



L I Z A R D

Landscape Design and Ecology

LANDSCAPE DESIGN STRATEGY

**Land East of Mousdell Close
Ashington West Sussex**

Rocco Homes

Reference	LLD3503-LAN-REP-001
Prepared:	JD
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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Rocco Homes to develop a Landscape Design Strategy for the development at Land East of Mousdell Close, Ashington West Sussex.
- 1.2 The Landscape Design Strategy explains the design intent and objectives of the proposed landscape scheme as well as provides the outline planting palette and nursery stock specification considered appropriate and beneficial for the proposed scheme.
- 1.3 The design strategy was informed by desk study and a site visit to appraise existing features on Site and the surrounding area, augmented by the following environmental reports prepared by LLDE:
 - LLD3503-ARB-REP-001 *Arboricultural Impact Assessment*
 - LLD3503-LPL-REP-001 *Landscape and Visual Appraisal*
 - LLD3503-ECO-REP-002 *Biodiversity Net Gain (BNG) Assessment*



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ANALYSIS DIAGRAM FROM LLDE3503-LPL-REP-001 LANDSCAPE VISUAL APPRAISAL

Legend

Site Boundary

Designations

ASH11

ASH11 - Allocated Land - Land West of Ashington School

ASH10

ASH10 - Chanctonbury Nursery

Public Footpath**Landscape Analysis**Localised minor ridge to the north along Rectory Lane;Reinforce the mature native hedgerow along Rectory Lane with oak trees; more generally reinforce boundaries with mixed species hedgerowsMaintain a buffer about the lower lying part of Site adjacent to the woodland beltSense of place from the view towards the South Downs scarp offset some 4.5km to the south, punctuated by the tree copse at Chanctonbury Ring to the south-eastBuilt form would be aligned square to the falling landform, consistent in alignment with that of existing built form to east and west, resulting in a cohesive association with surrounding settlement pattern.**Figure 1.**
Landscape Analysis and Approach



Photograph A - View from within the site to the northwest, showing the hawthorn hedgerow forming the boundary to Rectory Lane



Photograph B - The Holy Sepulchre Church, within 1 km of the site



Photograph C - Tree line atop a mound and ditch to the southern boundary



Photograph D - Context photo of neighbouring properties on Mousdell Close



Photograph E - View to the southeast from within the site, with a glimpse of the South Downs scarp beyond

2.0 EXISTING SITE INFORMATION

The site

- 2.1 The proposed development site (referred to as the Site, Grid Reference: NGR TQ 12501 16366) is the Land East of Mousdell Close, Ashington, West Sussex. The site sits between existing housing developments to the east and west (photograph D) with agricultural land to the north and land to the south allocated for future development.
- 2.2 The site consists of 2.19 acres of recently ploughed former pasture land. The boundary consists of a hawthorn hedgerow to the north (along Rectory Lane), and a drainage ditch with dispersed oaks to the south (photograph C). The eastern and western boundaries are defined by the curtilages of existing residences (off Penn gardens and Rectory Lane respectively).
- 2.3 The site falls mostly from northeast to southwest, with the highest surveyed point being 30.58 metres above OS datum and the lowest point being 25.44. There is also a gentler fall away from the centre of the site towards its northwestern corner.
- 2.4 The South Downs National Park sits 1 km to the south of the site, with the scarp of Chanctonbury Hill a further 2 km into the South Downs.
- 2.5 There are a number of listed buildings within Ashington to the east. The Grade I Listed C13 Church of the Holy Sepulchre (photograph B) is located 900m north-west of the Site.



Photograph G - Oak with displaced root plate on southern boundary



Photograph H - Conifers beyond northeastern boundary



Photograph I - One of many oaks fringing the site



Photograph J - Oak emerging from hedgeline with uprooted root plate



Photograph K - Line of trees emerging from winter dormancy



Photograph L - Fallen, located to the southeast corner of the site



Photograph M - Tree line along the southern boundary ditch



Photograph N - Oak emerging from mixed group of native tree and scrub on the eastern boundary, conifers behind



Photograph O - The hedgerow along Rectory Lane

Existing Vegetation

- 2.6 The main Site area is formed of former pastures. Recently ploughed, there is no extant vegetation at the time of the recent site visit.
- 2.7 The eastern boundary consists of a low quality mixed species hedgerow before being overtaken by a series of coniferous trees and hedges outside the site boundary (see photograph H), including Western Red Cedar (*Thuja plicata*), Spruce (*Picea sp.* and Monterey Cypress (*Cupressus macrocarpa*).
- 2.8 The eastern boundary continues with groups of native trees including Goat Willow (*Salix caprea*), Hawthorn (*Crataegus monogyna*) and Pendunculate Oak (*Quercus robur*) unctuated with larger specimens of Field Maple and English Oak. See photographs I, J and L.
- 2.9 A drainage ditch topped with Pendunculate Oak extends extends along the southern boundary (photograph M), including a Pedunculate Oak with displaced root plate displaying “phoenix” characteristics, with regrowth and a new canopy emerging from the the fallen stem (photograph G). A narrow band of woodland runs alongside the ditch, outside of the site.
- 2.10 Vegetation along the western boundary consists of a single hawthorn (*Crataegus monogyna*) within adjoining land, a line fo native scrub and a Common Ash (*Fraxinus excelsior*) in the northwestern corner of the site.
- 2.11 For details refer to the Preliminary Ecological Appraisal and the Arboricultural Survey prepared by LLDE.



3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposal consists of 74 homes and associated landscape at the Land East of Mousdell Close, following the site's allocation for residential development in the draft Horsham Local Plan.
- 3.2 The proposal "seeks to deliver a sustainable development of 74 new homes, including 35.1% affordable housing. It provides a high-quality scheme with an appropriate mix of dwelling sizes, set within a naturalistic landscape framework that promotes biodiversity, recreation, and health and well-being. The design also respects and enhances the site's edge-of-settlement character" (from the accompanying Design and Access Statement by ECE Architecture).

Layout

- 3.3 Access to the site consists of a 50 metre north-south axis opening up onto an area of public open space. Cellular attenuation tanks beneath this green space support the site's drainage strategy.
- 3.4 A secondary loop road—including sections of shared surface—serves the majority of the development. Tertiary routes connect the western area of the site to the main access road
- 3.5 Dwellings along the eastern and western edges back on to their respective boundaries, while development to the north faces onto Rectory Lane.
- 3.6 To the south, an area of green space acts as a transition from the site into the woodland fringe beyond. A planted attenuation basin supports site drainage while providing biodiversity and amenity value.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives		Landscape Layout	
4.1	The proposed landscape strategy consists of the following objectives: - Enhance Site Biodiversity Promote ecological resilience by incorporating a variety of native trees and hedges as well as pollinator-friendly species to support diverse wildlife habitats across the site. - Augment Proposed Green Infrastructure The integration of appropriate soft landscape materials will enhance both the amenity and ecological value of the site’s key green infrastructure assets—including the attenuation pond, public open space, and existing hedgerow network—ensuring their contribution to local biodiversity and community well-being. - Complement and Reinforce Spatial Hierarchies The use of hard and soft materials would delineate circulation, define shared spaces, and affirm the boundaries between public and private. Proposed planting would also contribute to placemaking and wayfinding throughout the site. - Integrate the Site into the Surrounding Landscape Ensure seamless visual and ecological integration by reflecting local topography, plant communities, and existing landforms—respecting the character and scale of adjacent environment	4.2	A <i>Landscape and Visual Appraisal</i> has been prepared to further assess the impacts of the development and sets out the following mitigation measures and opportunities for the Site: - Existing on site vegetation to be retained where possible and enhanced; - Retain the historic landscape pattern and visual screening provided by existing boundary vegetation;
		4.3	<i>Biodiversity Net Gain Statement</i> prepared by Lizard (reference LLD3503-ECO-REP-001) identified the following recommendations and ecological opportunities for the scheme: - Retain and augment the existing scrub at the northern section of the western boundary - Retain 120 metres of existing species-rich hedgerow with trees, augmenting with the introduction of a further 60 metres of species-rich hedgerow with trees. - Introduce a new hedgerow to the south of the site, to the north of the existing ditch.
		4.4	Native trees would be planted to reinforce the existing hedgerow forming the northern boundary
		4.5	The approach road would be lined with ornamental trees—small and fastigate where apposite—to form an irregularly-spaced avenue on the approach to the site. Surface treatments accord with local vernacular asphalt.
		4.6	Traffic calming interventions would be introduced at transitions between surface treatments to encourage the adoption of mindful driving.
		4.7	Proposed shared surfaces would be clearly indicated through materiality, while also supporting the drainage strategy through its permeability.
		4.8	The Public Open Space would be suitably planted due to the location of attenuation tank: a flowering lawn with mowing-strip paths to soften the many hard surfaces surrounding.
		4.9	Footpaths approaching dwellings would be treated with high quality block paving to aid site legibility by establishing hierarchy of materials.
		4.10	A reed bed is proposed within the attenuation basin, fringed with wetland meadow wildflower to accommodate seasonal changes in water level and support biodiversity goals.
		4.11	The southern site boundary would be augmented with additional native trees and a shade-tolerant wildflower mix transitioning into native hedgerow.
		4.12	Grass verges to the interior perimeter of the secondary road would be maintained as amenity lawn as these accommodate the provision of utilities to the proposed dwellings.
		4.13	A differentiated surface material to parking bays would clearly denote use, whilst continuing to provide the same permeability of shared surfaces in support of the drainage strategy.
		4.14	The garden space to the flats and maisonettes would be an amenity lawn, providing semi-private recreational space for residents while maintaining the existing eastern hedgerow boundary.



Figure 2. Proposed Site Layout

Native Tree Planting



Acer campestre (Field Maple)

Ornamental Tree Planting



Quercus robur (English Oak)

Cercidiphyllum japonicum (left); Acer davidii (right)

Soft Landscape

- 4.15 Tree Selection
A mixture of native (52 no.) and non-native ornamental trees (91 no.) to define spaces and delineate thoroughfares. Small, fastigate species would be proposed when in close proximity to proposed dwellings.
- 4.16 Hedgerow and Scrub
Exisitng hedgerows would be augmented with native species characteristic to the local character area such as hawthorn, field maple and hazel. The western boundary presents the opportunity to establish a species rich scrub habitat.
- 4.17 Ornamental Planting & Hedges
Single species hedges and ornamental shrub planting are proposed throughout to define defensible space, particularly to the proposed dwelling curtilages.
- 4.18 Wildflower & Amenity Lawn
A flowering lawn is proposed for the public open space central to the site for its biodiversity and amenity value. Closely mown paths and margins reinforce the design intent of the space. To the south of the site, wildflower meadows provided a transitional buffer between amenity grass and the native hedgerow at the boundary.
- 4.19 Marginal Aquatic & Wetland Planting
The attenuation basin would be planted with a combination of rush and reeds to accomodate seasonal variations in water level, and fringed with wetland meadow planting.

Native Hedgerow & Scrub Habitat



Ornamental Planting



Aquatic Planting



Wildflower planting



Group	Species Name	Origins	Container	Density	Specification
Trees	<i>Acer campestre</i>	N	BR / RB	Specimen	Heavy Standard, 3.5-4.0 m height
	<i>Acer davidii</i>	O			Heavy Standard, 3.5-4.0 m height
	<i>Amelanchier alnifolia</i> 'Obelisk'	O			Multistem, 3.0-3.5 m height
	<i>Cercidiphyllum japonicum</i>	O			Multistem, 3.0-3.5 m height
	<i>Pyrus calleyrana</i> 'Chanticleer'	O			Heavy Standard, 3.5-4.0 m height
	<i>Quercus robur</i>	N			Heavy Standard, 3.5-4.0 m height
	<i>Sorbus aucuparia</i>	N			Heavy Standard, 3.5-4.0 m height
Native Hedgerows and Shrubs	<i>Crataegus monogyna</i>	N	BR	Double staggered rows, 5/m	60 - 80 cm height
	<i>Corylus avellana</i>	N		Double staggered rows, 5/m	
	<i>Euonymus europaeus</i>	N		Double staggered rows, 5/m	
	<i>Lonicera periclymenum</i>	N		1/m ²	
	<i>Prunus spinosa</i>	N		Double staggered rows, 5/m	
	<i>Rosa canina</i>	N		Double staggered rows, 5/m	
	<i>Salix caprea</i>	N		1/m ²	
	<i>Viburnum lantana</i>	N		Double staggered rows, 5/m	
Ornamental Shrubs	<i>Ceanothus</i>		C5	Specimen	60 - 80 cm
	<i>Skimmia japonica</i>		C3	4/m ²	20 - 30 cm
	<i>Rosmarinus officinalis</i>		C3	3/m ² and as specimen	30 - 40 cm
	<i>Ribes rubrum</i>		C5	Specimen	60 - 80 cm
	<i>Viburnum opulus</i>	N	C5	5/m ²	60 - 80 cm
Herbaceous Perennials	<i>Ajuga reptans</i>	N	C3	1/m ²	Herbaceous perennials to fill pot entirely, be fully rooted and present healthy growth
	<i>Anemone hupehensis</i>		Rhizomes or seeded	7/m ²	
	<i>Crocsmia</i> 'Lucifer'		C2	5/m ²	
	<i>Echinops ritro</i> 'Veitch's Blue'		C2	5/m ²	
	<i>Echinacea purpurea</i>		C2	5/m ²	
	<i>Geranium pratense</i>	N	C2	5/m ²	
	<i>Leucanthemum vulgare</i>	N	C2	5/m ²	
	<i>Perovskia atriplicifolia</i>		C3	3/m ²	
	<i>Rudbeckia fulgida</i>		C2	5/m ²	
	<i>Salvia pratensis</i>	N	C2	5/m ²	
	<i>Stachys byzantina</i>		C2	6/M ²	
Aquatic Plants	<i>Iris pseudacorus</i>	N	C2	5/m ²	Full pot, fully rooted, healthy
	<i>Juncus effusus</i>	N	C2	5/m ²	
	<i>Phragmites australis</i>	N	C2	5/m ²	
Ornamental Grasses	<i>Deschampsia cespitosa</i>	N	C2	5/m ²	Full pot, fully rooted, healthy
	<i>Luzula sylvatica</i>	N	C2	5/m ²	
	<i>Stipa tenuissima</i>	O	C2	5/m ²	
Wildflower Mix	EM2 - Standard General Purpose Meadow Mixture	N	N/A	4g/m ²	Emorsgate or equal and approved
	EM8F - Wildflower for Wetlands	N	N/A	4g/m ²	
	EG22 - Strong Lawn Grass Mixture	N	N/A	4g/m ²	

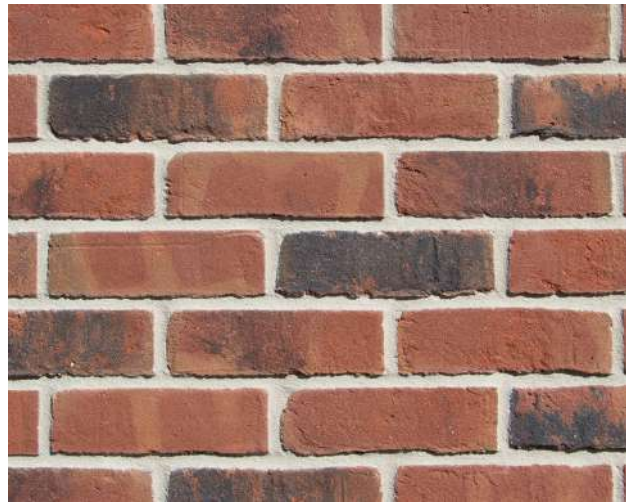
Outline Plant Schedule and Specification

- 4.20 The soft landscape design proposals have been informed by the *Preliminary Ecological Appraisal* and the *Arboricultural Impact Assessment* prepared by LLDE.
- 4.21 The outline plant schedule feature species recommended in RHS '*Plants for Pollinators*'.
- 4.22 The Outline Plant Schedule and Specification presented here is by no means exhaustive and provides indicative selection of species and cultivars considered suitable for delivering the Landscape Design Objectives.
- 4.23 For details of the proposed soft landscape layout refer to *LLD3503-LAN-DWG-010* Landscape Masterplan.

KEY:

BR Bare Rooted Stock

C2/3/5 2/3/5 I Container Grown Stock



Red brick boundary wall treatments



Metal-framed timber bench seating to the public open space



Granite setts (surface transitions)



Closeboard fencing



Permeable paving for parking bays



Ecological enhancement: hedgehog holes



Timber knee rail fencing



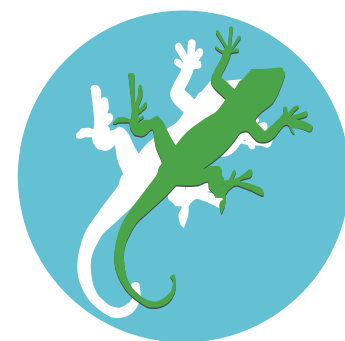
Brush pile



Residential paving for shared use

Hard Landscape

- 4.24 The hard landscape responds to the architectural design, spatial hierarchy and the local vernacular as follows:
- 4.25 **Shared Surface**
Feature paving is proposed to encourage low vehicle speeds and to indicate shared use. Granite setts would be implemented to signify transition from primary to secondary and tertiary routes.
- 4.26 **Parking Bays**
Permeable paving is proposed to parking bays in support of the sustainable drainage strategy.
- 4.27 **Boundary Treatments**
Adjoining private gardens are divided by timber closeboard fencing, while brick walls defend public facing boundaries in harmony with the local character area.
- 4.28 **Ecological Enhancements**
In addition to the hard landscape improvements, the landscape design would also incorporate ecological enhancements such as hedgehog holes to boundaries, brush piles and bat and bird boxes where appropriate.



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