen groundcover with variegated leaves and yellow flowers, thrives in shade or sun.
3	Galium odoratum	Woodruff	20-30	Shade-loving herb with sweetly scented white flowers, good for woodland areas.
4	Hedera helix	English Ivy	10-30	Vigorous evergreen climber or groundcover with glossy green leaves, adaptable to shade.

Ornamental Shrubs, Grasses and Perennial planting: 021.10

2.23.91. Ornamental shrubs, grasses, and perennials should enhance the visual quality of the landscape while complementing the local setting and architecture.

2.23.92. Planting design must reinforce the intended character of each Landscape Zone (streetscape, residential frontages, public squares, open spaces).

2.23.93. A varied palette of species should be incorporated to provide seasonal interest, colour, and textural diversity throughout the year.

2.23.94. Ornamental planting should contribute to biodiversity by supporting pollinators and local wildlife, alongside its aesthetic role.

2.23.95. Ornamental planting must be located in areas of high visibility, including streetscapes, residential front gardens, entrances, and community spaces.

2.23.96. Perennials and grasses should be integrated into mixed planting beds to deliver seasonal dynamism and complement structural shrubs.

2.23.97. Feature shrubs must be used to accentuate arrival spaces, focal views, and key intersections.

2.23.98. Planting species must align with the landscape character objectives of each zone, reinforcing identity (e.g., formal clipped forms in structured spaces, looser mixes in informal zones).

2.23.99. Feature shrubs must be sourced at minimum 25L pot size to ensure immediate impact and defined presence, perennials must be planted at 3L pot size in general beds, with 5L pot size required in focal or high-profile locations.

2.23.100. Ornamental planting must create depth and layering by combining: structural shrubs (evergreen and deciduous) to provide year-round framework, ornamental grasses for texture, seasonal change, and movement, perennials for colour, flowering, and pollinator value across seasons.

2.23.101. Planting layouts must vary density and height to create visually rich and engaging compositions, with taller feature shrubs and perennials must be positioned towards the rear of beds or focal sightlines, with lower-growing ground-cover species placed at front edges.

2.23.102. Irrigation must be provided in the first two years post-planting, particularly for high-value focal beds.

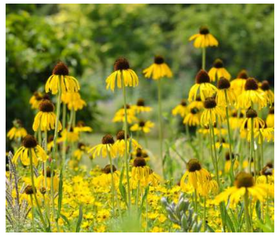
2.23.103. Ornamental grasses and perennials must be grouped in drifts or clusters for naturalistic effect, avoiding isolated planting.

Ref	Ornamental Planting Mix OP1			
	Latin Name	English Name	Size Range (cm)	Description
1	Deschampsia caespitosa	Tufted Hair-Grass	90-150	Evergreen or semi-evergreen grass forming dense tussocks, narrow rough leaves, feathery silver-purple flowers in summer, prefers moist to wet soils.
2	Echinacea 'Lemon Drop'	Yellow Coneflower	60 - 120	Tall perennial with large, daisy-like yellow flowers and prominent seed cones; attracts bees and butterflies; excellent for borders and cut flowers.
2	Echinacea 'Parrot'	Yellow Coneflower	60 - 120	Tall perennial with large, daisy-like yellow flowers and prominent seed cones; attracts bees and butterflies; excellent for borders and cut flowers.
3	Pennisetum alopecuroides	Fountain Grass	60 - 90	Graceful clumping grass with arching leaves and bottlebrush flower spikes; adds movement and texture.
4	Pennisetum setaceum	Fountain Grass	60-120	Clump-forming grass with narrow leaves and arching flower plumes, favored in ornamental gardens, suited to warm climates.
5	Potentilla fruticosa 'Elizabeth'	Shrubby Cinquefoil	60 - 90	Compact deciduous shrub with grey-green leaves and masses of bright yellow flowers from late spring to autumn.
6	Rudbeckia fulgida	Black-eyed Susan	60 - 120	Clumping perennial with bright golden-yellow daisy-like flowers having dark brown centers; blooms midsummer to fall; attracts pollinators; low maintenance.

Ref	Ornamental Planting Mix OP2			
	Latin Name	English Name	Size Range (cm)	Description
1	Astilbe spp.	Astilbe	45 - 120	Shade-tolerant perennial with feathery plumes of brightly colored flowers; prefers moist, well-drained soil.
2	Phlox paniculata	Garden Phlox	60 - 120	Tall perennial with large clusters of fragrant flowers in summer; attracts butterflies; thrives in full sun to part shade.
3	Rumex sanguineus	Bloody Dock	60 - 120	Perennial with striking reddish stems and leaves; grows well in moist soils; adds bold foliage contrast.
4	Echinacea 'White Swan'	White Coneflower	60 - 120	Tall perennial with prominent white flowers; attracts pollinators; drought tolerant.
5	Achillea millefolium	Yarrow	60 - 90	Clump-forming herbaceous perennial with fern-like leaves and flat clusters of white, pink, or yellow flowers; drought tolerant and low maintenance.
6	Muhlenbergia capillaris	Pink Muhly Grass	90 - 120	Ornamental grass with airy pink flower plumes in late summer/fall; creates a striking cloud-like effect.
7	Stipa tenuissima	Feather Grass	60 - 90	Fine-textured, wispy, flowing grass with soft, delicate leaves that wave in the breeze.
8	Pennisetum x advena 'Fireworks'	Fireworks Fountain Grass	80-120	Deciduous ornamental grass with arching burgundy leaves and pink variegation; red flower plumes in late summer.

Ref	Ornamental Planting Mix OP3			
	Latin Name	English Name	Size Range (cm)	Description
1	Perovskia atriplicifolia	Russian Sage	90 - 120	Woody perennial with aromatic silvery-grey leaves and airy spikes of lavender-blue flowers; drought tolerant and long blooming.
2	Verbena bonariensis	Tall Verbena	100 - 150	Tall airy perennial with clusters of small purple flowers; attracts pollinators and adds vertical accents.
3	Eryngium giganteum	Miss Willmott’s Ghost	80 - 120	Striking spiky perennial with silvery blue, thistle-like flowers; architectural and drought tolerant.
4	Allium giganteum	Giant Allium	80 - 120	Tall bulbous perennial with large spherical purple flower heads in late spring to early summer.
5	Artemisia	Mugwort / Wormwood	60 - 120	Perennial shrub with aromatic silver-green foliage; drought tolerant with soft textured leaves.
6	Stachys byzantina	Lamb’s Ear	20 - 40	Low-growing perennial with thick, velvety silver-grey leaves resembling lamb’s ears; used for groundcover.
7	Calamagrostis x acutiflora	Feather Reed Grass	150 - 180	Tall, upright grass with golden feathery flower plumes; popular for architectural effect.
8	Festuca glauca	Blue Fescue	20 - 30	Low-growing, compact ornamental grass with striking blue-grey foliage; great for edging or accents.
9	Hordeum jubatum	Foxtail Barley	30-60	Ornamental grass with fluffy bottlebrush seed heads resembling fox tails, prefers well-drained soils, drought-tolerant.
10	Stipa tenuissima	Feather Grass	60 - 90	Fine-textured, wispy, flowing grass with soft, delicate leaves that wave in the breeze.

Ref	Ornamental Planting Mix OP4			
	Latin Name	English Name	Size Range (cm)	Description
1	Bergenia cordifolia	Heartleaf Bergenia	30-45	Evergreen perennial with large, leathery leaves and clusters of pink flowers in spring, tolerant of shade.
2	Cotoneaster dammeri ‘Coral Beauty’	Coral Beauty Cotoneaster	40-100	Low-growing, dense evergreen shrub with small glossy dark green leaves, white flowers in early summer, bright red berries in autumn, excellent groundcover.
3	Euonymus fortunei ‘Emerald ‘n’ Gold’	Emerald 'n' Gold Euonymus	60-90	Evergreen shrub with variegated green and yellow leaves, tolerant of shade and sun, good for hedging and borders.
4	Stachys byzantina ‘Silver Carpet’	Silver Carpet Lamb's Ear	15-30	Low-growing perennial with soft, silvery grey leaves forming a dense groundcover, purple flowers in summer, drought tolerant.



Echniacea

Pennisetum alopecuroides

Potentilla fruticosa

Astilbe spp.

Stipa tunuissima

Echinacea

Allium giganteum

Perovskia atriplicifolia

Eryngium giganteum

Hydrangea arborescens

Cornus alba

Viburnum tinus

Ref	Ornamental Planting Mix OP5 (1.5m high)			
	Latin Name	English Name	Size (m)	Description
1	Hydrangea arborescens	Smooth Hydrangea	1.5-2.5m	Medium shrub with large white flower clusters; provides bold seasonal interest in parklands.
2	Viburnum tinus	Laurustinus	1.5-4m	Evergreen shrub with white winter flowers and blue-black berries; great for winter interest.
3	Euonymus fortunei	Wintercreeper	0.5-1.5m	Versatile evergreen shrub, tolerant of shade and poor soil; variegated foliage adds year-round color.
4	Photinia × fraseri	Red Robin Photinia	3-5m	Evergreen shrub with striking red young leaves; often used as an eye-catching feature shrub.
5	Berberis Athropurpurea 'Nana'	Darwin's Barberry	2-3m	Hardy, spiky evergreen shrub with vibrant red and orange berries; good for wildlife and color.
6	Rosa rugosa	Rugosa Rose	1-2m	Dense deciduous shrub with fragrant flowers and bright rose hips; tolerant of poor soils.
7	Cornus alba ‘Midwinter Fire’	Siberian Dogwood	2-3m	Deciduous shrub known for its bright red stems in winter; adds color and structural interest.
8	Mahonia aquifolium	Oregon Grape	1-2m	Evergreen shrub with spiny leaves, yellow flowers, and blue berries; good for shady areas.

Ref	Ornamental Planting Mix OP6 - planting adjacent to LEAP			
	Latin Name	English Name	Size (m)	Description
1	Buddleja davidii pink	Pink Butterfly Bush	1.2-2.5	Plant in full sun to partial shade in well-drained soil; prune hard in early spring to maintain shape & encourage growth; attracts butterflies; drought tolerant once established.
2	Ceanothus ‘Yankee Point’	Yankee Point Ceanothus	02.mar	Prefers full sun and well-drained soil; evergreen shrub with blue flowers in spring; protect from severe frost; prune after flowering.
3	Cornus Alba 'Midwinter Fire'	Midwinter Fire Dogwood	1.5 – 2.5	Deciduous shrub with bright orange-red and yellow young stems; valued for winter stem colour; white flowers in summer.
4	Lavandula angustifolia ‘Hidcote’	Hidcote Lavender	0.6-1	Thrives in full sun with well-drained soil; drought tolerant; prune after flowering to maintain compact shape; attracts pollinators.
5	Spiraea ‘Grefsheim’	Grefsheim Spiraea	01.01.2005	Deciduous shrub with pink flowers; plant in full sun to light shade; adaptable to many soils; prune after flowering to maintain shape.
6	Salix lanata	Woolly Willow	01.05.2003	Prefers moist, well-drained soils; shrub with woolly white leaves; thrives in full sun or partial shade; tolerates wet soils.

Ref	Ornamental Planting Mix OP7 - planting with ornamental foliage			
	Latin Name	English Name	Size (m)	Description
1	Cotoneaster horizontalis	Cotoneaster	0.5-1.5	Hardy evergreen shrub with small berries; excellent for pollution absorption and urban resilience.
2	Photinia × fraseri 'Red Robin'	Red Robin Photinia	03.maj	Evergreen shrub with vibrant red young leaves; good for screening and urban streetscapes.
3	Elaeagnus × ebbingei	Elaeagnus	02.mar	Evergreen with fragrant flowers and silvery foliage; highly tolerant of pollution and drought.
4	Viburnum tinus	Laurustinus	01.05.2003	Evergreen shrub with white flowers and dark berries; adaptable to urban soils and shade.
5	Euonymus fortunei 'Silver Queen'	Wintercreeper 'Silver Queen'	1.5-2.5	Evergreen shrub with glossy green leaves edged in creamy white, sometimes pink-tinged in cold; small pale flowers in summer.

Ref	Ornamental Planting Mix 8 - defensible planting with ornamental foliage			
	Latin Name	English Name	Size (m)	Description
1	Prunus laurocerasus	Cherry Laurel	04.cze	Dense evergreen shrub used for hedging; tolerant of pruning and polluted city air.
2	Berberis thunbergii 'Athropurpurea'	Japanese Barberry	01.lut	Deciduous shrub with colorful foliage and berries; tough and low maintenance for urban sites.
3	Berberis horizontalis 'Green Carpet'	Green Carpet Barberry	0.5 – 1	Low-growing deciduous shrub with arching green shoots; bright yellow flowers in spring; leaves turn orange-red in autumn; red fruits in autumn; tolerant, low-maintenance, and good for ground cover.
4	Lonicera pileata	Privet Honeysuckle	01.01.2005	Evergreen groundcover shrub; compact, tolerant of trimming and urban pollution.
5	Mahonia aquifolium	Oregon Grape	01.lut	Evergreen shrub with spiny leaves and yellow flowers; thrives in shade and urban conditions.
6	Amelanchier lamarckii	Serviceberry	4	Small bushy tree with star-shaped white flowers in spring; edible purple-black berries; vibrant autumn leaf colour.

Ref	Ornamental Planting Mix 9 - defensible planting with ornamental foliage			
	Latin Name	English Name	Size (m)	Description
1	Forsythia sp.	Forsythia	2.4 – 3	Upright-arching deciduous shrub with bright yellow flowers in early spring; fast growing; may sucker to form colonies.
2	Syringa	Lilac	2.4 – 4.5	Large deciduous shrub or small tree; known for fragrant flower clusters in late spring; heart-shaped leaves.
3	Cornus controversa	Giant Dogwood	9 – 15	Fast-growing deciduous tree with broad horizontal branches and large leaves; white flowers in spring with blue/black berries.

Vinca minor

Juniperus horizontalis

Berberis thubbergii ‘Bagatelle’

Cotoneaster ‘Coral beauty’

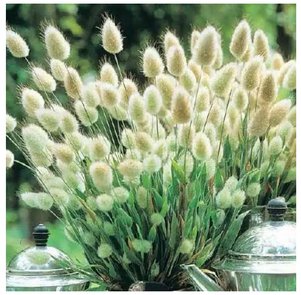
Euonymus fortunei

Cotoneaster horizontalis

Groundcover - ornamental shrubs - Mix1			
Latin Name	**English Name**	**Size (cm)**	**Description**
Euonymus fortunei	Euonymus (Wintercree	Up to 0.3-0.6m tall	Hardy evergreen shrub with glossy variegated leaves; good for shady spots and year-round interest.
Vinca minor	Lesser Periwinkle	10-30cm tall	Evergreen groundcover with dark green leaves and periwinkle-blue flowers; fast spreading and hardy.
Brachyglottis ashkii	Brachyglottis	Up to 0.5-0.7m	Evergreen shrub with woolly grey-green leaves and yellow daisy-like flowers; tactile foliage.
Sarcococca confusa	Sweet Box	0.6-1m tall	Evergreen shrub with highly fragrant winter flowers and glossy leaves; great for scent stimulation.
Hypericum calycinum	St John's Wort	0.3-0.6m tall	Low-growing shrub with bright yellow flowers; adds color and texture to ground cover.

Groundcover - ornamental shrubs - Mix2			
Latin Name	**English Name**	**Size (cm)**	**Description**
Bergenia cordifolia	Heartleaf Bergenia	30-45	Prefers sun or partial shade, moisture-retentive but well-drained soil, drought tolerant once established, mulch annually.
Cotoneaster dammeri ‘Coral Beau	Coral Beauty Cotoneas	40-100	Thrives in full sun or partial shade, well-drained soil, drought tolerant once established, prune lightly to remove dead wood.
Euonymus fortunei ‘Silver Queen’	‘Silver Queen' Euonym	60-90	Tolerates sun or shade, adaptable to various soils, evergreen, requires minimal pruning, good for hedging or groundcover.
Liriope muscari	Lilyturf	30-45	Evergreen grass-like plant; prefers shade to partial sun; thrives in well-drained soils; produces purple flower spikes in late summer; good groundcover.
Stachys byzantina ‘Silver Carpet’	Silver Carpet Lamb’s Ea	15-30	Likes full sun to partial shade, well-draining soil, drought tolerant, low maintenance, remove old foliage in spring.
Vinca minor	Lesser Periwinkle	10-30	Evergreen trailing groundcover; grows best in shade to partial sun; tolerates poor soils; produces blue flowers spring to summer; good for erosion control.

Groundcover - ornamental shrubs - Mix3			
Latin Name	**English Name**	**Size (cm)**	**Description**
Berberis thunbergii f. atropurpurea 'Bagatelle'	Berberis 'Bagatelle'	0.3–0.6 (height and spread)	Compact, spiny deciduous shrub with rounded habit, deep red-purple leaves, pale yellow spring flowers, red berries in autumn. Ideal for borders and rock gardens.
Juniperus horizontalis	Creeping Juniper	0.15–0.45 (height) × 1.5–3	Low-growing, spreading evergreen conifer forming dense mats; tolerant of drought, salt, and poor soils; used as ground cover and erosion control.
Cotoneaster x suecicus 'Coral Beauty'	Cotoneaster 'Coral Beauty'	0.6–0.9 (height) × 2 (spread)	Evergreen ground cover shrub with dark green foliage and red berries; flowers in summer; good for ground cover and slopes.



Lagurus ovatus

Hordeum jubatum

Muhlenbergia capillaris

Ref	Ornamental Grasses Mix - OG1			
	Latin Name	**English Name**	**Size Range (cm)**	**Description**
1	Stipa tenuissima	Feather Grass	60 - 90	Fine-textured, wispy, flowing grass with soft, delicate leaves that wave in the breeze.
2	Festuca glauca	Blue Fescue	20 - 30	Low-growing, compact ornamental grass with striking blue-grey foliage; great for edging or accents.
3	Pennisetum alopecuroides	Fountain Grass	60 - 90	Graceful clumping grass with arching leaves and bottlebrush flower spikes; adds movement and texture.
4	Calamagrostis x acutiflora	Feather Reed Grass	150 - 180	Tall, upright grass with golden feathery flower plumes; popular for architectural effect.
5	Lagurus ovatus	Bunny Tail Grass	30 - 50	Small annual grass with soft, fluffy flower heads resembling bunny tails; great for texture and bouquets.

Ref	Ornamental Grasses Mix - 0G2			
	Latin Name	**English Name**	**Size Range (cm)**	**Description**
1	Muhlenbergia capillaris	Pink Muhly Grass	90 - 120	Ornamental grass with airy pink flower plumes in late summer/fall; creates a striking cloud-like effect.
2	Deschampsia caespitosa	Tufted Hair-Grass	90-150	Evergreen or semi-evergreen grass forming dense tussocks, narrow rough leaves, feathery silver-purple flowers in summer, prefers moist to wet soils.
3	Hordeum jubatum	Foxtail Barley	30-60	Ornamental grass with fluffy bottlebrush seed heads resembling fox tails, prefers well-drained soils, drought-tolerant.
4	Melica uniflora alba	White Melic Grass	30-60	Perennial grass with fine, delicate pale green or white flowering spikes, good for shaded woodlands or grasslands.
5	Pennisetum setaceum	Fountain Grass	60-120	Clump-forming grass with narrow leaves and arching flower plumes, favored in ornamental gardens, suited to warm climates.

SuDS planting: 021.11

2.23.104. SuDS planting must be designed to enhance habitat diversity, water quality, and ecological value within the development. All species selected must provide seasonal interest and ecological benefits for pollinators, amphibians, and invertebrates.

2.23.105. SuDS planting must follow flow paths, infiltration zones, and outside maintenance access corridors. It should frame, accent, and reinforce the intended character of SuDS features, such as swales, basins, and rain gardens, ensuring they are integrated as attractive and functional landscape elements, making drainage features multifunctional in both performance and appearance.

2.23.106. Marginal planting must be used along the edges of permanently wet basins to soften edges and create a natural, ecologically rich transition.

2.23.107. Rain garden planting must be located within SuDS cells along primary streets, to provide continuity between drainage and must feature a balanced mix of herbaceous perennials, ornamental grasses, and small shrubs with deep-rooting capacity to aid infiltration

2.23.108. SuDS planting within swales and dry basins must include species tolerant of periodic inundation as well as extended dry spells, ensuring year-round resilience.

2.23.109. Marginal planting must incorporate a diverse mix of species indicated in the table ‘SuDS Planting and must be grouped in monospecific drifts (same-species groups) to maximise filtration efficiency and reinforce visual structure.

2.23.110. Planting patterns within SuDS basins and swales must favour natural, drift-based arrangements over formal blocks, reflecting the ecological role of SuDS with density designed to achieve sufficient ground coverage within 3 growing seasons, reducing erosion and weed establishment.

2.23.111. Bare root or plug planting should be used for marginal species to encourage quick establishment and water filtration.

2.23.112. Mulching should be avoided in standing water areas but may be used in transitional and upper SuDS zones to suppress weeds during establishment.

2.23.113. Long-term management plans must be delivered and take into account hydrological performance, biodiversity, and amenity value, and ensure functionality is not compromised (e.g., avoiding silt build-up or overgrowth blocking inlets/outlets).

Permanently wet SuDS planting				
Latin name	**English name**	**Depth range (approx.)**	**Zone**	**Plant type / description**
Potamogeton pectinatus	Fennel Pondweed	-20 to -100 cm	Permanently Wet	Submerged aquatic plant; fine foliage; provides oxygenation and fish habitat
Potamogeton natans	Broad-leaved Pondweed	-20 to -80 cm		Floating-leaved macrophyte; provides cover for invertebrates and amphibians
Myriophyllum spicatum	Eurasian Water Milfoil	-30 to -250 cm		Submerged oxygenator with finely divided leaves; supports aquatic biodiversity
Ranunculus circinatus	Fan-leaved Water Crowfoot	-20 to -150 cm		Submerged water buttercup; good oxygenator, biodiversity support
Agrostis stolonifera	Creeping Bent	-10 to -25 cm		Aquatic-tolerant grass; stabilises soil at pond base and edges
Menyanthes trifoliata	Bogbean	-10 to -30 cm		Creeping aquatic perennial with trifoliate leaves and white flowers; biodiversity value
Myosotis scorpioides	Water Forget-me-not	-5 to -20 cm	Permanently Wet / Wet Zone	Small blue-flowered marginal; attracts pollinators; suitable for shallow wet edges
Equisetum hyemale	Rough Horsetail	0 to -25 cm	Wet Zone	Tall, jointed emergent with architectural stems; stabilises shallow margins
Butomus umbellatus	Flowering Rush	0 to -20 cm		Showy marginal with pink umbels; ornamental, habitat creator
Iris pseudacorus	Yellow Flag Iris	0 to -20 cm		Robust rhizomatous iris with yellow flowers; strong emergent filter plant
Juncus effusus	Soft/Common Rush	0 to -15 cm		Clump-forming rush; excellent for nutrient uptake and wetland edge structure
Typha angustifolia	Narrow-leaved Cattail	-10 to -50 cm		Strong emergent with narrow leaves; nutrient uptake, vertical structure
Typha latifolia	Common Bulrush	-10 to -40 cm		Tall emergent; strong filter for nutrients; can dominate in fertile wetlands
Sparganium emersum	Unbranched Bur-reed	-10 to -40 cm		Narrow-leaved emergent; stabilises shallow sediment
Sparganium erectum	Branched Bur-reed	0 to -30 cm		Stout emergent with branched stems; stabilises banksides, creates habitat
Schoenoplectus lacustris	Common Club-rush	-20 to -60 cm		Tall emergent rush; nutrient uptake, wave attenuation
Schoenoplectus lacustris subsp. tabernaemontani 'Zebrinus'	Grey Club-rush	-20 to -40 cm		Ornamental striped cultivar; emergent form, adds visual diversity
Phragmites australis 'Variegata'	Variegated Common Reed	-20 to -60 cm		Variegated reed cultivar; tall emergent, strong biofiltration, ornamental
Glyceria fluitans	Floating Sweet-grass	-5 to -30 cm		Creeping grass with floating stems; stabilises shallow soft margins
Persicaria amphibia	Amphibious Bistort	0 to -15 cm		Creeping amphibious perennial; tolerant of fluctuating water levels
Caltha palustris	Marsh Marigold	0 to -15 cm		Early-flowering wetland plant; golden flowers; pollinator benefit
Phalaris arundinacea	Reed Canary-grass	0 to -30 cm		Strong rhizomatous grass; stabilises soils, can become dominant
Veronica beccabunga	European Speedwell	0 to -10 cm		Creeping speedwell; small blue flowers; good for amphibian margins
Angelica sylvestris	Wild Angelica	0 to +10 cm		Tall umbellifer; valuable nectar source; damp margin specialist
Lythrum salicaria	Purple Loosestrife	0 to -20 cm		Showy upright perennial with purple flowers; attracts pollinators
Typha minima	Least Bulrush	-10 to -40 cm	Deep Marginal Zone	Small bulrush suited to shallow margins; structural but less invasive
Carex nigra	Common Sedge	0 to +20 cm	Damp Zone	Clump-forming sedge; stabilises soil and filters runoff
Filipendula vulgaris	Meadowsweet			Fragrant wildflower; pollinator nectar source
Persicaria bistorta	Common Bistort			Damp meadow perennial with pink spikes; pollinator plant
Silene flos-cuculi	Ragged Robin			Ornamental meadow perennial; attracts insects
Filipendula ulmaria	Meadowsweet (tall form)			Robust damp meadow plant; nectar-rich flowers
Festuca rubra	Red Fescue	20 cm and above	Dry Zone	Fine-leaved perennial grass; drought-tolerant, stabilises banks
Anthoxanthum odoratum	Sweet Vernal-grass			Grass of drier meadows; adds diversity on upper SuDS banks
Cynosurus cristatus	Crested Dog’s-tail			Perennial meadow grass; drought-tolerant
Prunella vulgaris	Self-heal			Wildflower of meadows; low-growing, nectar source
Lotus corniculatus	Birdsfoot Trefoil			Legume; nitrogen-fixing meadow plant; strong pollinator value

Filipendula vulgaris

/Meadowsweet

Myosotis scorpioides

/Water Forget-me-not

Typha minima

/Least Bulrush

Carex riparia

/Great Pond Sedge

Silene flos-cuculi

/Ragged Robin

Iris pseudacorus

/Yellow Flag

Caltha palustris

Marsh Marigold

Carex nigra

Common Sedge

Geum rivale

Water Avens

Filipendula vulgaris

Meadowsweet

Juncus effusus

Bullrush

Silene flos-cuculi

Ragged Robin

Thalictrum flavum

Yellow Meadow-Rue

Carex pendula

Weeping Sedge

Iris pseudacorus

Yellow Flag

Ref	Swale Plants (flow resistant)				
	Latin Name	English Name	Type	Size (cm)	Description
1	Carex nigra	Common Sedge	Grass	60 - 100	Dense grass tolerant of wet soil, helps stabilize soil and slow water flow.
2	Carex riparia	Greater Pond Sedge	Grass	100 - 200	Tall sedge with arching leaves; strong root system aids erosion control in wet conditions.
3	Iris pseudacorus	Yellow Flag Iris	Perennial	60 - 120	Rhizomatous perennial; thrives in wet soil, stabilizes banks, offers visual interest.
4	Juncus effusus	Soft Rush	Grass	60 - 100	Evergreen rush forming dense tussocks; excellent for wet areas and slowing water flow.
5	Sparganium erectum	Branched Bur-Reed	Perennial	100 - 150	Tall marsh plant; effective at filtering water and stabilizing margins in swales.
6	Typha angustifolia	Lesser Reedmace	Perennial	150 - 250	Tall wetland plant, excellent for water filtration and soil retention.
7	Agrostis stolonifera	Creeping Bent Grass	Grass	30 - 50	Low-growing, spreading grass that forms dense mats, good for erosion resistance.
8	Apium nodiflorum	Fool's Watercress	Perennial	30 - 70	Moisture-loving plant that stabilizes wet soil and enhances biodiversity.
9	Filipendula ulmaria	Meadowsweet	Perennial	80 - 150	Fragrant plant thriving in wet soils, good for soil stabilization and habitat diversity.
10	Glyceria fluitans	Floating Sweet Grass	Grass	40 - 80	Aquatic grass aiding water retention and erosion control in wet environments.
11	Myosotis scorpioides	Water Forget-me-not	Perennial	20 - 50	Ground cover perennial growing in wet places, helps binding soil and filtering runoff.
12	Mentha aquatica	Water Mint	Perennial	30 - 60	Aromatic and moisture-loving plant supporting aquatic ecosystem health and bank stability.
13	Nasturtium officinale	Watercress	Perennial	40 - 80	Aquatic edible plant, effective at stabilizing soils and improving water quality.
14	Persicaria amphibia	Amphibious Bistort	Perennial	50 - 100	Adaptable plant thriving in both wet and dry areas; good for stabilizing swale edges.
15	Veronica beccabunga	Brooklime	Perennial	20 - 50	Low-growing perennial covering wet soil, helping prevent erosion.

Play Areas and Sensory Planting: 021.12

2.23.114. Sensory planting must be designed to create engaging, and educational landscape experience stimulating sight, touch, scent, and sound.

2.23.115. Sensory planting must be located in areas of high pedestrian interaction, such as pathways and edges of open spaces.

2.23.116. Planting design should integrate with adjacent ornamental, native, or formal planting to form a cohesive composition without compromising sensory access.

2.23.117. Plant combinations should encourage curiosity, interaction, and seasonal engagement, ensuring year-round sensory quality.

2.23.118. Plant species must be chosen to ensure non-toxicity and user safety while delivering a broad sensory palette:

2.23.119. Highly decorative plants must be included, with visual appeal through contrasting foliage, bark textures, and flowering interest.

2.23.120. Plant groupings must be arranged in clusters to maximise sensory effect, with clear separations between different sensory categories for legibility.

2.23.121. Plants must be installed at sizes appropriate for immediate sensory impact (e.g., 3L pot size minimum for perennials and shrubs; larger pots for feature specimens).

2.23.122. Grouped planting of 3–7 individuals per species cluster must be used to reinforce sensory character and create immersive encounters.

2.23.123. Soil must be improved and mulched to encourage strong establishment and reduce maintenance, ensuring species remain vigorous under frequent handling.

Ref	sensory planting			
	Latin Name	English Name	Size (cm)	Description
1	Buddleja davidii pink	Pink Butterfly Bush	1.2-2.5	Full sun to partial shade; well-drained soil; prune hard in early spring; drought tolerant; attracts butterflies; flowers mid to late summer.
2	Ceanothus ‘Yankee Point’	Yankee Point Ceanothus	2-3	Prefers full sun; well-drained soil; evergreen; blue flowers in late spring; protect from severe frost; prune after flowering.
3	Lavandula angustifolia ‘Hidcote’	Hidcote Lavender	0.6-1	Full sun; well-drained soil; drought tolerant; prune after flowering to maintain shape; attracts pollinators.
4	Spiraea ‘Grefsheim’	Grefsheim Spiraea	1-1.5	Deciduous shrub; full sun to light shade; adaptable soil; prune after flowering; pink blooms summer.
5	Salix lanata	Woolly Willow	1.5-3	Thrives in moist, well-drained soils; woolly white leaves; full sun to partial shade; tolerant of wet soils.
6	Rosa spp.	Rose	1-3 m tall	A genus of woody shrubs known for their fragrant flowers and thorny stems, widely cultivated and found in wild forms.
7	Sarcococca confusa	Sweet Box	0.5-1.5 m tall	Evergreen shrub with glossy dark green leaves and small highly fragrant white flowers in winter.
8	Syringa vulgaris	Common Lilac	3-6 m tall	Deciduous shrub or small tree with heart-shaped leaves and large clusters of fragrant purple or white flowers in spring.
9	Jasminum officinale (formerly jasminum coronarius)	Common Jasmine	3-4 m climbing shrub	Woody climber with glossy leaves and highly fragrant white star-shaped flowers, blooms in summer.
10	Melica uniflora alba	White Melic Grass	30-60	Perennial grass with fine, delicate pale green or white flowering spikes, good for shaded woodlands or grasslands.
11	Stipa tenuissima	Feather Grass	60 - 90	Fine-textured, wispy, flowing grass with soft, delicate leaves that wave in the breeze.
12	Pennisetum alopecuroides	Fountain Grass	60 - 90	Graceful clumping grass with arching leaves and bottlebrush flower spikes; adds movement and texture.

Seed Mixes and bulb planting: 02`.13

2.23.124. Seed mixes and bulb planting must be designed to enhance biodiversity, improve soil health, and strengthen the character of open spaces.

2.23.125. All wildflower seed mixes must provide habitat value for pollinators and wildlife while being appropriate to the local climate and soil conditions.

2.23.126. Planting design should create seasonal interest through flowering and foliage succession, ensuring aesthetic as well as ecological contributions.

2.23.127. Management regimes must be tailored to each mix to promote sustainability, minimise inputs, and preserve long-term habitat richness.

2.23.128. Flowering lawns must be provided in amenity spaces, verges, and community lawns, where they contribute visual interest and pollinator support within regularly accessible areas and include low-growing native flowering species (e.g., selfheal, clover, daisies) integrated with fine-leaved grasses to provide colour and pollination without obstructing use.

2.23.129. Wildflower meadows must be located on larger areas of open space, landscape buffers, and edge zones where relaxed management is appropriate and must include species diverse in height, flowering season, and ecological benefit, tailored to the soil conditions and consist of predominantly native species.

2.23.130. Appropriate SuDS seed mixes must be located within swales, basins, and other drainage features to tolerate periodic wet conditions and reduce soil erosion.

2.23.131. SuDS mixes must comprise water-tolerant grasses, sedges, rushes, and native wetland wildflowers with strong rooting systems for filtration, erosion control, and nutrient absorption.

2.23.132. Woodland understorey: Must include native wildflowers (e.g., bluebell, primrose, wood anemone) and shade-tolerant shrubs or small ferns to create resilient ground flora.

2.23.133. Bulb planting should be incorporated into flowering lawns, wildflower areas, and woodland edges to extend seasonal interest and early forage resources for pollinators.

2.23.134. Bulbs must be planted in clusters or drifts for naturalistic effect, with placement ensuring seasonal succession.

Ref	Proposed bulbs planting - BP1			
	Latin Name	English Name	height (cm	Description
1	Galanthus nivalis	Snowdrop	10 - 20	Early spring bulb with nodding white flowers; thrives in moist, well-drained soil; naturalizes well.
2	Iris danfordiae	Danford Iris	15 - 25	Small early spring flowering iris with bright yellow flowers; suitable for rock gardens and alpine beds.
3	Narcissus 'January Gold'	January Gold Daffodil	25 - 30	Early blooming daffodil with soft yellow flowers; hardy and reliable for late winter and early spring bloom.
4	Eranthis hyemalis	Winter Aconite	8 - 15	Low-growing early spring perennial with bright yellow cup-shaped flowers; grows well in shade and moist soil.
5	Muscari armeniacum	Grape Hyacinth	15 - 20	Small spring bulb producing dense clusters of blue flowers resembling grapes; ideal for naturalizing.
6	Scilla sibirica	Siberian Squill	10 - 15	Early spring bulb with bright blue star-shaped flowers; great for woodland and borders.
7	Erythronium dens-canis	Dog's Tooth Violet	15 - 25	Delicate spring bulb with mottled foliage and nodding pink flowers; prefers shaded, well-drained soils.
8	Fritillaria meleagris	Snake's Head Fritillary	30 - 40	Spring bulb producing distinctive checkered bell-shaped flowers; naturalizes well in damp soils.
9	Tulipa 'New Design'	New Design Tulip	40 - 50	Late spring tulip with large red and yellow petals; creates a bold statement in borders and containers.
10	Muscari latifolium	Broad-leafed Grape Hyaci	20 - 25	Larger-foliage grape hyacinth with pale blue flowers; ideal for rockeries and borders.
11	Anemone coronaria 'Die Braut'	Bride Anemone	30 - 40	Large single white flowers with dark centers; blooms late spring to early summer.
12	Gladiolus 'Charming Beauty'	Gladiolus	90 - 120	Tall summer-flowering gladiolus with vibrant pink flowers; excellent for cut flower and borders.
13	Dahlia 'Clair de Lune'	Clair de Lune Dahlia	60 - 80	Medium-sized dahlia with soft yellow blooms; flowers mid to late summer into autumn.

Ref	Proposed bulbs planting - BP2			
	Latin Name	English Name	height (cm	Description
1	Galanthus nivalis	Snowdrop	10 - 20	Early spring perennial bulb with nodding white flowers; thrives in cool, moist, well-drained soil.
2	Crocus chrysanthus	Snow Crocus	8 - 10	Early spring flowering crocus with yellow or white flowers; ideal for naturalising in lawns or borders.
3	Galanthus 'Atkinsii'	Atkins' Snowdrop	12 - 20	Variant snowdrop with delicate flowers; flowers early spring, naturalises well.
4	Cyclamen coum	Hardy Cyclamen	10 - 15	Winter to early spring perennial with pink to white flowers; thrives in shaded, woodland-like conditions.
5	Chionodoxa forbesii ‘Pink Giant’	Pink Giant Glory-of-the-Sr	10 - 15	Early spring perennial with pink star-shaped flowers; vibrant in garden borders and rockeries.
6	Tulipa 'Peach Blossom'	Peach Blossom Tulip	40 - 60	Late spring tulip with soft peach-pink petals; smooth texture for mixed borders and containers.
7	Crocus 'Large Dutch Purple'	Large Dutch Purple Crocus	10 - 15	Large purple crocus flowering early spring; ideal for naturalizing and container planting.
8	Leucojum aestivum	Summer Snowflake	30 - 50	Late spring perennial with nodding white bell-shaped flowers; grows best in moist soil.
9	Narcissus 'Salome'	Salome Daffodil	30 - 40	Mid-spring daffodil with white petals and small yellow cup; elegant, long-lasting blooms.
10	Iris 'Purple Sensation'	Purple Sensation Iris	60 - 90	Tall bearded iris with deep purple flowers; fragrant and dramatic for borders.
11	Tulipa 'Blue Parrot'	Blue Parrot Tulip	50 - 60	Late spring tulip with ruffled, blue-purple petals; unusual ornamental effect.
12	Camassia leichtlinii subsp. suksdorf	Camassia	60 - 90	Tall spring bulb with star-shaped blue flowers; attracts bees and butterflies.
13	Tulipa 'Blue Heron'	Blue Heron Tulip	50 - 60	Mid spring tulip with blue-tinged petals; elegant and distinctive in the garden.
14	Tulipa 'Queen of Night'	Queen of Night Tulip	45 - 60	Late spring tulip with very dark maroon (almost black) petals; dramatic and popular.
15	Allium cristophii	Star of Persia	60 - 90	Large spherical allium flowers with spiky purple blooms; strong architectural statement.
16	Allium karataviense	Turkestan Onion	30 - 40	Broad-leafed allium with rounded purple flower heads; early summer bloomer.
17	Allium schubertii	Schubert’s Allium	40 - 60	Large starburst-shaped flower heads in late spring; unique and striking in flower arrangements and gardens.
19	Galtonia candicans	Summer Hyacinth	100 - 150	Tall summer bulb with racemes of white bell-shaped flowers; hardy and fragrant.
18	Agapanthus praecox subsp. maxim	White African Lily	90 - 120	Summer blooming perennial with large white flower clusters; drought tolerant with architectural form.
20	Lilium lancifolium	Tiger Lily	90 - 150	Tall lily with vibrant orange petals spotted in black; deer-resistant and dramatic in summer.
21	Colchicum autumnale	Autumn Crocus	20 - 40	Fall-blooming perennial with crocus-like flowers; great for naturalising autumn color.
22	Schizostylis coccinea	Hesperantha (Kaffir Lily)	60 - 90	Late summer flowering perennial with bright red flowers; prefers moist, well-drained soils.
23	Cyclamen hederifolium	Hardy Cyclamen	10 - 15	Autumn flowering perennial with mottled leaves and pale pink flowers; shade tolerant.
24	Eucomis bicolor	Pineapple Lily	60 - 90	Summer blooming plant with pineapple-shaped flower spikes; exotic architectural appeal.
25	Crinum x powellii	Powell Crinum	120 - 150	Large ornamental lily with white trumpet-shaped flowers; tropical look, suitable for mild frost climates.
26	Nerine bowdenii	Bowden’s Nerine	50 - 80	Autumn flowering bulb with bright pink lily-like flowers; attractive for pollinators.

Ref	Proposed bulbs planting - BP3			
	Latin Name	English Name	height (cm	Description
1	Cyclamen coum	Eastern Cyclamen	5-10	Shell-shaped magenta-pink flowers, marbled foliage, flowers Dec-Mar, good for woodlands and shaded gardens.
2	Crocus tommasinianus	Tommasini Crocus	10-15	Early violet-silver crocus, naturalises easily, flowers Feb-Mar, great for lawns and shaded areas.
3	Anemone blanda	Grecian Windflower	5-15	Dainty daisy-like blue/pink/white flowers, spring blooms, spreads well, suited for borders and rockeries.
4	Narcissus 'February Gold'	February Gold Daffodil	20-30	Early-flowering, golden-yellow, reflexed trumpet, robust for naturalising, blooms March, good for borders and pots.
5	Narcissus 'Jetfire'	Jetfire Daffodil	20-30	Miniature daffodil with vivid yellow petals and orange-red trumpet, early spring, ideal for rock gardens and pots.
6	Tulipa 'Kareol'	Kareol Tulip	20-30	Double early tulip, deep golden yellow, sturdy, early flowering, excellent for beds, borders, containers.
7	Tulipa 'West Point'	West Point Tulip	10-50	Distinctive pointed yellow petals, lily-flowered form, late spring flowering, upright, good for borders.
8	Narcissus 'Pipit'	Pipit Daffodil	10-12	Multi-flowered, pale yellow petals with darker centre, fragrant, mid-late spring, reliable, prefers full sun or partial shade.
9	Anemone coronaria 'Die Braut'	Wedding Anemone	25-40	Double pure white 'Bride' flowers, showy for beds, borders, cut flowers, spring blooms.
10	Begonia 'Double Orange' (pink)	Double Orange Begonia (P	25-30	Large, double, ruffled blooms in orange or pink shades, shade loving, ideal for pots and hanging baskets.
11	Anemone blanda mox	Mixed Grecian Windflowe	5-15	Mixed blue, pink, white daisy-like flowers, naturalising, suitable for borders, patio pots, rockeries, spring flowering.

Ref	naturalised			
	Latin Name	English Name	Size (cm)	Description
1	Crocus chrysanthus ‘Blue Pearl’	Blue Pearl Crocus	8-15	Early spring flowering bulb; plant autumn 5-8 cm deep, sunny or partial shade; well-drained soil; perennial, fragrant; suitable for borders, lawns, rock gardens; attracts pollinators.
2	Hyacinthoides non-scripta	English Bluebell	15-40	Native woodland bulb; shade tolerant; moist but well-drained soil; naturalizes well; bright blue bell-shaped flowers in spring; important for wildlife.
3	Narcissus ‘King Alfred’	King Alfred Daffodil	40-50	Classic large daffodil; plant autumn 10-15 cm deep; full sun to partial shade; well-drained soil; spring flowering; used in borders and naturalized areas.
4	Galanthus nivalis	Common Snowdrop	10-20	Early flowering bulb; plant autumn 5-8 cm deep; prefers partial shade and moist, well-drained soil; naturalizes in lawns and woodland edges.








2.24. Biodiversity - Design Code: 022

Objectives & Strategy: 022.1

2.24.1. The aim of the ecology strategy must ensure that new development is designed and delivered in a way that enhances and respects the local landscape character and ecological value of the site.

2.24.2. This must be achieved through the following objectives:

- Preservation and enhancement of existing ecological features
- Delivery of targeted ecological enhancements across the site
- Demonstration of a minimum of 10% Biodiversity Net Gain, in line with Government policy, measured using the DEFRA statutory biodiversity metric

Preservation of Existing Habitats: 022.2

2.24.3. Ecological surveys undertaken over several months have confirmed that the site contains a number of established ecological features of local value, particularly the mature hedgerows, and groups of trees which are situated to the site's boundaries. These should be retained and incorporated into the green infrastructure network to maintain habitat continuity and support species movement.

2.24.4. Where trees, hedgerows or other features of ecological interest cannot be retained due to essential development, compensatory planting must be provided within the landscape strategy to ensure there is no net-loss of biodiversity value.

Ecological Enhancements: 022.3

2.24.5. The development proposals include a series of targeted ecological enhancements that must support biodiversity in line with the site's green infrastructure objectives.

Habitat Creation: 022.4

2.24.6. New habitat features should be created within green corridors, open spaces and along development edges. These should include the planting of native species-rich hedgerows, fruiting trees, wildflower meadows and grassland habitats to increase ecological value and support pollinators, birds and invertebrates.

Habitat Enhancement: 022.5

2.24.7. Existing retained green features should be enhanced through sensitive management and infill planting to improve structure, diversity and connectivity.

Wildflower Grassland: 022.6

2.24.8. Wildflower grasslands should be created in suitable open spaces and edge locations helping to enhance visual amenity while providing forage-rich environments for pollinators.

2.24.9. Sustainable drainage features (SuDS) must be designed as part of a wider blue-green infrastructure strategy. Attenuation basins should incorporate wetland planting and marginal aquatic vegetation to improve biodiversity and water quality.

Hedgerows & Boundary Features: 022.7

2.24.10. New hedgerows should be planted along the site's boundaries. These should be composed of native species to support biodiversity, increase habitat connectivity and aid species movement across the development.

Bat Boxes: 022.8

2.24.11. Bat boxes should be integrated within the development proposals to create new roosting opportunities for local bat populations, including priority species.

2.24.12. Bat boxes should be mounted within the range of eastern, southern or western elevations at a minimum of 4m above ground level (never on the northern elevation). Boxes should be positioned on a gable end or under the eaves, avoiding positioning above doors and windows and should be sited in sheltered wind-free areas where there is a clear flight line for bat access.

2.24.13. Where appropriate, a number of integrated bat roost features must be included within the fabric of new dwellings as part of the architectural design strategy.

2.24.14. The number, specification and location of bat boxes must be finalised by a qualified ecologist at the detailed design stage.

Hedgehog Enhancements: 022.9

2.24.15. Hedgehog log piles should be incorporated within quieter areas of green space, away from roads and active travel routes.

2.24.16. Hedgehog highways must be included where rear gardens are enclosed by fences. Gaps of at least 13cm by 13cm should be introduced at the base of boundary treatments to allow free movement and species dispersal across the site.

Bird Boxes: 022.10

2.24.17. Bird nesting boxes should be included across the site to support small bird species and increase local nesting opportunities.

2.24.18. Bird boxes should be mounted within the range of eastern, northern and western elevations at a minimum of 4m above ground level (never on the southern elevation). Boxes should be positioned on a gable end or under the eaves, avoiding positioning above doors and windows.

2.24.19. The number, specification and location of bird boxes must be finalised by a qualified ecologist at the detailed design stage.

Habitat Piles: 022.11

2.24.20. Habitat piles must be created from timber generated from hedgerow/tree clearance works at the site. These features should be placed within new planting zones or areas of retained open space to provide refuge for invertebrates, amphibians and reptiles.

2.24.21. Where appropriate, these features may be supplemented with native understorey and edge planting to increase structural and ecological value over the long term.

BNG Provision: 022.12

2.24.22. In line with Government policy, the development must achieve a minimum 10% Biodiversity Net Gain across the site. This must be evidenced using the most recent version of the statutory biodiversity metric and supported by a formally approved Biodiversity Net Gain Plan.

2.24.23. Net gain should be delivered through a combination of on-site interventions, including species-rich SuDS features, tree planting, scrub, wildflower meadow and woodland planting.

2.24.24. Lawns and open space should include species-rich turf or wildflower mixes to increase habitat variety and ecological value.

Bee Bricks: 022.13

2.24.25. Bee bricks should be integrated into the exterior walls of a proportion of dwellings to provide nesting opportunities for solitary bees and other insects.

2.25. Sustainability - Design Code: 023

2.25.1. There **should** be a commitment to meeting national energy efficiency standards applicable at the time of construction. In line with current Government policy, all new homes **should** be 'net zero ready' from 2025, with full net zero performance achieved by 2050.

2.25.2. Overall the development **must** incorporate sustainable design principles:

1. **Provide energy-efficient building envelopes**
2. **Meet or exceed minimum building regulation requirements, including the use of sustainable materials**
3. **Provide EV charging points**
4. **Allow space for refuse and cycle access within driveways**
5. **Provide space for bin storage and composting as part of domestic and communal plot design**

2.25.3. Overall the development **should**:

6. **Retain existing landscape features where possible and enhance with new, native planting to increase biodiversity**
7. **Integrate swift and bat boxes into buildings to support local wildlife**
8. **Look to prioritise building orientation, passive solar design and daylighting as core components of energy-efficient design where possible**
9. **Maximise renewables where practicably feasible, including solar PV to suitable roof space**
10. **Incorporate secure, easily accessible storage buildings for cycles into the layout**
11. **Provide community or private growing spaces to support sustainable living and food resilience**

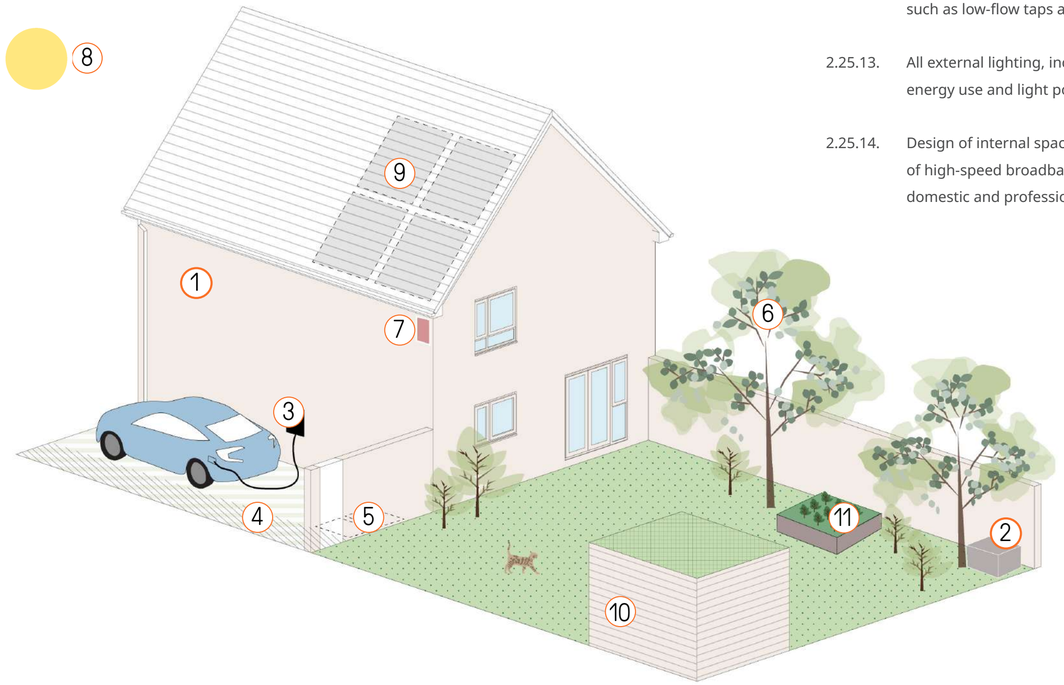
Building Envelope: 023.1

2.25.4. All buildings **must** be designed and constructed to be thermally efficient, including careful detailing to avoid thermal bridging, ensure airtightness and maintain consistent insulation.

2.25.5. Airtightness **must** be matched by appropriate ventilation to avoid condensation and maintain internal air quality. Ventilation strategies should include natural ventilation through openable windows and trickle vents, while also focusing on effective mechanical extraction from bathrooms and kitchens.

2.25.6. The building envelope **must** reduce heat loss, improve energy performance and support long-term sustainability goals in line with national carbon emission targets.

2.25.7. Internal layouts **should** provide for good levels of natural daylight and flexibility in ventilation strategy, which will help to improve the comfort and air quality of dwellings.



Electric Vehicle Charging: 023.2

2.25.8. All new dwellings **must** include EV charging infrastructure in line with Approved Document S, with a minimum rated output of 7kW per dwelling.

2.25.9. EV chargers **must** be provided in accessible locations, ideally integrated into driveways or dedicated parking bays for apartments.

2.25.10. Where multiple dwellings are served by communal parking areas, shared EV charging provision **must** be included, supported by adequate power capacity and future-proofing for further expansion.

Lighting, Fixtures & Fittings: 023.3

2.25.11. All lighting within the development **must** use energy-efficient fittings such as LEDs. Dedicated LED lighting must be provided throughout, including kitchens and bathrooms.

2.25.12. All appliances specified in new homes **must** be high-efficiency models, with water-saving fixtures such as low-flow taps and showers to be included as standard.

2.25.13. All external lighting, including street furniture **must** use low-energy LED fixtures to minimise energy use and light pollution.

2.25.14. Design of internal spaces **should** incorporate flexibility for home working, including provision of high-speed broadband and adequate daylight and space planning to support a range of domestic and professional uses.

Building Orientation, Passive Solar Design & Daylighting: 023.4

2.25.15. Properties **should** be designed to optimise solar orientation where possible, enabling key living spaces to benefit from passive solar gain and improving overall energy efficiency. This will reduce reliance on mechanical heating, lower energy bills and support reduced carbon emissions.

2.25.16. Roofs **should** be designed and orientated to accommodate solar panels, particularly where they face south or southwest, to maximise the potential for photovoltaic installation.

2.25.17. Buildings **should** be laid out to maximise opportunities for natural daylight, while avoiding overheating and overshadowing where possible.

2.25.18. Development **should** ensure that the form, massing and siting of the buildings do not detrimentally impact neighbouring plots, particularly in terms of overshadowing or blocking passive solar access.

2.25.19. Where topography, character and visual constraints apply, site layout **must** respond appropriately while still seeking opportunities for sustainable orientation and energy performance.

2.25.20. Properties with a southerly aspect **must** be prioritised for habitable spaces and glazing to take advantage of direct sunlight during the winter months and avoid overheating in the summer.

2.25.21. The layout **should** consider long-term sustainability, ensuring that daylight penetration and passive solar access are embedded across the development.

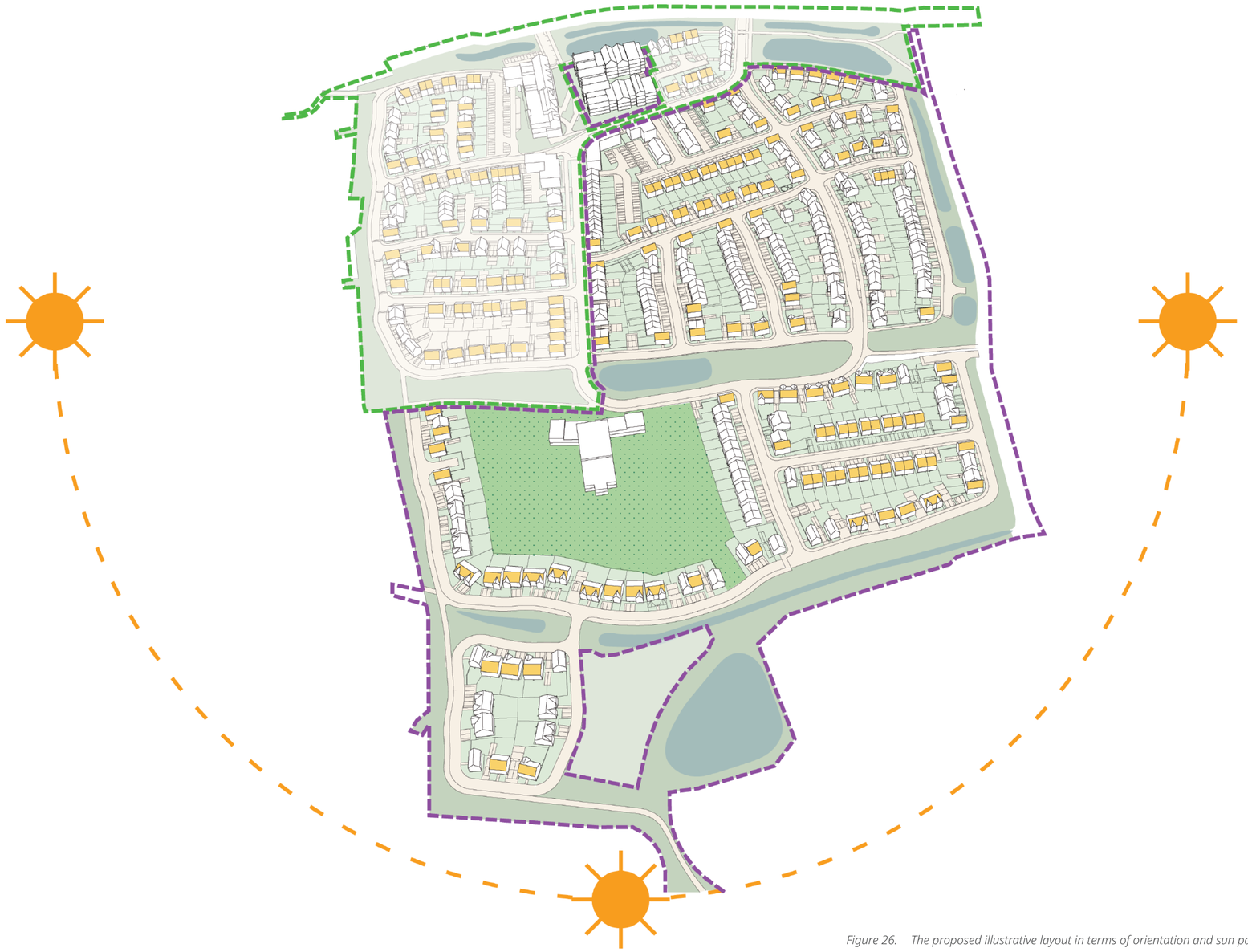


Figure 26. The proposed illustrative layout in terms of orientation and sun path

Domestic Energy Supply Options: 023.5

2.25.22. All apartments will be electric only, with space heating provided via electric panel heaters, with hot water demand is to be met by connecting to Hot Water Heat Pumps (HWHP).

Water Use: 023.6

2.25.25. Water consumption across the development **must** be reduced by applying the principles of:

- **Reduce Demand**
- **Water Efficiency**
- **Reduce Supply**
- **Recycle**
- **Dispose**

2.25.26. Homes **must** meet or exceed the Building Regulations water efficiency requirement of 110 litres per person per day.

2.25.27. Each property is likely to require a rainwater storage tank with a capacity of 200-300 litres, to support grey water use and mitigate drought conditions.

Domestic Water Reduction Measures: 023.7

2.25.28. Applications **should** employ water-efficient fixtures, fittings and appliances.

2.25.29. Rainwater harvesting and greywater reuse systems **should** be integrated wherever feasible, with specification details to be confirmed and the reserved matters stage.

Provision of Fibre to the Premises: 023.8

2.25.30. All dwellings **must** be provided with full fibre broadband connectivity and enable high-speed digital access and future-proof the development.

2.25.31. Fibre provision **should** be considered as part of early infrastructure design to reduce retrofit costs and disruption.

Flexible Space: 023.9

2.25.23. Homes **should** be designed with flexible internal layouts to accommodate hybrid working, changing family needs and adaptable living arrangements.

2.25.24. Internal spaces **should** be able to function in multiple ways depending on the time of day, helping to reduce the need for excess floor area and supporting more sustainable lifestyles.

Materials & Waste Management Strategy: 023.10

2.25.32. Waste generation, storage, treatment and disposal **must** be managed in accordance with the Waste Hierarchy both during construction and once homes are occupied.

2.25.33. The priority order is:

1. Prevention

2. Re-use

3. Recycling

4. Recovery

5. Disposal (least preferred)

Sustainable Building Materials & Construction Waste: 023.11

2.25.34. Materials **should** be responsibly sourced, with suppliers certified under environmental standards such as ISO14001. All timber must be FSC certified.

2.25.35. A limited palette of materials **should** be used to reduce environmental impact and support long-term maintenance and replacement strategies.

2.25.36. Materials **should** be sourced locally wherever possible, provided they are appropriate for the local context and vernacular.

2.25.37. High-Impact or heavily processed materials **should** be avoided unless required for performance or compliance reasons.

2.25.38. A detailed Site Waste Management Plan **must** be developed and implemented.

2.25.39. Contractors **must**:

- **Identify and separate key waste streams**
- **Set targets for reuse and recycling**
- **Assign responsibility to a named waste manager**
- **Deliver clear training to all site operatives**
- **Identify storage solutions and clear signage to aid separation of waste types**
- **Construction activity must support opportunities for on-site reuse of materials such as scaffolding or timber hoarding.**
- **Where excavation occurs, materials must be stored appropriately to avoid erosion or loss and should be reused on-site where feasible.**

3. Character Area Design Codes

3.1. Character Areas – Design Code: 024

3.1.1. The Character Area Parameter Plan sets out five distinct character zones including a dedicated area for the proposed Extra Care Facility and Primary School. These areas have been developed to respond to the site's context, topography, surrounding built form and material palette, while establishing a legible, high-quality development framework with a strong sense of place.

3.1.2. Each character area has been shaped by key placemaking principles, including building typology, scale, massing, materials and proximity to landscape features. Together these zones support a varied yet cohesive architectural language, contributing to an engaging and walkable neighbourhood.

3.1.3. Character Area 1 - Avenue Approach, defines the primary street corridors and areas of higher activity and built form.

3.1.4. Character Area 2 - Residential Links, comprises centrally located neighbourhood streets which are more intimate in character with shared surface road treatment and lower rates of through traffic.

3.1.5. Character Area 3 - The Meadow Edge, occupies the rural edge and lowest-density zones and is characterised by informality, softer building lines and extensive landscaping.

3.1.6. Character Area 4 - The Community Village, includes apartment buildings and the Extra Care Facility. In the wider masterplan this area also includes the Local Centre. This area is easily accessed from the entrance of the site, it provides the central community hub for the proposal and will be subjected to the highest activity within the site, providing both residential and commercial amenities.

3.1.7. Character Area 5 - The Primary School Zone is to be located to the south of the site. Access to and from the school will promote safe and sustainable travel through its location within this green and leafy residential area and its direct access to open green space.

3.1.8. Each of the character areas responds to its spatial context and role within the wider masterplan. These areas provide a framework for delivering a varied and legible environment that supports placemaking, reinforces hierarchy and ensures an appropriate response to landscape and setting, neighbouring uses and movement routes. Together, the character areas **must** ensure a coherent site-wide approach to built form, landscape, street hierarchy and materials, while allowing for tailored responses that support a sense of identity and orientation.

3.1.9. Each area will be defined by a combination of its layout, scale and massing, landscape treatment and architectural detailing. These differences **should** be expressed in a way that strengthens the overall legibility of the scheme and contributes positively to the sense of place.

3.1.10. To maintain cohesion, boundary treatments, planting strategies and key materials **must** be applied consistently across the development with specific variations applied in accordance with the detailed guidance that follows.

3.1.11. The common characteristics and design intentions of the six character areas are described on the following pages, with individual coding requirements setting out where specific features **must** or **should** be delivered.

3.1.12. Additional supporting information can be found in the accompanying Design and Access Statement, which outlines the rationale behind the character area framework and its grounding in the analysis of the existing site context.

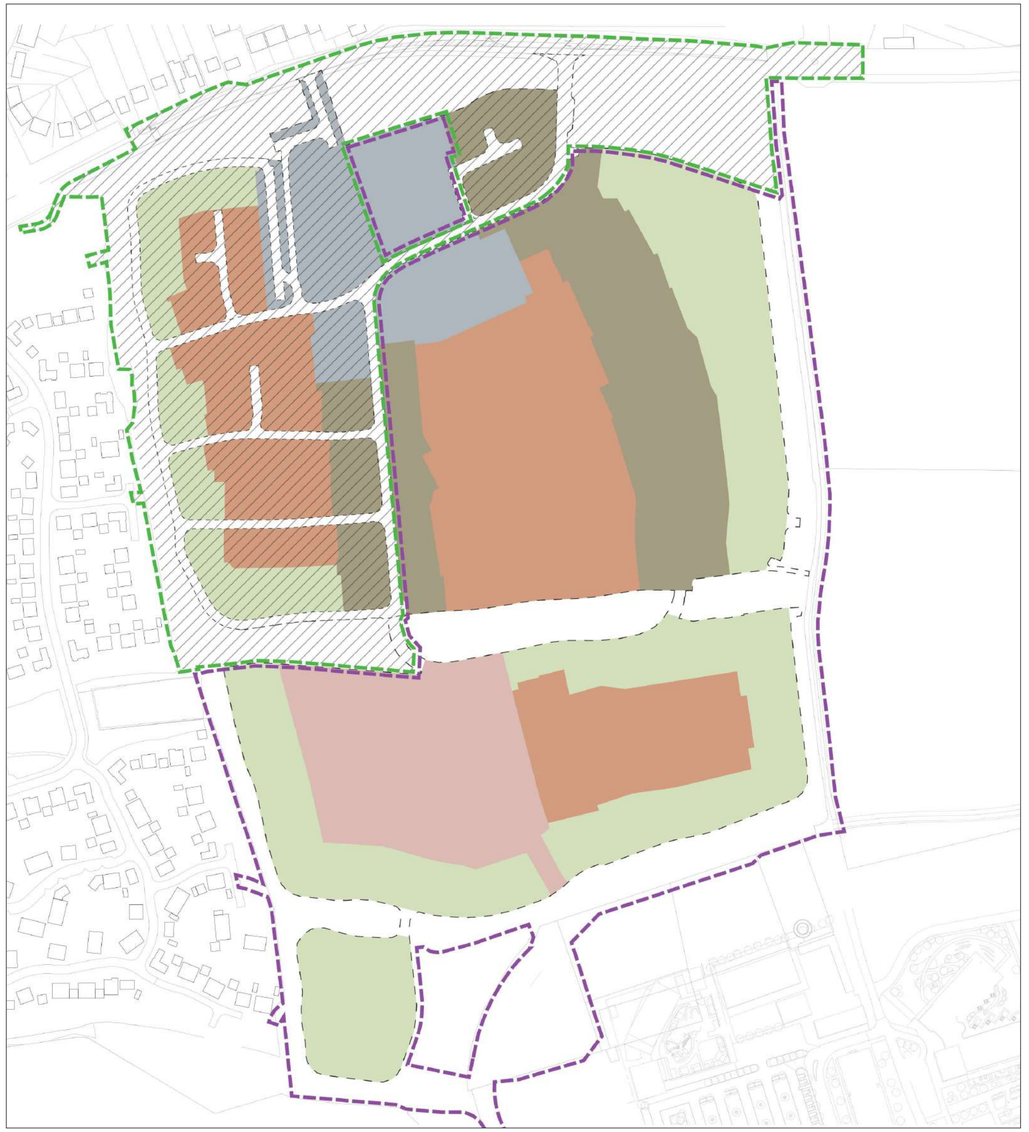


Figure 27. The Character Areas Parameter Plan

Character Area 1, Avenue Approach: 024.1

3.1.13. Development within the Avenue Approach area **should** comprise predominantly of larger detached and semi-detached homes. The area **should** adopt a more formal and consistent built form than neighbouring character areas and **must** accommodate heights of 2, 2.5 and 3 storeys, in accordance with the Building Heights Parameter Plan.

3.1.14. Streets **must** be defined by active frontages with dual-aspect homes, especially on corners and at key junctions. Dwellings **must** face the street with habitable rooms and ground and first floor, avoiding blank gables and supporting passive surveillance.

3.1.15. The character area **should** include a two-way carriageway with minimum 2m wide footpath running adjacent to the road. A 3m wide shared pedestrian and cycle route **should** also be provided, to the opposite side of the carriageway, to provide access from the entrance of the site, through the centre of the site to the Community Village.

3.1.16. Verges of approximately 2m **should** be included where appropriate to accommodate tree planting, and other landscape features. Raised tables **should** be used at key junctions and crossings, supporting an overall design intention to limit vehicle speeds to 20mph.

3.1.17. Front gardens and street trees **should** be used to frame the public realm, create visual continuity and contribute to the identity of the area. A consistent rhythm of frontage setbacks **should** be maintained, typically between 1.5-3m, to balance enclosure and privacy while supporting legibility.

3.1.18. The material palette **must** reflect the formality of the street, with a consistent use of red and buff brickwork. Stone detailing and high-quality boundary treatments **should** be applied to highlight homes on corners and to mark terminating vistas.

3.1.19. Special architectural features **must** be introduced at the main entrance to the site to reinforce a sense of arrival, assist wayfinding and define the identity of this key structuring route.

Figure 28. Illustrative interpretation of Character Area 1

Character Area 1, Avenue Approach - Materials & Detailing: 024.2

Materials:

Buff Brick

Slate Effect Roof Tiles

Red Brick

Red Roof Tiles

Recon Stone Cills

Grey Windows and Doors

Details:

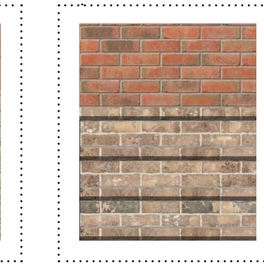
Single paned casement window with contrasting brick detail above and recon stone cill

Main entrance door with integrated side panel and flat canopy

Multi-paned dormer window with dark framed glazing and flat roof

Multi-paned window with dark framed glazing with contrasting brick detailing above and recon stone cill below

Multi-paned bay window with dark framed glazing and projecting gable canopy



Contrasting brick to ground and upper floors

Figure 29. House type elevations for Character Area 1

Character Area 2, Residential Links: 024.3

3.1.20. The Residential Links character area **should** form the connective fabric between more distinct areas of the masterplan, linking homes to key routes and accommodating a variety of dwelling types within a cohesive streetscape.

3.1.21. These areas **must** predominantly comprise secondary and tertiary routes. Neighbourhood streets **should** prioritise pedestrian movement, providing logical connections between homes and green spaces. Shared surfaces **should** primarily be used throughout the area to strengthen a pedestrian priority approach, however streets may also include footpaths to one side of the road, depending on the road hierarchy set out in the parameter plans.

3.1.22. Development within this area **should** adopt a more relaxed and varied residential character than the Avenue Approach, but one that remains structured and legible. Medium-density housing **should** be used, with dwellings generally limited to two storeys and potential for 2.5 storeys at key locations to support rhythm, articulation and variety. Homes **should** principally be semi-detached, with the potential for a small number of detached and short terraces introduced to diversify streetscape character.

3.1.23. Built form **should** use dual-aspect dwellings at key junctions and corners to enhance passive surveillance, provide visual interest and assist with legibility.

3.1.24. Frontage setbacks **should** typically range between 1.5m and 2.5m, responding to parking layout and overall street composition.

3.1.25. Verges **should** be used less frequently in this area, with a stronger emphasis on soft boundary treatments and front gardens to strengthen a more intimate residential atmosphere.

3.1.26. The material palette **must** support visual richness and variety while ensuring cohesion across the development. A mix of red and buff bricks **should** be used to help articulate different parts of the neighbourhood. Variation in roof typologies, including differences in pitch, form and tile type should be introduced to support diversity, reinforce character and respond to the wider landscape context.

Figure 30. Illustrative interpretation of Character Area 2

Character Area 2, Residential Links - Materials & Detailing: 024.4

Materials:

Buff Brick

Slate Effect Roof Tiles

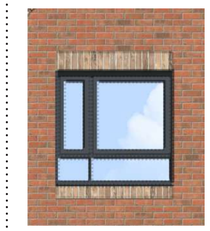
Red Brick

Red Roof Tiles

Grey Windows and Doors

Details:

Main entrance door with integrated side panel and flat canopy



Multi paned casement window with brick soldier course accent and cill

Contrasting brick detailing between ground and upper floor windows and at the roof line

Multi-paned dormer window with dark framed glazing and flat roof

Contrasting projecting brick detailing

Figure 31. House type elevations for Character Area 2

Character Area 3, The Meadow Edge: 024.5

3.1.27. The Meadow Edge character area **must** deliver a sensitive transition between the development and the surrounding countryside and established residential edge. Located at the eastern, southern and western peripheries of the site, the layout **must** respond to the adjacent rural setting with a softer landscape-led form, larger spacing between homes and a lower built density.

3.1.28. The layout **should** provide a looser grain of development, with buildings more irregularly spaced than elsewhere in the site.

3.1.29. Dwellings **should** be primarily detached family homes, with occasional semi-detached properties. Orientation and spacing **should** be gently varied to reflect a more informal character.

3.1.30. Built form **must** be limited to two and a half storeys in height, with more generous gaps between buildings to allow for larger front gardens and green pockets throughout. These **should** be used to increase planting and soften the development edge, supporting ecological enhancement and helping to embed the development into the wider landscape.

3.1.31. The public realm **must** be identified by tertiary streets or private drives, with the majority of homes accessed via shared surfaces. These spaces **must** prioritise a low-traffic residential environment allowing for informal interaction and calm character.

3.1.32. Generous boundary treatments and soft landscaping **should** define frontages and side spaces with hedgerows, trees and native planting used to encourage biodiversity and provide a strong ecological structure.

3.1.33. Opportunities for informal play **should** be integrated within these spaces.

3.1.34. Architecture in this area **should** reference a more traditional Hertfordshire vernacular, using a muted palette of shiplap style cladding and tiled roofs to reflect the character of the nearby farmsteads and edge-of-village development.

3.1.35. Materials and detailing **must** promote a cohesive and contextually responsive appearance.

Figure 32. Illustrative interpretation of Character Area 3

Character Area 3, The Meadow Edge - Materials & Detailing: 024.6

Materials:

Buff Brick

Red Pantiles

Black shiplap cladding

Grey Windows and Doors

Details:

Main entrance door with integrated side panel and flat canopy

Double fronted gabled frontage with a mix of timber shiplap cladding and brickwork

Multi-paned dormer window with dark framed glazing and pitched roof

Multi paned casement ground and first floor windows with black shiplap cladding detailed surround

Multi-paned dormer window with dark framed glazing and flat roof

Main entrance door with integrated side panel and pitched tiled canopy

Figure 33. House type elevations for Character Area 3

Character Area 4, Community Village: 024.7

3.1.36. The Community Village forms the heart of the neighbourhood, providing a focal point that brings together residential, social and community uses. The character of this area is shaped by apartment buildings, the Extra Care facility and the Local Centre, which together establish a vibrant hub for daily life.

3.1.37. The built form **should** respond to the geometry of the Primary Street, creating active edges and reinforcing legibility across the development.

3.1.38. The area **should** accommodate taller and more prominent buildings than the surrounding residential neighbourhoods, giving the Community Village a clear identity and acting as markers for wayfinding. These larger buildings **must** transition sensitively with the lower-rise housing towards the edges of the character area and adjoining residential links.

3.1.39. Entrances to the flatted blocks **should** face the public realm, and apartments **should** be dual aspect to increase active frontage particularly at ground level.

3.1.40. The roads **should** include two-way carriageways with 2m wide footpaths on each side. Verges of approximately 2m **should** also be provided to allow for tree planting and reinforce the green character of the area.

3.1.41. Raised tables **should** be used at junctions and key crossing points to reinforce pedestrian priority and help to reduce vehicle speeds.

3.1.42. Front gardens at ground floor and planting zones **should** be used to frame the public realm and provide continuity between the Community Village buildings. Set-backs **should** follow a consistent rhythm and **must** be maintained at a distance of 2-3m, balancing privacy and enclosure.

Figure 34. Illustrative interpretation of Character Area 1

Character Area 4, Community Village - Materials & Detailing: 024.8

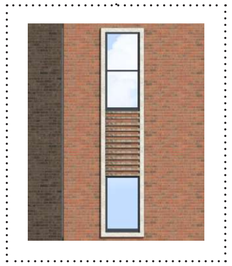
Materials:

Buff Brick

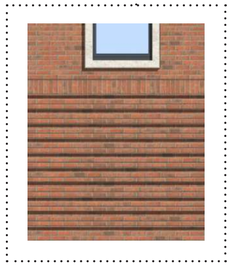
Red Brick

Grey Windows and Doors

Details:



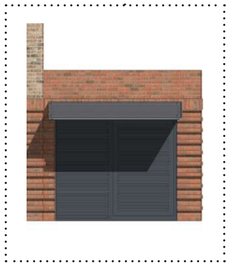
Single and multi-paned windows with dark framed glazing and contrasting recon stone surround



Projecting brick detail to ground floor

Main entrance door with integrated side panel and flat canopy

Balcony door with integrated side panel windows



Grey refuse entrance doors with flat roof canopy

Figure 35. House type elevations for Character Area 1

Character Area 4, Community Village - The Extra Care Facility: 024.9

3.1.43. The Extra Care facility will form an important part of the Community Village, positioned at the northern edge of the hub. It is intended to provide a supportive, independent living environment for older residents, bringing together housing, care and community uses in one place. The building will complement the adjacent local centre, helping to establish a vibrant and inclusive focus for the wider neighbourhood.

3.1.44. The design **must** ensure that massing is articulated to avoid a monolithic appearance. Larger volumes **should** be broken down into a series of forms, using a combination of pitched and flat roof typologies, with steps in the facade to provide variety, legibility and a more domestic scale.

3.1.45. The palette of materials **should** reference both the community buildings within the Village and the surrounding residential character areas; drawing on brickwork and window proportions from neighbouring homes, alongside opportunities for gabled roof forms and the selective use of composite or timber-style cladding.

3.1.46. Entrances **should** be clearly defined and directly accessible from the public realm, supporting wayfinding and reinforcing active frontage.

3.1.47. Apartments **should** be arranged to maximise natural light, ventilation and outlook, with opportunities for dual aspect units where possible.

3.1.48. Shared lounges, dining areas and gardens **should** face outward into the public realm as well as inward to secure communal courtyards, ensuring that activity within the building contributes to the life of the Community Village.

3.1.49. The Extra Care facility **must** provide a welcoming and inclusive environment, where communal and social spaces connect with the wider neighbourhood. At the same time, it **must** deliver a clear transition to the quieter, more residential streets, in order to maintain a sensitive relationship with adjoining housing.

Figure 36. View of the Extra Care facility looking south over the Community Village

Character Area 5, Community Village - The Extra Care Facility:

Materials & Detailing Precedents: 024.10

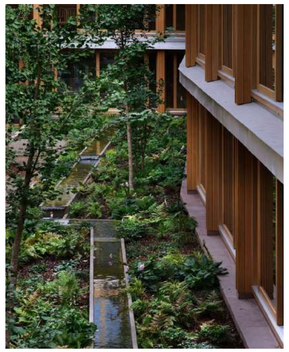
Materials:

Buff Brick

Red Brick

Grey Windows and Doors

Sergison Bates/Pegasus Life - Fitzjohn's Avenue



Witherford Watson Mann - Appleby Blue Almshouse

Levitt Bernstein - Hazlehurst Court

Figure 37. High quality and award winning care facility precedents

Character Area 5, Primary School Zone: 024.11

3.1.50. The proposed primary school will be located to the south of the site, positioned with good access to surrounding green space. It is proposed as a two-form entry facility, and **should** provide an important social and educational focus for families within the development and the wider community. Its setting, at the edge of the neighbourhood, surrounded on three sides by low-rise housing, establishes the need for a building that is both distinctive as a civic landmark and sensitive to its residential context.

3.1.51. The school **must** be designed to complement its green surroundings. Building heights **should not** exceed 2-2.5 storeys ensuring compatibility with nearby housing while allowing sufficient presence to mark the school as a community destination.

3.1.52. The form **should** be broken down into legible elements that reduce the apparent scale, with opportunities for pitched roofs to reflect the local domestic character, alongside flat or gently sloping sections where appropriate for classrooms and halls.

3.1.53. Material selection **should** draw from the residential palette, favouring robust brickwork with the potential for lighter or timber-style accents to soften the elevations and connect with the adjacent neighbourhood. Large windows and clearly defined entrances **should** animate the façades and provide natural light to learning spaces, while also enhancing passive surveillance over playgrounds and access routes.

3.1.54. The school **must** also contribute to the identity of the wider development with its frontage designed to be welcoming and civic in nature.

3.1.55. Landscaped boundaries **should** ensure safe enclosure of play areas while maintaining visual permeability to the public realm. Opportunities for planting, outdoor learning and shaded gathering spaces **should** be incorporated into the proposal to support the health and wellbeing of pupils and support the green character of the southern edge of the site.

Character Area 5, Primary School Zone - Materials & Detailing: 024.12

Materials:

Buff Brick

Black shiplap cladding

Natural timber cladding

Grey Windows and Doors

Hayhurst & Co. Architects - Edith Neville Primary School

HLM Architects - Abbey Farm Primary School

Holmes Miller - Gliston Primary School

Figure 38. High quality and award winning care facility precedents

3.2. Landscape Character Areas - Design Code: 025

3.2.1. The Landscape Character Area Plan sets out six character zones. They have been established to respond to the surrounding context of the Site, existing landscape features, and to embed the Proposed Development within the wider landscape, in particular, integration with the wider setting of Oaklands College.

3.2.2. Landscape Character Area 1 - Northern Open Spaces and Site Gateway, detailed within the Phase I Oaklands Blossom detailed application, defines the Site's arrival with layered planting, gateway trees, and subtle landmarks along the main road. A connected network of walking and cycling routes links three key areas: a SuDS pond within a semi-natural habitat area; the central Blossom space; and an informal well-connected western zone. SuDS features are designed as multi-functional landscapes that enhance biodiversity, provide year-round visual interest, and include resting points and features.

3.2.3. Landscape Character Area 2 - Civic Square serves as a shared space for the community and visitors. It provides the setting for the commercial units and community centre, and the Extra Care Homes and apartments. The Civic Square connects the Northern Open Space with the Active Travel Link along the primary route, and down to the primary school. Clear signage and physical cues guide people toward key destinations.

3.2.4. Landscape Character Area 3 - Central Open Space, forms a continuous, multi-functional green space at the heart of the Site. It benefits from the existing mature tree belt which must be protected and enhanced by landscape design. The Central Open Space provides the setting for the LEAP and LAP, open grassed areas and various landscape features.

3.2.5. Landscape Character Area 4 - Western Boundary connects Oaklands Blossom and Oaklands Grange and knits together the new and existing neighbourhoods. This edge consists of existing and proposed trees and planting to provide a setting for a north-south Active Travel Rout link, with links to Oaklands Grange.

3.2.6. Landscape Character Area 5 - Eastern Boundary, defines the eastern edge of the development. It provides a smooth transition between the urban grain and the open landscape to the east, with planting responding to the local landscape character. The existing bridleway along North Drive is upgraded to meet the latest HCC bridleway standards for use as an Active Travel Route.

3.2.7. Landscape Character Area 6 - Habitat Corridor, creates a strong habitat corridor with enhanced biodiversity along the southern edge of the Proposed Development. This habitat corridor links with wider existing and proposed habitat corridors and marks the transition between the residential development and Oaklands College Campus. The Habitat Corridor enhances the existing surface water flood route, and provides the setting for new ATRs.

3.2.8. Across all the Landscape Character Zones existing trees, hedgerows, and vegetation must be retained and enhanced in accordance with the Tree Survey and Arboricultural Impact Assessment. Consistent planting palettes and detail design should be applied to each Landscape Character Area to reinforce sense of place and the legibility of the public realm.

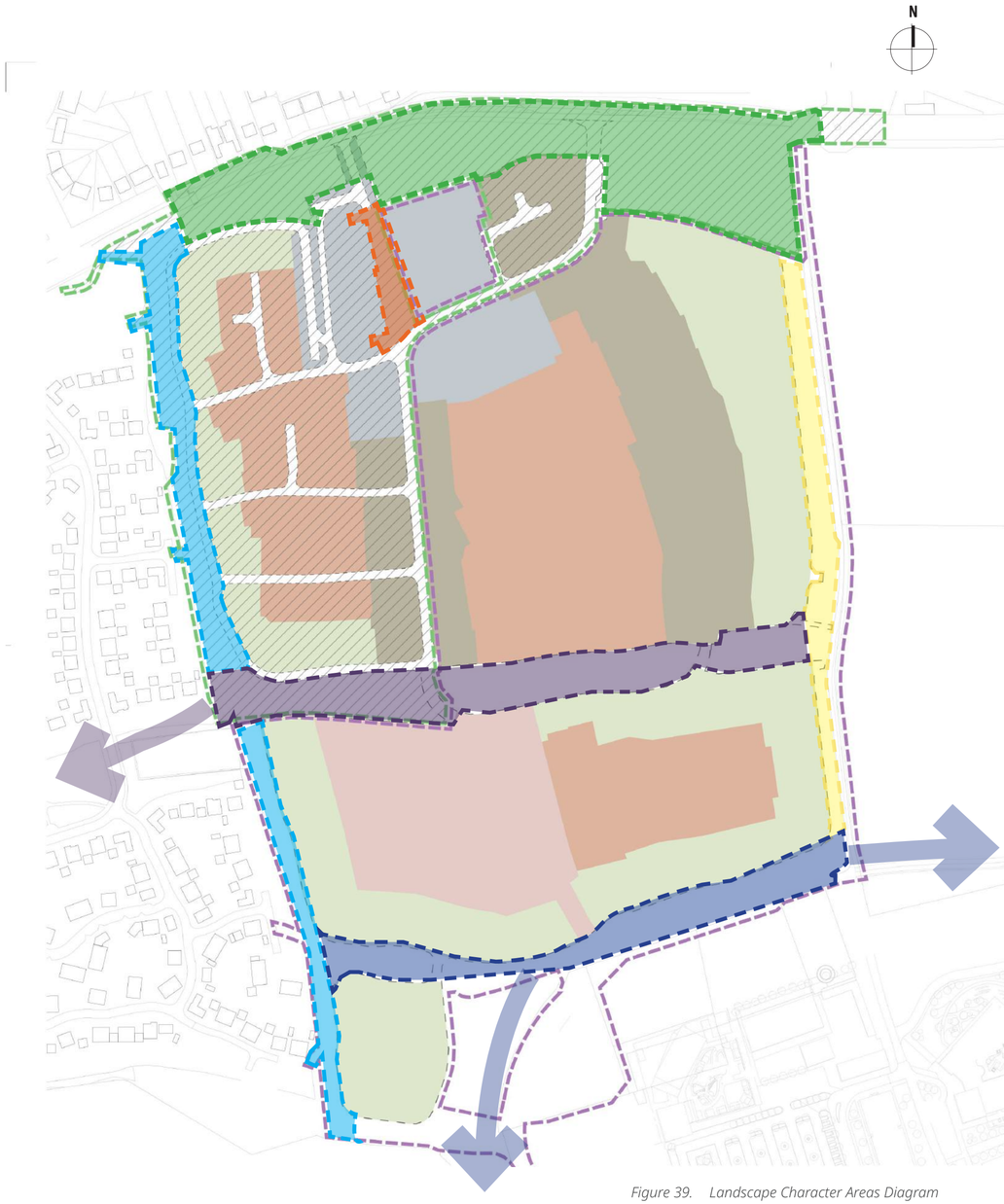


Figure 39. Landscape Character Areas Diagram

Landscape Character Table: 025.1

3.2.9. The Landscape Character table outlines design principles for the Landscape Character Areas, establishing a hierarchy between formal and natural spaces that prioritise recreation or habitat value, and the range in character from form / urban to informal / natural. This approach creates a coherent transition from active, social spaces to natural habitats and should be followed in landscape design process in future RM applications..

LANDSCAPE CHARACTER

FORMAL — **SEMI-NATURAL** — **NATURAL**

	Civic local centre	Central Open Space	Eastern / Western Edges	biodiversity rich zone	woodland
Functionality	Enhance community life by providing areas for recreation, social interaction, and cultural activities.	Safe, accessible spaces with a focus on sensory experiences, enabling users to practice manual skills through gardening and outdoor activities.	Fulfill educational, recreational, and aesthetic functions while supporting biodiversity and habitat of local species.	Seasonal planting ensures year-round visual interest while providing continuous resources for wildlife.	Enhances landscape character and provides a healthy space which stimulates senses and promotes relaxation in a tranquil setting.
Materiality	High quality hard landscape materials which respond to local context. Warm tones of selected materials create domestic and welcoming atmosphere. Materials used provide accessibility and enable shared use of the space.	Special needs outdoor areas designed with intentional choice of materials that address accessibility, sensory needs, and safety while fostering engagement.	Predominantly natural materials such as timber, bonded and loose gravel used along proposed links. Street furniture provided enables users to interact with the environment. Predominantly native species supplemented with visually attractive ornamental planting provide all-year interest.	Designed in cooperation with an ecologist to ensure suitable conditions for local fauna. The zone utilises existing flood path integrating elements of SUDS such as swales and ponds. Genera of species used includes only native, flow resistant plants. System of paths made with gravel and unimproved surface.	Existing woodland to be positively managed and enhanced by introduction of woodland edges. Pedestrian links through the woodland will remain unimproved.
Connectivity	Designed as a shared space well connected with the main routes, active travel links, cycle paths, and open space to the north of the site. Wayfinding strategy and physical elements direct users to preferred destinations.	Connections have an increased level of accessibility, with prioritised safety. Front of the care home is designed to enable users to maintain visual connection with the civic local centre without leaving the care home's outdoor space.	Accomodates a network of cycle ways, surfaced pedestrian links, and mown paths. Localised clearing of low-level planting and elevating crowns of mature trees will provide filtered views to the south. New paths will be woven through the planting belt, joining north and south of the open space.	Informal network of unsealed paths provide opportunity for users to interact with the surrounding natural environment.	Paths through woodland remain unsealed. Positive management will be maintained to ensure safety. Section of pedestrian link crossing a block of woodland in the south of the residential site is designed as surfaced and lit to ensure safety in the hours of darkness.
Habitat value	Largly hard-landscape areas with localised green zones maintained to ensure high usability and visual amenity value.	Carefully designed therapeutic environments with integrated food growing and planting beds are of limited habitat value.	Areas designed to retain at least 60% of native planting, provide connectivity links for small mammals and promote pollination. They are integrated with permanently wet SUDS. Intertwined areas of wild flower meadow, shrub and tree planting ensure continuous migration corridors.	The zone follows surface water flood paths. SUDS elemens such as swales and depressions which seasonally fill with water create high value habitat for a variety of species. Appropriate native species are used within the zone to ensure sustainability and longevity.	Existing mature woodland together with proposed woodland edges provide strong habitat for a variety of species. These areas are to be protected and enhanced through positive management, to maintain their good condition and ensure longevity.

HABITAT VALUE

LOW — **MEDIUM** — **HIGH**

Figure 40. Landscape Character Table

Landscape Character Area 3, Central Open Space: 025.2

3.2.10. The Central Open Space must seamlessly integrate play provision, planting strategy, and connectivity for the Site with elements of SuDS infrastructure.

3.2.11. The Central Open Space must be inclusive, providing opportunities for users of all ages and abilities, including accessible benches for disabled users.

3.2.12. Blocks of wildflower meadow and low-management grassland should be used to increase biodiversity, provide seasonal interest, and support pollinators, whilst providing visual amenity and opportunities for informal recreation.

3.2.13. The existing central tree belt must be retained, with openings created to allow connectivity and clear sightlines. Vegetation within the tree belt must be improved through positive management, including clearance of lower-level vegetation to improve visibility and surveillance, and lifting of canopies where appropriate.

3.2.14. A network of mown and natural paths that weave through meadow and planting areas should be incorporated into Open Central Space, encouraging exploration and gentle movement across the space.

3.2.15. The SuDS basin should form an integral part of usable open space that offers opportunities for leisure and outdoor activities. The dry SuDS basin must be designed with varying bank gradients (maximum 1:3) or the creation of amphitheatre steps (which could be grassed or retained using appropriate features such as gabion walls or seating walls).

3.2.16. The sides of the SuDS basin should be planted with species that provide seasonal interest with minimal maintenance effort.

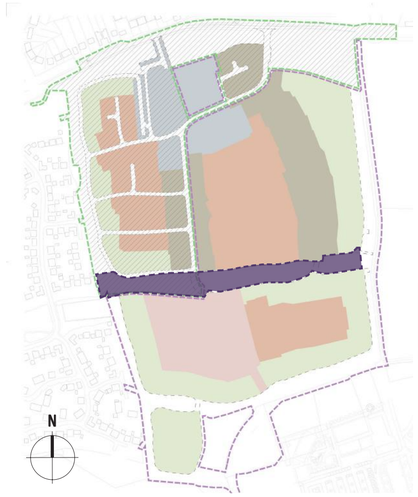
3.2.17. A variety of seating and resting opportunities must be provided throughout the Open Space. These should include shaded benches, picnic tables, timber logs, stone seating, and child-friendly seating options.

3.2.18. Areas of open amenity grass for informal activities such as ball games, family picnics, and community gatherings must be provided.

3.2.19. The edges of the Central Open Space should include a minimum 1.5m-wide amenity grass verge strip to ensure visibility and a clean edge to the road.

3.2.20. The Central Open Space must be designed in a way that complements detailed landscape design of the Phase 1 Oakland Blossom.

3.2.21. At least 2 informal LAPs must be provided along the Central Open Space.



Landscape Character Area 4 - Western Boundary: 025.3

3.2.22. Landscape Character Area 4 should provide an attractive setting for the north-south ATR that links Oaklands Blossom and Oaklands Grange, consisting of existing vegetation and new native woodland and tree planting.

3.2.23. Planting should strengthen the overall structure through implementation of high-quality native trees of various sizes.

3.2.24. Species-rich meadow seeding and occasional scrub planting should be used at a ground level along the western edge of the north–south ATR.

3.2.25. A 1m buffer between visitor parking bays and the ATR link must be ensured to prevent collisions between cyclists and car doors.

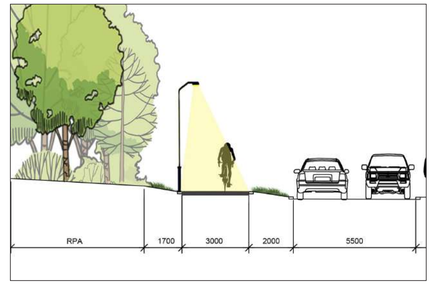
3.2.26. Planting mix between the road/visitors parking and the ATR sealed surface is to vary from formal mixes in the northern areas, through semi-natural planting around the Central Open Space, to semi-natural planting along the southern section of this Landscape Character Zone.

3.2.27. A variety of seating and resting opportunities must be provided along the ATR. These should consist of shaded benches, “play on the way” features, and bins.

3.2.28. The ATR is to be designed and lit in accordance with HCC guidance, and in keeping with Phase 1.

Figure 41. Western Boundary - North (Phase 1)

Figure 42. Western Boundary - South



Landscape Character Area 5 - Eastern Boundary: 025.4

3.2.29. The Eastern Boundary must integrate swales with the proposed amenity space and occasional accessible areas for play (LAPs). The swales must be profiled to avoid an engineered profile and to allow for enhanced amenity and habitat value.

3.2.30. Flow-resistant planting mix must be designed at the bottom of the swale.

3.2.31. Appropriate native shrubs and small native tree planting should occasionally appear on the sides of the swales.

3.2.32. Filtered views to the east, allowing surveillance and glimpses of the wider landscape while creating a sense of enclosure and intimacy, should form part of the planting strategy, through the use of informal clusters of trees.

3.2.33. New tree planting set in a low native hedgerow must be incorporated along the eastern site boundary to create a robust, clear green edge that establishes the defines the transition from residential development to the public bridleway along North Drive.

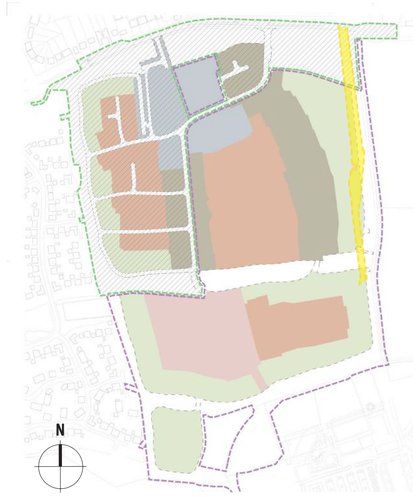
3.2.34. North Drive must be upgraded to a bridleway in accordance with HCC specification, including a sealed surface for pedestrians and cyclists, an unsurfaced route for horse riders and lighting.

3.2.35. Gaps in planting to accommodate foot or cycle links should be “bridged” with trees to allow for continued wildlife connectivity.

3.2.36. Edges of the soft landscaping zone should include a minimum 1.5m-wide amenity grass verge strip along the residential access road to ensure visibility and a clean edge.

3.2.37. Slopes along North Drive should receive a ground-stabilising planting mix to prevent erosion.

3.2.38. At least 2 LAPs must be provided within the Eastern Site Boundary Area edge, within the green setting, providing accessible, shaded informal play opportunities.



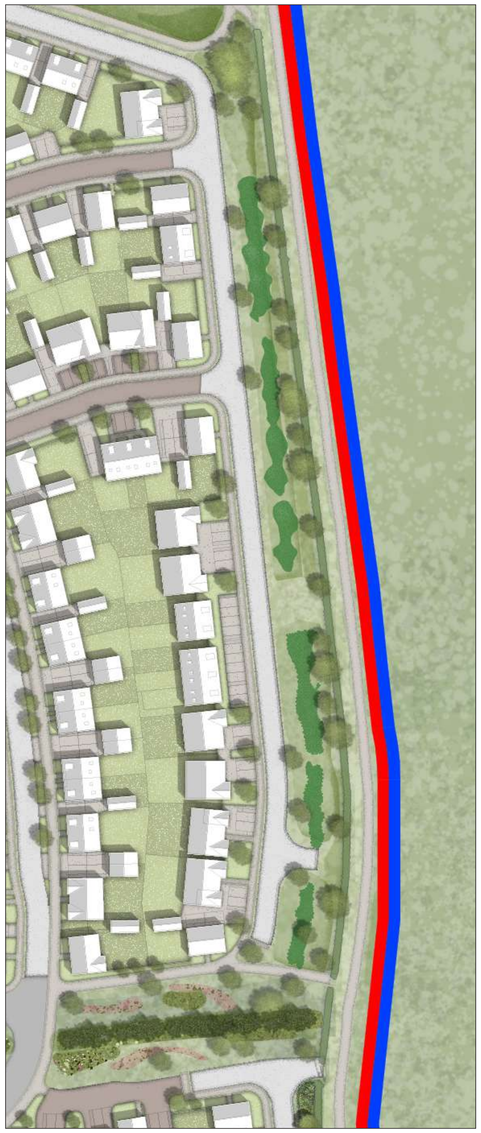


Figure 43. Eastern Boundary - North

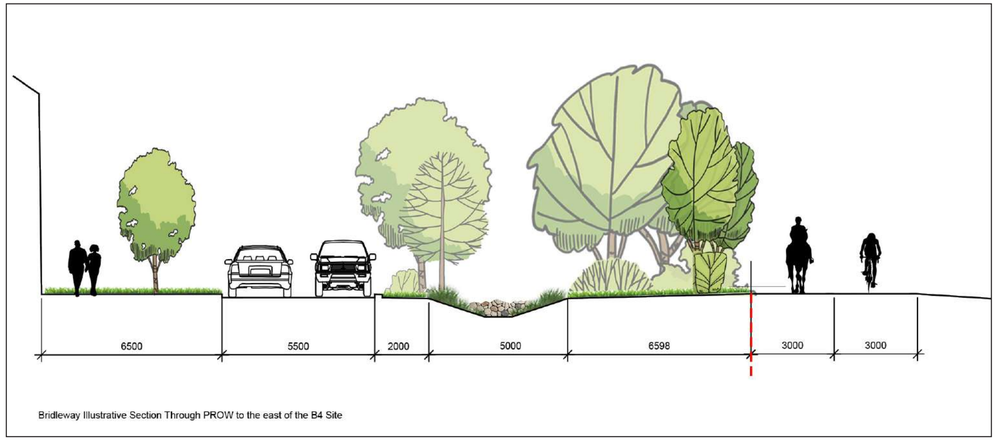


Figure 44. Eastern Boundary - South

Landscape Character Area 6 - Habitat Corridor: 025.5

3.2.39. The Habitat Corridor must be designed to promote habitat connectivity and biodiversity, making use of the opportunities along the east-west surface water flow path and existing trees and woodland.

3.2.40. This zone should be designed to create a buffer or transition between the residential site and Oaklands College land while enhancing the site's ecological value and resilience.

3.2.41. Planting should create a rich mosaic of habitats, including native canopy trees, understorey shrubs, and species-rich wet meadow areas spread over undulating landform.

3.2.42. The design support a variety of wildlife through provision of food and shelter for birds, insects, and small mammals.

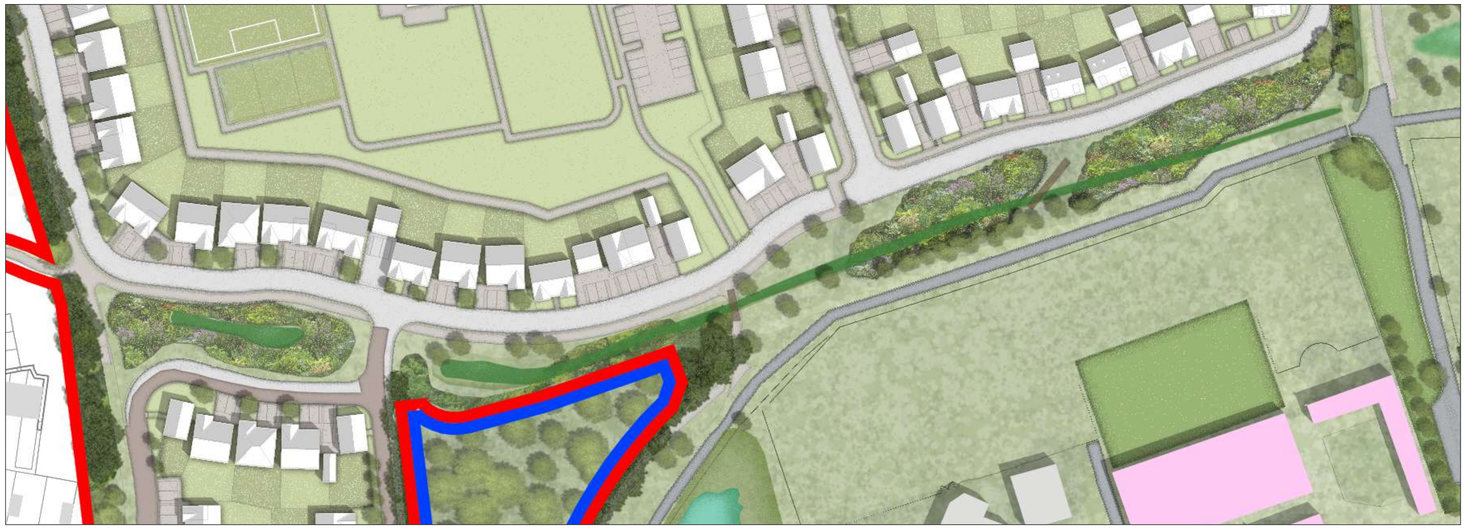
3.2.43. Blocks of native woodland with understorey planting should be designed across the zone to maximise tree cover and opportunities for habitat creation. The proposals should be in accordance with the BNG strategy for the Site.

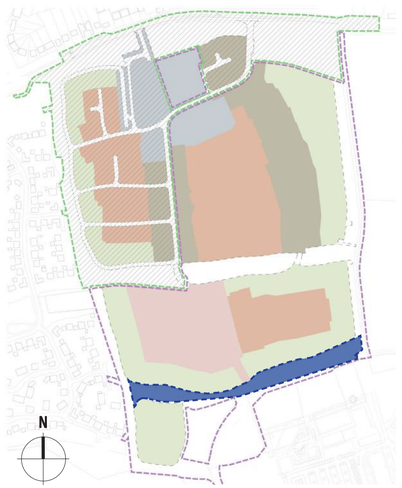
3.2.44. Edges of the swale should vary in gradient, with a maximum slope of 1:3, and should be locally widened to provide a natural-looking landform planted with native, flow-resistant species, creating scrapes and hollows for enhanced biodiversity. Extensive areas of flat ground should be avoided, prioritising varied groundform and opportunities for periodic ponding.

3.2.45. A meandering east–west unsealed pathway through the wildflower meadow planting must be provided to ensure permeability and offer opportunities for recreational walks.

3.2.46. A link between the ATR to the south and the primary school to the north must be provided in an appropriate location through the Habitat Corridor.

3.2.47. At least 2 LAPs must be provided within the Habitat Corridor, within the green setting, providing accessible, shaded play opportunities. LAPs must be located where there is passive surveillance.





4. Conclusion

4.1. Conclusion

4.1.1. This Design Code sets out a clear and comprehensive framework to guide the delivery of a new neighbourhood at Oaklands Blossom that is distinctive, sustainable and rooted in its local context. It provides certainty that future Reserved Matters applications will achieve a coherent, high-quality environment that responds appropriately to the surrounding communities and landscape.

4.1.2. By combining site-wide design requirements with more detailed character area guidance, the Code will ensure that the development will be legible, inclusive and resilient. The principles embedded within it prioritise placemaking, community facilities and green infrastructure and create a neighbourhood that supports everyday life and long-term wellbeing.

4.1.3. The Code has been prepared to work in tandem with the accompanying Parameter Plans and the Design and Access Statement which will form the basis of the outline application package. Together, these documents will secure a landscape-led approach which incorporates biodiversity, sustainable drainage and play opportunities, while ensuring that new buildings are appropriately scaled, well-positioned and thoughtfully detailed.

4.1.4. In doing so, the Design Code will play a central role in delivering a development of lasting value and one that enhances its setting, supports a diverse community and provides a robust foundation for design quality at every stage of delivery.

Figure 45. Illustrative interpretation of Character Area 1

5. Compliance Checklist

5.1. Compliance Checklist

- [ ] Layout & Structure - Design Code: 001
- [ ] Detailed Layout Principles - Design Code: 002
- [ ] Typical Layouts - Design Code: 003
- [ ] Density & Grain - Design Code: 004
- [ ] Scale & Massing - Design Code: 005
- [ ] Key Buildings & Landmarks - Design Code: 006
- [ ] Residential Building Typologies - Design Code: 007
- [ ] Materials - Design Code: 008
- [ ] Design References - Design Code: 009
- [ ] Boundary Treatments - Design Code: 010
- [ ] Access & Movement - Design Code: 011
- [ ] Street Typologies - Design Code: 012
- [ ] Walking & Cycling - Design Code: 013
- [ ] Parking - Design Code: 014
- [ ] Service Vehicles & Refuse Collection- Design Code: 015
- [ ] Green & Blue Infrastructure - Design Code: 016
- [ ] Open Space Provision - Design Code: 017
- [ ] Play Provision - Design Code: 018
- [ ] Active Travel Routes - Design Code: 019
- [ ] Hard Landscape Materials - Design Code: 020
- [ ] Planting Strategy - Design Code: 021
- [ ] Biodiversity - Design Code: 022
- [ ] Sustainability - Design Code: 023
- [ ] Character Areas - Design Code: 024
- [ ] Landscape Character Areas - Design Code: 025