LArch
Landscape Consultancy and Design Ltd

LANDSCAPE DESIGN STRATEGY

LAR2510-LAN-REP-0310

Land at Lower Perrylands Farm

Perrylands Farm, Dial Post, Horsham

Lower Perrylands Limited

August 2025

Revision	Date	Description	By
P01	14/08/2025	Issued as draft for comments	MZ
P02	21/08/2025	Issued for planning	MZ

Contents

1. INTRODUCTION

1.1 Instruction

LArch - Landscape Consultancy and Design Ltd (LArch) have been commissioned by Lower Perrylands Limited to produce a landscape design strategy for the proposed development at Perrylands Farm, Dial Post, Horsham.

1.2 The Site

The proposed development site is a redundant farm to the south-west of Dial Post, near Horsham.

1.3 Development Proposal

The proposed development is for the demolition of redundant agricultural buildings and the construction of three new detached dwellings, each with an associated double car port and a private garden.

1.4 Landscape Design Strategy Report

This document presents the vision as well as principles and approach to the design of outdoor spaces within the proposed development to ensure it integrates well within its setting and meets the environmental, social and aesthetic objectives while supporting the principle of sustainable development.

The Landscape Design Strategy has been produced by Michal Zarzecki (Landscape Architecture BEng CMLI; Biology BSc MSc), director and principal landscape architect at LArch with 11 years of experience in landscape design and consultancy services.

This Landscape Design Strategy should be read in conjunction with other application documents and particularly other Landscape Architect's documentation including:

- LAR2510-LAN-REP-0302 - Landscape and Visual Appraisal
- LAR2510-LAN-DRA-0901 - Proposed Landscape Plan

2. VISION AND OBJECTIVES

2.1 Vision

The vision for the landscape design at the Lower Perrylands Farm development would see the derelict farm buildings removed and the proposed dwellings integrated with the rural landscape.

The existing mature trees would be retained and protected to add the sense of maturity to the proposal. The existing watercourse would be enhanced with native trees ad shrubs reflecting the local species composition. Areas of redundant hardstanding will

2.2 Strategic Objectives

Landscape-led design approach has been exercised together with the Applicant and the Design Team from the outset of the project to make sure that the design decisions are informed by the landscape constraints and opportunities.

The following objectives have been considered instrumental to integrate the development with the landscape:

- Respond to existing local character.
- Adhere to planning policy and landscape character assessment.
- Create a well-designed, high quality and attractive place for the new residents.
- Avoid and where unavoidable minimise impact of development on landscape features and resources.
- Sympathetically integrate existing landscape components within the development.
- Support wildlife, reinforce habitat connectivity and towards achieving biodiversity gains.
- Manage lighting sensitively to minimise adverse effects on wildlife.

Objective	Design Prescription
Respond to existing character and identity	▶ Use materials harmonious with the setting. ▶ Use tree and shrub planting to screen and soften the built form.
Adhere to planning policy and landscape character assessment	▶ Conserve existing trees and hedgerows and plant new ones. ▶ Retain and enhance existing watercourse. ▶ Develop s high-quality, safe, and attractive place. ▶ Follow landscape management prescriptions.
Create a well-designed, high quality and attractive place	▶ Use local materials and those reflecting countryside location. Contribute to local distinctiveness. ▶ Avoid urbanising materials and detailing. ▶ Design with safety in mind. ▶ Create attractive pedestrian links.
Avoid and where unavoidable minimise impact on landscape features and resources	▶ Locate development away from existing trees, outside of RPA or canopy spread (whichever is bigger). ▶ Manage soil sustainably to avoid damage to its structure and loss of the resource. ▶ Use tree and shrub planting to screen development. ▶ Design artificial lighting sympathetically.
Sympathetically integrate existing landscape components	▶ Retain and integrate existing trees and hedges within the communal areas and the private gardens.
Support wildlife, reinforce habitat connectivity and towards achieving biodiversity gains.	▶ Improve habitat structure. ▶ Enhance connectivity with existing vegetation. ▶ Plant trees to boost biodiversity and connectivity. ▶ Select plant species adapted to site's conditions and those resilient to the anticipated effects of climate change. ▶ Use deadwood, clean rubble and soil from enabling works to create a mosaic of habitats for various organisms. ▶ Integrate manmade habitat features, such as nest boxes, within the development.
Manage rainwater sensitively	▶ Facilitate water retention in the landscape on site and use engineering solutions to address water quantity and flood risk. ▶ Implement a 'SuDS train' to manage rainwater as a resource.
Manage lighting sensitively	▶ Minimise outdoor lighting. ▶ Use least intrusive light sources and fixtures.

Table 1. Landscape delivery matrix

3. SITE SURVEY AND APPRAISAL

Location

The proposed development site is a farm to the south-west of Dial Post (Grid Ref.: TQ14451882) referred to as Lower Perryland Farm. The site context is illustrated in **Figure 1**.

The site is accessed off the A24 via a long private rural track.

Topography

The site is relatively flat, with a gentle gradient falling from approximately 22 m aOD in the south-eastern corner to just over 20 m aOD along the north-western edge of the application boundary.

Soils

The locally occurring natural soils are understood through reference to Soilscapes - the Cranfield University's online viewer (https://www.landis.org.uk/soilscapes/) - as *'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'* that are prone to impeded drainage.

There was no detailed geotechnical or otherwise soil data available at the time of writing.

Hydrology

The site is dissected in the west-east direction by a small watercourse which is not on the Environment Agency's Statutory Main River Map.

There are a number of ponds within 500 m of the site, largely to the south-east.

Habitats

Habitats on site comprise largely ruderal vegetation associated with the abandoned former use. The remnant derelict buildings and structures are in places covered with ivy (*Hedera helix*) and patches of ruderal herbs and specimens of black elder (*Sambucus nigra*) are also found inside some of the buildigs.

There are a number of scattered trees, most of which are young saplings of ash (*Fraxinus excelsior*) with several mature oaks (*Quercus robur*). Along the stream, between two of the remnant buildings, there is a block of blackthorn (*Prunus spinosa*) scrub.

The eastern edge of the site is bordered by a hedgerow that follows continually around the south-eastern corner of the site. Further west, the growth is patchy and comprises mostly bramble.

Figure 1. Site location and context

4. DEVELOPMENT PROPOSAL

The proposed development is understood through reference to the architectural scheme by Fresh Architects and comprises the demolition of the redundant agricultural buildings and the construction of three detached dwellings, each with an associated double car port and a private garden.

The existing oak trees will be retained, protected during the implementation phase and integrated within the development' landscape design. All self-established spontaneous vegetation associated with the redundant built environment will be cleared to enable the development proposal. A portion of the blackthorn scrub in the north-eastern corner of the site would be cleared to enable construction of a car port on Plot 3.

The Proposed Site Plan (Fresh Architects, August 2025) is illustrated in **Figure 2** while the Proposed Landscape Plan is illustrated in the following section.

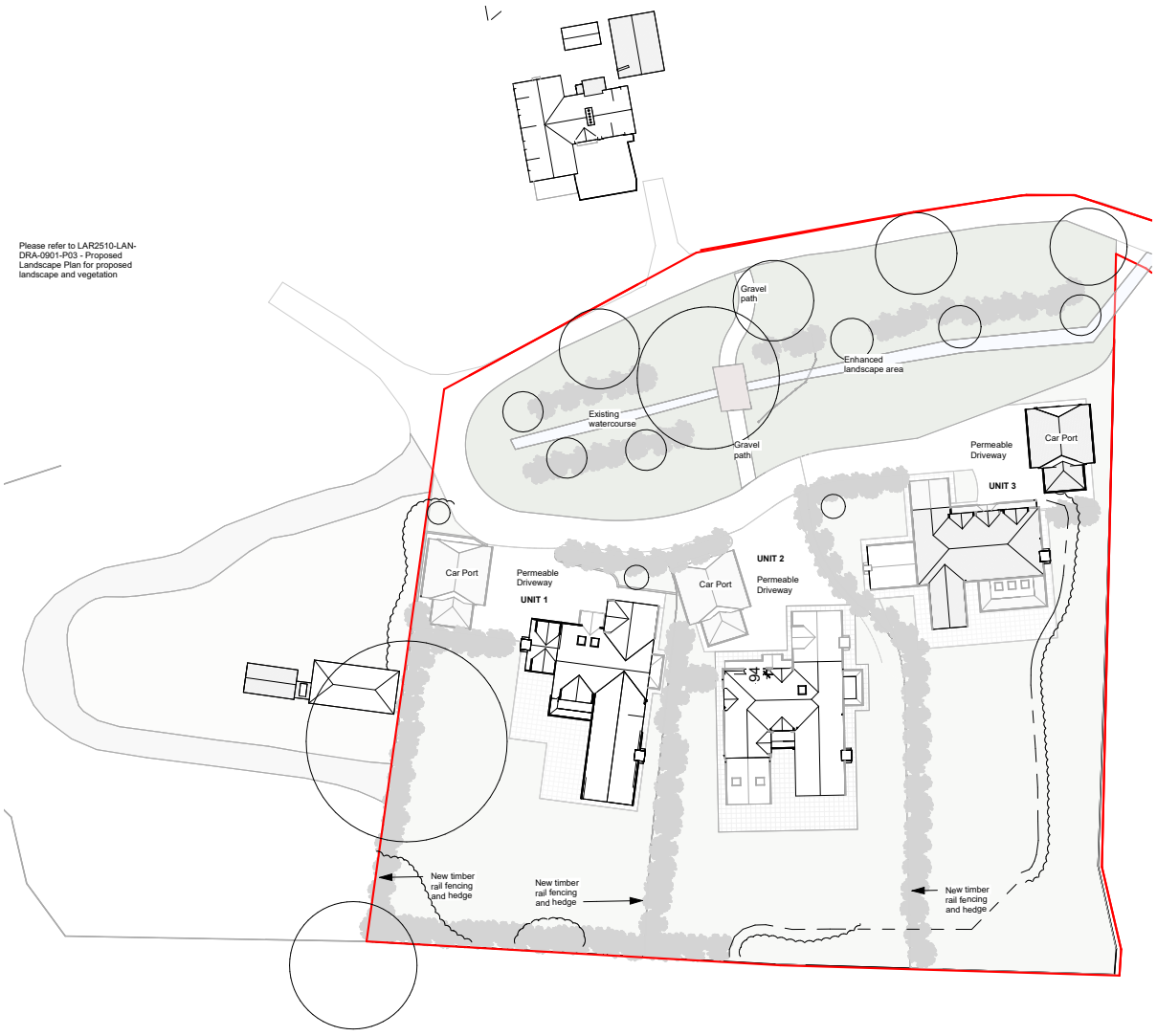


Figure 2. Indicative Block Plan (Fresh Architects, August 2025)

5. LANDSCAPE DESIGN

5.1 Landscape Proposal

The landscape design for the proposed residential development comprises the creation of new habitats along the existing watercourse and proposals for the soft landscape, surfacing and boundary treatments to the private plots.

The following sections describe the design intent and rationale behind the proposed planting and hard landscape design and explain how the proposed design would contribute to the landscape character and enhance the site's ecology.

Legend

- Site Boundary
- Existing Vegetation
- Proposed Lawn
- Proposed Gravel Private Drives
- Existing Watercourse
- Proposed Hedgerow
- Proposed Species-rich Grassland
- Proposed Stone Edgestrip to Drives
- Existing Tree
- Proposed Planting
- Existing Access Track
- Proposed Patio Slabs
- Proposed Tree
- Proposed Native Scrub
- Existing Concrete Bridge
- Proposed Garden Paths

N 0 5 10 m

Figure 3. Proposed Landscape Plan

5.2 Soft Landscape

The proposed soft landscape scheme comprises the following planting types (habitats)

- Tree planting;
- Native mixed-species shrub planting along the watercourse as hedgerows and patches of scrub.
- Native boundary hedgerow;
- Species-rich grassland along the watercourse;
- Suggested garden planting within the private driveways and front garden areas.

Tree Planting

New trees would be planted along the southern edge of the access track as well as along the watercourse bank top to enhance the condition of the watercourse habitat. Smaller, domestic-scale trees are also proposed for the frontages of the residential plots.

The proposed species have been selected to reflect the local dendroflora contributing to the landscape character.

The roadside trees would be oaks and hornbeams.

The watercourse flows in a deep channel and the existing bank top vegetation is not characteristic of the riparian habitat and includes ubiquitous species such as hawthorn, field maple and hazel with occasional goat willow. Given the water-retentive nature of the existing soil, the proposed watercourse bank trees include more riparian species, such as willow and alder.

Quercus robur

Carpinus betulus

Alnus glutinosa

Salix caprea

Malus domestica

Prunus avium

Scrub Planting

Scrub planting in the form of linear hedgerows and patches would be created along the bank top of the watercourse to enhance the vegetation structure.

The proposed composition would comprise native species suitable for the riparian setting.

Viburnum opulus

Corylus avellana

Cornus sanguinea

Hypericum androsaemum

Sambucus nigra

Frangula alnus

Boundary Hedge Planting

The boundaries of private plots would be demarcated by timber fencing and hornbeam hedgerows suitable for clay soils and riparian setting while contributing to the domestic character of the plots.

Hornbeam (*Carpinus betulus*) hedgerows.

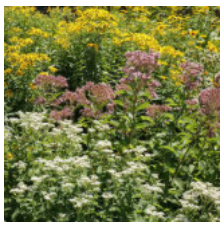
Grassland

Grassland habitat would be created within the area along the watercourse, to maintain reference to the pastoral character.

Grassland habitat would provide shelter, foraging grounds and migration corridor for many terrestrial species.

The diversity of species inhabiting grasslands has also favourable influence on the wider food network by providing pray for predators of insects, ground invertebrates and small vertebrates.

Seed mix for the site would be selected to suit clayey soil.



Grassland wildflowers

Seed mix

Grassland as habitat

Garden Planting

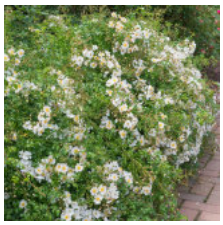
The proposed dwellings would benefit from front gardens and private drives for the off-street parking. The properties would reflect the rural character of the area through boundaries demarcated with wooden post-and-rail fencing and native hedging.

Specimen fruit trees would be featured in the front gardens to emphasise the rural character and to provide vertical accents that would soften the architectural built form.

The proposed plants should be treated indicatively, as an inspiration to consider in the future development of the private gardens. The palette includes cultivars of native as well as introduced species suitable for the site's conditions (acidic clayey soil) that are valued for their amenity features and benefits for wildlife.

At the back, the private plots would feature substantial private gardens which would be delivered sawn with amenity grassland mix and hedgerows contributing to boundary screening.

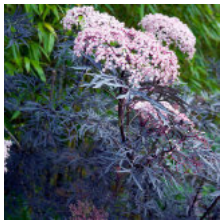
Front gardens of local houses demarcated with hedges and wooden fences



Rosa spp.

Hypericum spp.

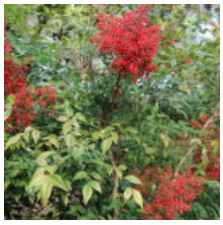
Hamamelis x intermedia



Sambucus nigra 'Black Lace'

Deschampsia cespitosa

Persicaria bistorta 'Superba'



Nandina domestica

Mahonia repens

Cornus sanguinea 'Midwinter Fire'

5.3 Habitat Enhancements

Invertebrate Habitat

Invertebrates, including insects, arachnids (such as spiders), crustaceans (like woodlice), annelids (such as earthworms), and many other groups, play essential roles in maintaining healthy ecosystems - they process dead matter and are key prey of other important groups such as birds, bats and many other mammals, amphibians and reptiles.

The soft landscape design prioritises the creation of habitats and features that support these often misunderstood and overlooked yet vital creatures. The proposed design featuring native trees and shrubs as well as species-rich grassland will provide foraging and breeding opportunities for invertebrates.

Habitat opportunities for invertebrates would also be enhanced using simple man-made solutions, such as “Bee Hotels” in the form of pieces of wood with narrow (2-10 mm diameter) drilled tunnels.

By considering the needs of these creatures in the design, the development will help sustain local invertebrate populations and contribute to the wider food network and ecosystem services.

Deadwood as insect habitat

Simple man-made “Bee Hotels”

Deadwood Habitat

The stems and branches of the removed vegetation would be retained on-site, left to naturally decompose and enhance the habitat diversity. This approach particularly benefits nonvascular plants, such as mosses, fungi, and a variety of invertebrates, while also providing valuable shelter for small vertebrates.

Pile of dead wood

Viviparous lizards basking on an old stump

Nesting Features

There are opportunities for nesting boxes to be installed on the existing mature trees and integrated within the fabric of the proposed dwellings. The nesting boxes would provide breeding and overwintering opportunities for birds and bats.

Bird boxes on trees

Bird boxes within buildings

Bird boxes would be positioned on a north or east facing aspect and at least 2 m above the ground. Designs with different entrance sizes and located within the dense planting would benefit a wide range of birds.

Bat boxes on trees

Bat boxes within buildings

Bat boxes would be installed at least 4 m above the ground (where safe installation is possible), away from artificial light sources and sheltered from strong winds. Boxes and features used as summer maternity roosts should be facing south, south-east or south-west for solar heating, or in a location that provides thermal stability. The northerly aspect is appropriate for the male roosts and as winter hibernation sites.

Hedgehog hibernating in fallen leaves

Manmade ‘hedgehog house’

The existing vegetation and proposed native planting would create opportunities to enhance nesting conditions for small vertebrates, such as hedgehogs. Manmade ‘hedgehog houses’ would be located within the scrub vegetation.

5.4 Habitat Management

Existing Habitats and Features

The existing mature oaks would be retained and protected during the implementation phase in accordance with best practice described in BS5837:2012.

The retained blackthorn scrub along the watercourse will be monitored for the presence of invasive non-native species (INNS).

Existing and Proposed Hedgerows

The existing hedgerow along the eastern boundary edge would become a natural boundary feature within the private plots and would be managed by the future residents.

The linear scrub habitat along the watercourse would be managed create and maintain a valuable ecological corridor and would be monitored to prevent establishment of INNS.

Proposed Individual Trees

The proposed trees within the landscape scheme would be a mix of native species contributing to the local character. The new trees would be planted within the soft landscape areas, oversailing the vegetation beneath, giving sufficient spacing for the trees to develop their natural crowns.

Proposed Scrub Habitat

The scrub habitat is proposed to comprise native species and would have an open structure enabling the ingress of herbaceous ground flora along the edges.

The scrub would be managed to prevent the establishment of INNS.

Proposed Grassland Habitat

The proposed grassland would be managed with biodiversity in mind. Clippings would be removed after cutting to keep the nutrient levels low thus disadvantaging the competitive species and ruderals. The sward would be cut to maintain areas of long vegetation as well as short sward to create favourable conditions for invertebrates, birds and for mammals such as hedgehog.

5.5 Hard Landscape Surfaces

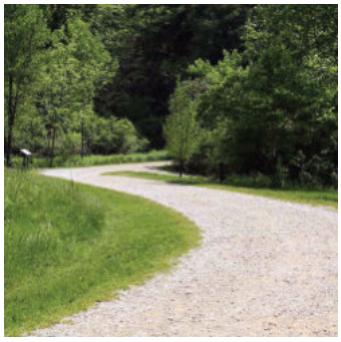
The proposed hard landscape works would comprise:

- Laying out a new pedestrian link taking advantage of the existing bridge.
- Construction of new access track to the proposed dwellings.
- Construction of private drives.
- Construction of garden access and patios at the back of the proposed dwellings.

New Link

The new path across the watercourse would be formed and surfaced with imported crushed stone aggregate.

Designating the path within the existing surfacing would help minimise impact on the existing mature oak growing next to the bridge.

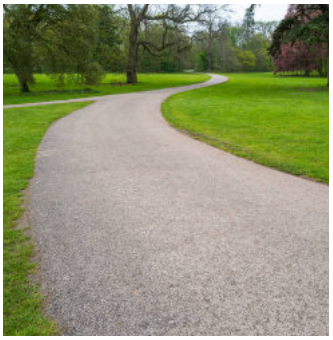


New pedestrian link across the bridge surfaced with crushed stone

New Access Track

The existing hardstanding within the farm footprint is not fit for the new intended use and would be removed and new surfacing would be installed.

The new access track surfacing would be crushed stone marrying in with the existing track and would be laid on permeable (MOT Type 3) sub-base to facilitate stormwater management.

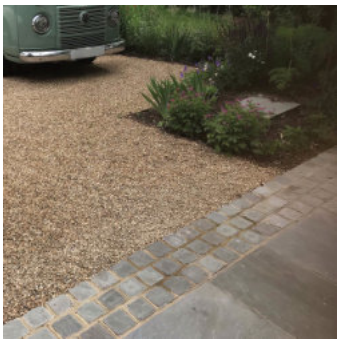


New access road within the development reflecting the character and surface treatment of the existing track

Private Drives

The drives of private dwellings should be surfaced with materials reflecting the relaxed rural character, such as loose flint chippings.

The ownership boundary would be demarcated with a strip of natural stone setts.



Loose chippings as low key surface treatment to private driveways

Natural stone setts as demarcation strip

Private Garden Surfacing

Materials recommended for external surfaces within the private plots include red clay pavers for paths and concrete slabs for patios. While natural stone complements a rural setting, it is highly porous and prone to staining, requiring regular treatment and maintenance. A suitable entry-level alternative is concrete slabs, which demand less upkeep. These can be supplied in distressed or riven-effect finishes that remain sympathetic to the rural setting and can be paired with clay paver edging to create a contemporary interpretation of the traditional natural stone surface.

Clay pavers add timeless beauty to garden paths.

Distressed concrete slabs offer robust and low-maintenance entry-level patio surfacing solution with sympathetic aesthetics.

5.6 Boundary Treatments

It is recommended that the private front gardens would be demarcated with cleft chestnut post-and-rail fencing of 1.1 m height softened with hornbeam hedging that should be kept to the maximum of 1.5 m height.

Front gardens demarcated with wooden fences and hedgerows.

5.7 External Lighting

Design Intent and Rationale

Artificial lighting can have adverse effect on human, animal and even plant life. It also contributes to the sense of urbanisation. Lighting would be limited to the individual private plots and the objectives and recommendations are provided to demonstrate the approach that the specialist lighting design should take.

Lighting Design Objectives

- To safeguard the sense of rurality;
- To preserve dark night sky;
- To avoid light pollution;
- To strike a balance between the safety, security and access and the effects on wildlife.

Lighting Design Recommendations

Avoid excess lighting

- Provide only minimum amount of light needed for safety.
- Keep the times that lights are on to minimum to provide some dark periods.

Manage light spread

- Avoid or at least minimise light spill.
- Avoid bare bulbs and upward pointing light.
- Keep the spread of light to or below the horizontal.

Safeguard sensitive areas from lighting.

- Avoid reflective surfaces under lights.
- Avoid or minimise lighting near habitats and in the rear gardens, facing the open countryside.

Design the right quality of light

- Use narrow spectrum bulbs to lower the range of species affected by lighting.
- Use light sources that emit minimal ultra-violet light and avoid the white and blue wavelengths of the light spectrum to prevent impact on insects.
- Use glass lantern covers to filter UV light.
- Select light sources which wavelength peak higher than 550 nm and colour temperature is below 2700K.

Design the right fittings

- For pedestrian lighting, choose low level lighting that is as directional as possible and below 3 lux (preferably below 1 lux) at ground level.

Landscape Consultancy and Design Ltd

M 07422 515 864
E contact@larchconsultancydesign.co.uk
W larchconsultancydesign.co.uk