

Jacksons Ridge



Located on the site of the former farm yard, Jacksons Ridge will deliver three high-quality homes, set within the verdant character of Hammerpond Road. Set back from the road, the new homes will continue the pattern of development and will create the opportunity for new tree planting.



To the rear of the new homes, the large gardens will follow the topography of the land and will be defined at their extents by black estate railings and native hedgerow planting. Having this filtered semi-permeable boundary treatment will allow the residents to 'borrow' the landscape, creating a visually seamless transition into the 'habitat mosaic' to the south. This was an idea originally laid out by Capability Brown of a 'borrowed landscape.' Hazel Hurdles (or similar) will create naturalistic separation and privacy to each individual home and will be further softened by native tree and shrub planting.



The new homes could include features such as bee and bat bricks, bird boxes and hedgehog highways to the garden fences.



1 MEADOW HABITAT



Extensive areas of meadow planting and management of existing habitats within these areas will create a space for wildlife to flourish. Opportunities for wildflower to be sown throughout the meadows will attract insects and pollinators, along with other local wildlife. Opportunities for recreational routes through these meadows will bring users of the routes closer to nature. Specific species of meadow mixes will compliment the local landscape.

Anaerobic Digester (AD) Plant & Main Livestock Building

Significant saving in water use as a result of the proposed redevelopment exceeding water neutrality requirements

2 WOODLAND CREATION



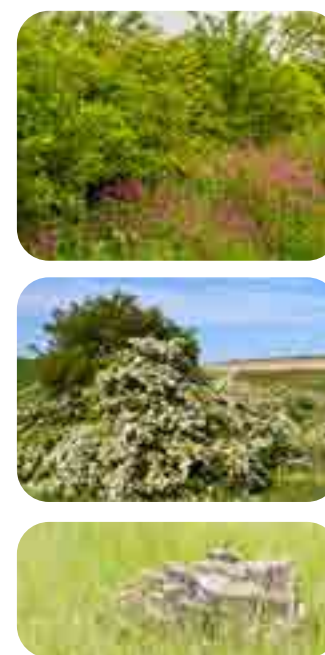
New woodland will be created across Stonehouse Farm to enhance the surrounding Ancient and Broadleaved woodlands. Continuing woodland along the stream corridor will enhance important wildlife corridors and create spaces for a variety of wildlife, fauna, and flora to establish. New native tree planting will provide immediate impact set against the backdrop of the woodland, as it establishes and matures over time.

A mix of native species to the area, such as English Oak, Beech, birch, hazel, and wild cherry will create habitats with seasonal interest. The woodland will be managed over time to ensure a healthy and successful woodland is achieved. Ground cover and thick planting will create a diverse variety of habitats at different heights. There may be opportunities in the future to extend the recreational routes, to create woodland trails for those using the 'Lakes & Lodges' and the Public Right of Way.

4 SCRUB PLANTING HABITAT

Scrub and thicket planting will create an ecotone in the foreground to the new woodland creation. These areas will be left to grow creating a naturalised character attracting a variety of wildlife. Native species such as hawthorn, blackthorn, spindle, buckthorn, blackberry and elderflower will be strengthened by native tree planting including maple, wild cherry, rowan, crab apple, and other fruiting species, which will provide feeding opportunities for birds and insects.

Ecological enhancements such as bird and bat boxes, log piles and hibernacula will create areas for nesting and homes for insects and invertebrates. Meadow planting will be sown around the scrub planting to provide additional habitat for wildlife.



Native hedgerow planting will create new field boundaries and will provide ecological corridors for foraging wildlife

Existing stream to be retained and enhanced with new tree and wildflower planting

New circular permissive footway will create recreation benefits and will connect directly into the Public Footpath (1708)

Lakes & Lodges

The existing fishing lakes will be retained as part of the proposals at Stonehouse Farm and will be enhanced by the management of the existing reed planting, and new native tree planting. The areas will be encompassed by new woodland creation and scrub planting and will be the focus for the recreation offering of the proposals. The new circular permissive footway will meander through this area and will offer people the opportunity to experience the lakeland setting and wetland character. The existing SuDS basins which are planted with reed beds are to be retained to form part of this space.

The new lodges will create a backdrop to the lakes with new woodland and meadow planting beyond. These lodges will create a space for people to enjoy the nature, wildlife, and beautiful setting of the lakes. Sympathetically designed to assimilate into the character of the areas, these wood lodges will be enhanced by new native tree, hedgerow, and shrub planting, with each individual lodge having its own private space for rest and relaxation.

Access to the lodges will be via the existing track which serves the fishing lake, with a new route to each individual lodge, to ensure easy and convenient access all year round.



To ensure Stonehouse Farm and Lakes are truly sustainable, each commercial building will have solar panels installed to their roofs

Existing farm and commercial yard to be redeveloped to form an energy efficient business park comprising of a number of sensitively designed units directed at small rural based enterprises.

Existing vehicular access to the Business Park and fishing lakes retained

3 'HABITAT MOSAIC'

These areas of Stonehouse Farm & Lakes will provide the greatest variety of habitats with a mosaic of rough grassland, scrub, and thicket planting, set against a backdrop of new woodland creation and meadow planting, will create a landscape suitable for a range of wildlife. Important wildlife corridors will be enhanced with new native tree planting to ensure flight corridors for foraging species are respected.

New native hedgerows will redefine field patterns and will define areas of rough grassland and wildflower planting. Other ecological enhancement could be provided within these areas, including bat and bird boxes (barn owls), hibernacula, and log piles to attract invertebrates and insects.

The existing Public Footpath will be 'screened' by new scrub planting to try and restrict public access, but views will still be afforded along its extent.



	Site Boundary: Aprx. 37.36ha/ 93.32ac
	Existing Vegetation
	Existing On-Site Fishing Ponds
	Reed Bed Planting (Indicative)
	Existing Watercourses
	Public Right of Way (PROW 1708)
	Electricity Lines & Pylons
LANDSCAPE PROPOSALS	
	Woodland Planting Mix
	Thicket/ Scrub Planting
	Extra Heavy Standard Tree Planting
	Standard Tree Planting
	Multi-Stem Tree Planting
	Wildflower Meadow Mix
	Rough Grassland
	Native Shrub Planting
	Wetland Scrapes
	Proposed Circular Permissive Footway
BUILT DEVELOPMENT	
	Existing Buildings Retained
	Proposed Dwellings at 'Jackson's Residence'
	Proposed Lake Lodges
	Proposed New/Extended Business Units
	Solar Panels to Commercial Buildings & Energy Park
	Hard Standing/ Existing Access Routes
	Black Metal Estate Railings
	Hazel Hurdles (or similar) Garden Separation



Rev	Date	By	Description
I	28.02.25	JC	Amended with client comments
H	04.02.25	JC	Amended with client comments
G	19.12.24	JC	Amended with client comments
F	16.12.24	JC	Amended with client comments
E	17.04.24	JC	Amended with client comments
D	17.04.24	JC	Amended with client comments
C	10.04.24	JC	Amended with client comments
B	09.04.24	JC	Amended with Ecology inputs

FOR PLANNING

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Stonehouse Farm, Handcross Road
HORSHAM

Drawing Title Site-Wide Masterplan

Client The Hunter Group
(Lee Goossens)

Scale @ A1 1:2500 Drawing No. CSA/6746/111

Date April 2024 Rev I

Drawn JC Checked RR