

# Landscape Strategy

Proposed Residential Pavilions & Community Centre  
Portslade Village Centre, Windlesham Close, Portslade, Brighton

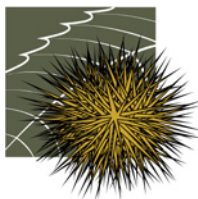


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## **PLANNING ISSUE**

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## 1.0 INTRODUCTION

- 1.1 The Portslade Village Centre site lies south of Portslade Village Green and comprises a single building to the east which is arranged over 1 and 2 storeys. The site is currently operating as a centre for children with Special Educational Needs which requires the boundaries to be secured with mesh fencing and locked gates. To the west of the existing building is a hard-surfaced games area with parking and vehicular access [off Windlesham Close] to the north. The site slopes up to the east and there are existing landscape interventions to the edges of the games area [grass banks] as well as steps up to the main building entrance.
- 1.2 A designated Public Right of Way: Footpath runs to the southern edge of the Village Green [immediately north of the proposed development site] which forms part of a Brighton & Hove City Council designated Conservation Area. To the east [and at a higher level] are residential properties and associated garden spaces which lie west of Locks Hill. A number of apartment blocks lie to the edges of the proposed development site: to the west is Dudney Court, north is Lindfield and to the south is Kemps Court. Security considerations in relation to the present use of the community centre mean an existing gated access linking the proposed development site with the village green is [currently] permanently locked.
- 1.3 The proposed development site lies to the southern end of a dry valley landform and the topography rises east and west of the narrow highway. A large allotment area lies west of Windlesham Close to the east facing slope of the valley landform.

## 2.0 PROPOSED RESIDENTIAL DEVELOPMENT

- 2.1 The proposed scheme comprises two separate pavilion blocks providing 3 storeys of accommodation [and total of 28 units] and arranged east and west of a sinuous path linking Windlesham Close with Portslade Village Green. The west pavilion would have a lower ground floor [to the south] forming a new community centre/space with a secure, adjacent open space. Proposed residential frontages would open up to a central public realm and private, ground-floor external spaces would be accessed from individual flats.
- 2.2 Existing parking would be retained to the northern edge and a row of garages [to the west] would be removed, enabling the existing access to be widened with parking spaces for the new community centre. To the south-east, another row of existing garages would be removed creating additional parking to Blakers Court.

## 3.0 EXISTING RETAINED VEGETATION

- 3.1 The proposed development site benefits from a number of trees which lie to the western and southern edges. To the north lies a large and mature Alder tree specimen which is proposed to be retained. Where feasible, all tree specimens are proposed to



be retained however a number of trees will require removal to facilitate the proposed buildings and landform remodelling.

- 3.2 To the western edge all the tree specimens are graded as 'C' and are proposed to be removed. To the southern edge, the trees are a mix of 'B' and 'C' grade and it is anticipated a 'B' grade Yew specimen may be able to be retained.

## 4.0 LANDSCAPE DESIGN PROPOSALS

### ***Overview***

- 4.1 The proposed scheme would incorporate a sinuous 'green' link between Windlesham Close [to the south-west] and Portslade Village Green [and the village centre shops and bus stops beyond] to the north-east. The new link would offer a variety of landscaped areas with a species rich wildflower and grassland area to the south-west, new public realm between the new East and West Pavilions and woodland edge habitat framing the entrance to the village green to the north-eastern edge.

### ***Windlesham Close***

- 4.2 The new village green link would head east off Windlesham Close with an area of native species understorey shrub planting and tree specimens to the southern edge of Dudney Court and the area south of the new path seeded with a biodiverse mix of species rich grassland and wildflowers.

### ***Community Centre***

- 4.3 The new community centre external space [to the southern edge of the West Pavilion] would have a games area and native species shrubs and trees to the western and southern edges. New fencing and gates would ensure the space was secure – a retaining wall would be required to the eastern edge to facilitate the external games area however this would be softened with an ornamental planting bed featuring flowering shrubs and perennials.
- 4.4 The removal of the existing garages would create space for a widened access and new parking bays to the western edge of the new community centre. A new fence would delineate the existing Dudney Court external space[s] which would be greened with climbing [flowering] shrubs.

### ***Public Realm***

- 4.5 The new village green link would run between the East and West Pavilions and two separate seating areas [adjacent to the path] would be edged with planting - providing opportunities for residents and visitors to stop and rest. A tree and circular tree seat would provide a central focal feature at the crossing between the access routes to the Pavilion main entrances. The tree is envisaged as likely to be a fastigate specimen and a change in new hard surfacing would subtly delineate the main village green link [north-south] and private, pavilion entrance routes [east & west].



### ***Growing Area***

- 4.6 To the south-west of the East Pavilion, a residents growing area is proposed with raised timber planters providing vegetable and flower growing opportunities for residents. A cycle storage unit would lie to the southern edge, delineating the Kemps Court boundary. Existing woody shrubs to the boundary edge would be retained and reinforced with a mix of native species hedgerow shrubs and tree specimens.
- 4.7 The open grassed areas east and west of the village green link would feature small tree specimens set within low, circular corten steel ring edging and underplanted with flowering shrubs / perennials. The private residential spaces and building edges would feature dense, clipped shrub hedgerows as defensive planting to the edges.

### ***Blakers Court***

- 4.8 To the south of the East Pavilion, a parking area would be edged with native species hedgerows and tree specimens. A pedestrian link would connect the Blakers Court parking area with the residents growing space and village green link beyond.

### ***Village Green Entrance***

- 4.9 A woodland edge habitat would frame the village green entrance area from the proposed development site. New mixed species understorey shrub planting and tree specimens would reinforce the established trees which characterise the southern area of the village green. The edges of the woodland edge habitat could be further enhanced with spring flowering bulbs.
- 4.10 The open area south of the woodland edge planting would provide opportunities for a mix of timber sculpture and informal play equipment. It is envisaged this could take the form of horizontal and vertical [low] tree trunks which could be carved following consultation between residents and any selected artist as part of a future community programme.
- 4.11 A dedicated refuse and recycling area would be fenced with a mix of ornamental planting to the edges, climbing shrubs would 'green' new vertical structures - softening the appearance in near-distance views.
- 4.12 To the north-west, the existing vehicular access and parking would be retained. A new area of paving is required for routine access by refuse / recycling vehicles and is proposed to be a grasscrete type of surfacing [or similar] to encourage a partial grass sward to establish.
- 4.13 The existing, mature Alder tree [to the north-east] is an imposing landscape component and is to be retained and protected within the proposed scheme. A new, native species hedgerow would edge the main access to the new community centre.
- 4.14 For further details refer to:
- *Landscape Masterplan [NN030-RCO-XXXX-0000-PL-L-000001];*
  - *Figure 01: [Colour] Masterplan.*



<b>Native Tree Planting</b>			
<i>Acer campestre</i> (Field Maple)	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<i>Crataegus monogyna</i> (Hawthorn)	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<b>Non-Native / Ornamental Tree Planting</b>			
<i>Amelanchier lamarckii</i> [Snowy Mespilus]	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Standard Selected Stock.	RB	Specimen
<i>Acer campestre</i> 'William Caldwell'	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Standard Selected Stock.	RB	Specimen
<i>Ginkgo biloba</i> 'Fastigiata Blagon'	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Standard Selected Stock.	RB	Specimen
<i>Crataegus monogyna</i> 'Stricta'	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<i>Magnolia kobus</i>	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<i>Prunus</i> 'Snow Goose'	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<i>Prunus</i> 'Spire'	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<i>Prunus umineko</i>	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<i>Pyrus communis</i> 'Beth'	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<i>Sorbus aria</i> 'Lutescens'	10-12cm Girth Size / 3.0-3.5m height / 1.75-2.0m Clear Stem / Select Standard Stock	RB	Specimen
<b>Native Understorey Shrub Planting (1.50 - 1.75m height: Feathered)</b>			
<i>Acer campestre</i> (Field Maple)	1.50-1.75m height: Feathered.	RB	Specimen
<i>Crataegus monogyna</i> (Hawthorn)	1.50-1.75m height: Feathered.	RB	Specimen
<i>Corylus avellana</i> (Common Hazel)	1.50-1.75m height: Feathered.	RB	Specimen
<i>Euonymus europaea</i> [Spindle]	1.50-1.75m height: Feathered.	RB	Specimen
<i>Prunus spinosa</i> (Blackthorn)	1.50-1.75m height: Feathered.	RB	Specimen
<i>Sambucus nigra</i> [Elder]	1.50-1.75m height: Feathered.	RB	Specimen
<b>Native Understorey Shrub Planting (60 - 90cm Multi Branched)</b>			
<i>Acer campestre</i> (Field Maple)	60 - 90cm Multi Branched	BR	1/m <sup>2</sup>
<i>Cornus sanguinea</i> (Common Dogwood)	60 - 90cm Multi Branched	BR	1/m <sup>2</sup>
<i>Corylus avellana</i> (Common Hazel)	60 - 90cm Multi Branched	BR	1/m <sup>2</sup>
<i>Crataegus monogyna</i> (Hawthorn)	60 - 90cm Multi Branched	BR	1/m <sup>2</sup>
<i>Ilex aquifolium</i> (Holly)	60 - 90cm Multi Branched	CG	1/m <sup>2</sup>
<i>Ligustrum vulgare</i> [Wild Privet]	60 - 90cm Multi Branched	CG	1/m <sup>2</sup>
<i>Prunus spinosa</i> (Blackthorn)	60 - 90cm Multi Branched	BR	1/m <sup>2</sup>
<i>Salix caprea</i> (Goat Willow)	60 - 90cm Multi Branched	BR	1/m <sup>2</sup>

<b>Native Mixed Species Hedgerow</b>			
<i>Corylus avellana</i> (Common Hazel) Hedging	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 300-400 mm apart @400 centres.)	BR	400mm Centres / 5m <sup>2</sup>
<i>Crataegus monogyna</i> (Hawthorn) Hedging	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 300-400 mm apart @400 centres.)	BR	400mm Centres / 5m <sup>2</sup>
<i>Ligustrum vulgare</i> [Wild Privet]	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 300-400 mm apart @400 centres.)	BR	400mm Centres / 5m <sup>2</sup>
<i>Prunus spinosa</i> (Blackthorn)	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 300-400 mm apart @400 centres.)	BR	400mm Centres / 5m <sup>2</sup>
<i>Ilex aquifolium</i> (Holly) Hedging	60 – 90 cm height. Multi-Branched. (Hedging - 2 no. staggered rows set 300-400 mm apart @400 centres.)	CG	400mm Centres / 5m <sup>2</sup>
<b>Ornamental Clipped Shrubs / Hedgerow</b>			
<i>Berberis darwinii</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Berberis thunbergii</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Escallonia rubra macrantha</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Euonymus japonicus 'Green Rocket'</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Euonymus japonicus 'jean hugues'</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Ilex aquifolium</i>	45-60 cm Ht	3 ltr CG	5 / m <sup>2</sup>
<i>Photinia Red Robin 'Compacta'</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Pyracantha Red Column</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Pyracantha Saphyr Orange</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<i>Viburnum tinus</i>	30-45cm height. Multi-Branched.	3 ltr CG	5 / m <sup>2</sup>
<b>Ornamental Shrub Planting</b>			
<i>Buddleja davidii 'Black Knight'</i>	100-125cm Ht	10 ltr CG	Specimen/As Shown
<i>Buddleja davidii 'White Profusion'</i>	100-125cm Ht	10 ltr CG	Specimen/As Shown
<i>Corylopsis pauciflora</i>	100-125cm Ht	10 ltr CG	Specimen/As Shown
<i>Euonymus fortunei 'Dart's Blanket'</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>
<i>Euonymus fortunei 'Emerald Gaiety'</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>
<i>Epimedium perralderianum</i>	20-30cm Ht / Spread	2 ltr CG	As Shown/7m <sup>2</sup>
<i>Geranium macrorrhizum 'Album'</i>	20-30cm Ht / Spread	2 ltr CG	As Shown/5m <sup>2</sup>
<i>Geranium macrorrhizum 'Ingwersen's Variety'</i>	20-30cm Ht / Spread	2 ltr CG	As Shown/5m <sup>2</sup>
<i>Geranium macrorrhizum 'Johnson's Blue'</i>	20-30cm Ht / Spread	2 ltr CG	As Shown/5m <sup>2</sup>
<i>Hebe parviflora angustifolia</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/3m <sup>2</sup>
<i>Hebe Mrs. Winder</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>
<i>Hebe salicifolia 'Spender's Seedling'</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/5m <sup>2</sup>
<i>Hebe rakaiensis</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>
<i>Hebe Red Edge</i>	20-30cm Ht / Spread	2 ltr CG	4 / m <sup>2</sup>
<i>Hebe salicifolia</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>
<i>Hedera helix 'Glacier'</i>	20-30cm Ht / Spread	2 ltr CG	5 / m <sup>2</sup>
<i>Hydrangea macrophylla 'White Wave'</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>

<i>Lavandula 'Hidcote'</i>	30-45cm Ht / Spread	2 ltr CG	As Shown/5m <sup>2</sup>
<i>Jasminum nudiflorum</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/3m <sup>2</sup>
<i>Liriope muscari</i>	20-30cm Ht / Spread	2 ltr CG	As Shown/7m <sup>2</sup>
<i>Osmanthus x burkwoodii</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/3m <sup>2</sup>
<i>Pachysandra terminalis 'Green Carpet'</i>	20-30cm Ht / Spread	2 ltr CG	5 / m <sup>2</sup>
<i>Philadelphus 'Bell Etoile'</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/3m <sup>2</sup>
<i>Photinia fraseri 'Little Red Robin'</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/3m <sup>2</sup>
<i>Sarcococca hookeriana var. humilis</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>
<i>Viburnum davidii</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/4m <sup>2</sup>
<i>Viburnum tinus</i>	30-45cm Ht / Spread	3 ltr CG	As Shown/3m <sup>2</sup>
<i>Vinca minor</i>	20-30cm Ht / Spread	2 ltr CG	9m <sup>2</sup>
<b>Ornamental Grasses</b>			
<i>Calamagrostis brachytricha</i>	20-30cm Ht / Spread	2 ltr CG	4 / m <sup>2</sup>
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	20-30cm Ht / Spread	2 ltr CG	4 / m <sup>2</sup>
<i>Miscanthus sinensis 'Ferner Osten'</i>	20-30cm Ht / Spread	2 ltr CG	4 / m <sup>2</sup>
<i>Miscanthus sinensis 'Gracillimus'</i>	20-30cm Ht / Spread	2 ltr CG	4 / m <sup>2</sup>
<i>Miscanthus Starlight</i>	20-30cm Ht / Spread	2 ltr CG	5 / m <sup>2</sup>
<i>Miscanthus sinensis 'Yakushima Dwarf'</i>	20-30cm Ht / Spread	2 ltr CG	5 / m <sup>2</sup>
<i>Pennisetum alopecuroides 'hameln'</i>	20-30cm Ht / Spread	2 ltr CG	5 / m <sup>2</sup>
<b>Perennials</b>			
<i>Polygonatum x hybridum</i>	Full Pot 30 cm spread	3 ltr CG	Specimen
<i>Polystichum setiferum</i>	Full Pot 30 cm spread	3 ltr CG	Specimen
<i>Polystichum setiferum (Divisilobum Group) 'Herrenhausen'</i>	Full Pot 30 cm spread	3 ltr CG	Specimen
<i>Salvia 'Blue Spire'</i>	Full Pot 30 cm spread	4 ltr CG	5 / m <sup>2</sup>
<i>Salvia 'Little Spire'</i>	Full Pot 30 cm spread	4 ltr CG	5 / m <sup>2</sup>
<i>Sedum 'Autumn Joy'</i>	Full Pot 30 cm spread	3 ltr CG	5 / m <sup>2</sup>
<i>Sedum spectabile 'Iceberg'</i>	Full Pot 30 cm spread	3 ltr CG	5 / m <sup>2</sup>
<b>Bulb Planting</b>			
<i>Colchicum autumnale 'Album' [Autumn Crocus]</i>	Bulbs		15 per m <sup>2</sup>
<i>Crocus tommasinianus [Early Spring Crocus]</i>	Bulbs		15 per m <sup>2</sup>
<i>Galanthus nivalis</i>	Bulbs		15 per m <sup>2</sup>
<i>Galanthus nivalis f. pleniflorus 'Flore Pleno'</i>	Bulbs		15 per m <sup>2</sup>
<i>Narcissus pseudonarcissus</i>	Bulbs		10 per m <sup>2</sup>
<i>Narcissus 'Salome'</i>	Bulbs		10 per m <sup>2</sup>

<i>Climbing Shrubs</i>			
<i>Clematis 'Frances Rivis'</i>	80cm height. Cane Trained	3 ltr CG	Specimen
<i>Clematis vitalba</i>	80cm height. Cane Trained	3 ltr CG	Specimen
<i>Hedera helix</i>	80cm height. Cane Trained	3 ltr CG	Specimen
<i>Lonicera japonica 'Halliana'</i>	80cm height. Cane Trained	3 ltr CG	Specimen
<i>Lonicera periclymenum</i>	80cm height. Cane Trained	3 ltr CG	Specimen
<i>Trachelospermum jasminoides</i>	80cm height. Cane Trained	3 ltr CG	Specimen
<i>Woodland Edge</i>			
<i>Anemone nemorosa</i> [Wood Anemone]	Bulbs [Autumn / Spring Planting]		8 per m <sup>2</sup>
<i>Ajuga reptans</i> [Bugle]	9 cm pot	9cm pot	8 per m <sup>2</sup>
<i>Hyacinthoides non-scripta</i> [Bluebell]	Bulbs		8 per m <sup>2</sup>
<i>Helleborus foetidus</i> [Stinking Hellebore]	Full Pot 30 cm spread [Autumn Planting]	3 ltr CG	3 per m <sup>2</sup>
<i>Primula vulgaris</i> [Primrose]	9 cm pot	9cm pot	8 per m <sup>2</sup>
<i>Ecological Grassland Mix - EM5 Meadow Mixture for Loamy Soils</i>			
<b>Wildflowers</b>		<b>% of mix</b>	
<i>Achillea Millefolium</i>	Yarrow	2.4	
<i>Galium verum</i>	Lady's Bedstraw	1.6	
<i>Leucanthemum vulgare</i>	Oxeye Daisy	1.4	
<i>Malva moschata</i>	Musk Mallow	3.4	
<i>Plantago lanceolata</i>	Ribwort Plantain	3.4	
<i>Ranunculus acris</i>	Meadow Buttercup	1.6	
<i>Daucus carota</i>	Wild carrot	0.2	
<i>Primula versis</i>	Cowslip	0.2	
<i>Lotus corniculatus</i>	Birdsfoot Trefoil	0.2	
<i>Lathyrus pratensis</i>	Meadow Vetchling	0.4	
<i>Silene vulgaris</i>	Bladder Campion	0.1	
<i>Knautia arvensis</i>	Field Scabious	0.6	
<i>Centaurea nigra</i>	Common Knapweed	2.4	
<i>Rumex acetosa</i>	Common Sorrel	0.1	
<b>Grasses</b>			
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass (w)	2	
<i>Briza media</i>	Quaking Grass (w)	2	
<i>Cynosurus cristatus</i>	Crested Dogstail	62.4	
<i>Festuca rubra</i>	Red Fescue	10	