LIZARD

Landscape Design and Ecology

CYGNATURE HOMES

STORRINGTON ROAD
THAKEHAM, WEST SUSSEX

Landscape Design Strategy

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CONTENTS

1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology (LLD) has been commissioned by Cygnature Homes Ltd. to develop a Landscape Design Strategy for the proposed development at Storrington Road, Thakeham, West Sussex.

1.2 This report has been prepared to support an Outline Planning Application for the residential development along Storrington Road for 5 no. of detached dwellings.

Site Visits and Supporting Documentation

1.3 The document is informed by a desk study and site visit carried out on 26th January 2023. The document is informed and accompanied by the Landscape Masterplan LLD2823-LAN-DWG-010.

2.0 EXISTING SITE INFORMATION

The Site

2.1 The proposed development site *(Grid Reference: TQ 10356 17456 – hereafter referred to as 'the site')*, is located to the north of the residential village of Thakeham and is accessed via Duke's Hill Road (B2139) through a private drive.

2.1 The site area of approximately 0.64ha is formed of a roughly rectangular parcel of land, bordered by residential gardens from the east and north-west, and arable field to the south and west. A single species hedgerow divides the site into two parcels. The parcel of land to the north is formed of amenity lawn while the land to the south comprises agricultural land.

2.2 The northern site boundary is located along Duke's Hill Road and is secured by post and wire fence, with a mature tree line providing further visual separation from the road. The southern boundary is formed of tree lined hedgerow. The western edge of the site is formed of a hedgerow with a closeboard fence to the northern section.

2.3 The northern section of the eastern edge of the site, formed of a cherry laurel hedgerow, borders the main vehicular access path into the site, while the southern section of the edge, formed of sections of hedgerows, faces onto residential properties.

Existing Soil and Topography

2.4 Soil type across the Study Area is understood through reference to the Soilscapes Map (produced by Cranfield University, with support from Defra) to comprise: Freely draining slightly acid loamy soils.

2.5 The site falls gradually from approximately 67m aOD at the north western corner to approximately 60m aOD at the south eastern corner.

Existing Vegetation

2.6 With reference to the *Tree Survey and Report by Beechdown Arboriculture*, the existing vegetation on site is described as follows.

2.7 The site is divided into an area of grassland to the north and agricultural land to the south by a 1.8m height clipped hawthorn hedgerow. A 2.5m height clipped laurel hedge delineates the private drive from the site. The agricultural land to the south is bound by a flailed conservation mix farm hedgerow along the western boundary and an ivy-covered mixed species hedgerow along the southern boundary. The eastern boundary of the site facing onto residential properties is formed of several sections of hedgerow comprising an ivy-covered mixed species hedgerow to the north linked to the clipped laurel and hawthorn to the south by an ivy-covered hawthorn hedgerow.

2.8 Mature and semi-mature trees are present along the site boundaries to the northern section of the site, and to the southern and south eastern site boundaries.

2.9 The trees along the boundaries to the northern section of the site comprise a dense line of semi-mature sycamores along Duke's Hill Road and the private drive. Scattered cider gum, wild cherry, norway maple, english oak, hornbeam and english elm are also present.

2.10 A dense line of sycamore and hybrid black poplar are located to the south western corner of the site while the south eastern corner presents a line of goat willow, sycamore and silver birch.

2.11 A line of horse chestnut and sycamore, interjected by common lime, wild cherry and cider gum border the eastern boundary of the site, all of which are categorised as a mix of moderate and low quality trees.

Surrounding Landscape

2.12 The site falls within the West Sussex County Council, Horsham District Council and Thakeham Civil Parish boundary.

2.13 The wider landscape comprises Ancient Woodland and farmland to the north and residential developments within the village of Thakeham to the south of the site. The site is located approximately 4km north of the South Downs National Park.

2.14 The closest UK Priority Habitat is located approximately 120m northwest to the site and comprises a belt of deciduous woodland.

2.15 Thakeham Conservation Area is located at approximately 150m to the east of the site. The nearest Grade II Listed Buildings namely Mansion House and Martins are located to the east of the site, within Thakeham Conservation Area.

2.16 The Public Rights of Way Footpath No. 6896 runs at approximately 200m to the south-east of the site. Public Footpath No. 6981 runs at approximately 150m to the northwest of the site, and joins into Bridleway No. BW13601, continuing towards the north.

BING AERIAL PHOTOGRAPH (C) 2020 MICROSOFT CORPORATION (C) 2020 DIGITAL GLOBE (C) CNES 2020 QGIS 2020.

Scale:
1:1,000@A3

0 5 10 25 50 100m
Metres

N

Legend

- Development Site Boundary
- Conservation Area
- Public Rights of Way - Footpath
- Public Rights of Way - Bridleway
- Grade II Listed Buildings

Figure 2.1. Landscape Context

3.0 DEVELOPMENT PROPOSAL

3.1 The development proposal *(The Scheme)* as illustrated on the *Landscape Masterplan Design LLD2823-LAN-DWG-010,* would comprise 5 no. of detached dwellings with associated access, parking, and private gardens. The proposed Site Plan, providing the basis for the landscape strategy has been prepared by *Twenty 20 Architecture*.

3.2 Soft landscape proposals would comprise native tree and hedgerow planting to the boundaries of the site and private properties. The frontages of the plots and access road would be enhanced with formal native hedgerows, and ornamental tree and shrub planting. The existing hedgerow to the east would be reinforced with gapfilling and wildflower grassland. The soft landscape proposals would create new and enhance existing habitats to promote the ecological value and contribute to the biodiversity of the site.

3.3 Proposed hard landscape elements would comprise paving to vehicular and pedestrian circulation areas, maintenance paths, and fencing to private gardens. The proposals would be sympathetic with the semi rural context of the site.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

4.1 Strategic objectives of the Landscape Design Strategy include:

- *Retention and protection of existing trees and hedgerows in accordance with BS 5837:2012;*
- *Enhancing the quality of the development by proposing a cohesive soft landscape scheme that would respond to the layout of the development;*
- *Aid integration of the site into the surrounds by proposing a soft boundary treatment that would buffer views into the site whilst establishing a positive relationship with the semi-rural surrounds;*
- *Enhance the ecological value and biodiversity of the site by reinforcing the existing vegetation and creating new native habitats through planting of native trees, hedgerows and grassland within the site; Planting would include fruit bearing trees, providing food sources for birds and small mammals during the autumn and winter, and nest sites during the spring and summer;*
- *Proposing hard landscape materials that would be sympathetic with the proposed development and in keeping with the semi-rural context of the site;*
- *Promoting sustainability by proposing hard-landscape materials that would form part of the Sustainable Drainage System on site.*

Layout

4.2 Means of access to the site would be gained via the existing entrance which would be widened from Duke's Hill Road bordering the northern edge of the site. The driveway would be surfaced with asphalt to form a continuation with the Duke's Hill Road.

4.3 The existing native trees and hedgerows to the boundaries of the site would be retained to protect the sense of enclosure of the site and integrate the site into the rural landscape character of the surrounds. The hedgerow to the east would be gapped up to form a continuous hedgerow along the eastern boundary of the site and reinforced with a strip of wildflower grassland.

4.4 The existing laurel hedge to the existing private drive would be removed to allow widening of the access road.

4.5 Native trees would be proposed along the boundaries of the site and private gardens of dwellings to soften and buffer views into the site. The private gardens of dwellings would be delineated with a post and rail fence with wire mesh in keeping with the semi-rural context of the site whilst minimising visual impact and softened with a mixed-species native hedgerow. The private gardens would be laid to flowering lawn to promote biodiversity within the site.

4.6 Ornamental tree and shrub planting would be proposed to the frontages of dwellings to provide year round interest and enhance the setting of the development. A formal single species native hedgerow would be delineate frontages to dwellings.

4.7 The pedestrian path and private drive of dwellings would be surfaced with block paving and edging. The entrances to dwellings would be accented with flag paving.

4.8 A maintenance path would be proposed along the northern boundary of the site leading to the substation. The existing treeline along the northern site boundary would be proposed for removal to allow construction of the maintenance path. The path would be surfaced with reinforced gravel aggregate and provided with timber steps. The surface treatment to the maintenance path to the west and south of the site would form an extension of the flowering lawn to the private gardens.

LEGEND

- Redline Boundary
- Existing Trees
  Refer to Tree Constraints Plan by Beechdown Arboriculture.
- Existing Trees Proposed for Removal

SOFT LANDSCAPE PROPOSALS

- Native Tree Planting
- Ornamental Tree Planting
- Mixed and Single Species Native Hedgerow Planting to Private Gardens and Frontages
- Ornamental Planting
- Wildflower Grassland Planting
- Flowering Lawn

HARD LANDSCAPE PROPOSALS

- Asphalt Surfacing to Access Drive
- Block Paving to Pedestrian Path and Driveways
- Flag Paving to Pedestrian Access to Dwellings and Private Gardens
- Gravel Aggregate Surfacing
- Reinforced Gravel Aggregate and Timber Steps to Maintenance Path to Substation
- Post and Rail Wire Mesh Fence

Figure 3.1. Landscape Masterplan

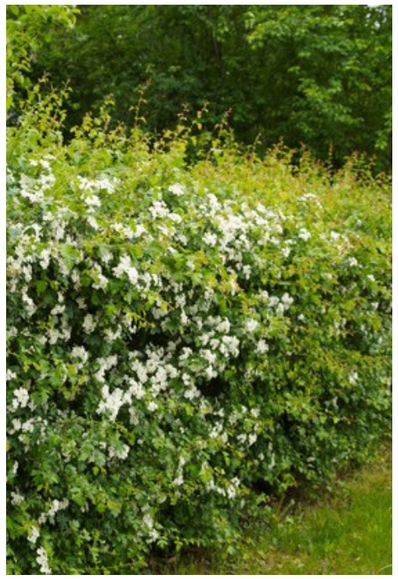
N

0 50 100

Metres

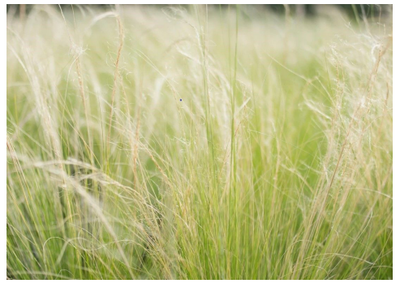

Native tree planting

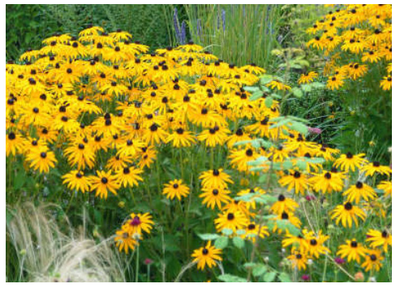

Ornamental tree planting

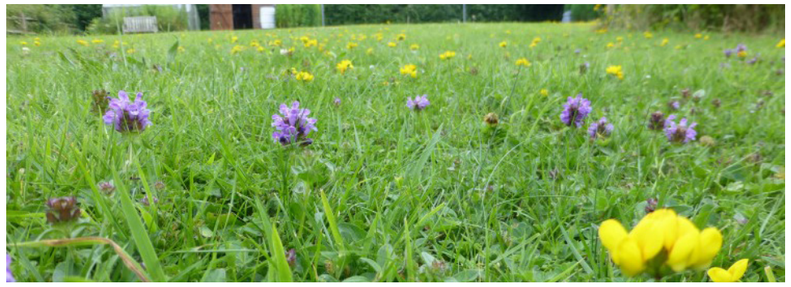

Mixed-species native hedgerow planting


Single-species native hedgerow planting


Ornamental planting






Wildflower grassland and flowering lawn

Soft Landscape

4.9 Native tree planting would be proposed along the boundaries of the site and private gardens. This would strengthen the ecological corridor and promote ecological connectivity along the site boundaries. The tree'd boundary would be in keeping with the tree lined field edges within the local character of the semi-rural landscape. The network of proposed trees alongside the existing trees would buffer views into the site, and soften the site boundary creating a positive relationship between the site and the surrounds.

4.10 Mixed-species native hedgerows would be proposed along the post and rail fence with wire mesh that delineate the private gardens of dwellings, to reinforce and soften the garden boundary treatment. The hedgerows would be maintained to a height of 1.8m to provide adequate privacy whilst forming connective habitats and foraging opportunities for wildlife, increasing the ecological value of the proposal.

4.11 Private gardens would be seeded with a species-rich flowering lawn mixture, contributing to the biodiversity within the site.

4.12 Ornamental tree planting would be proposed to the frontages of dwellings along the access drive to provide soft elements of verticality and year round interest, thus enhancing the visual amenity of the site.

4.13 The frontages to dwellings would be delineated with a formal single species native hedgerow maintained to a height of 0.8m to allow visibility of the access drive and pedestrian path.

4.14 Dwellings would be visually softened and frontages enhanced with ornamental planting. The planting would comprise feature shrubs, herbaceous perennials and grasses to add colour, texture and movement to the site.

4.15 The existing hedgerow along the eastern boundary would be gapped up with native species whip planting, buffering views made across the site and reinstating ecological connectivity.

4.16 The hedgerow would additionally be reinforced with a strip of wildflower grassland planting. This would provide additional habitat for invertebrates within the site.

Group	Species Name	Origins	Container	Density	Specification
Native Tree Planting	*Acer campestre*	N	RB / CG	Specimen	Extra Heavy Standard; 14-16 cm girth; 4.0-4.5 m height; Min. 2.0 m clear stem height.
	Betula pendula	N	RB / CG	Specimen	
	Prunus padus	N	RB / CG	Specimen	
	Quercus robur	N	RB / CG	Specimen	
	Sorbus aucuparia	N	RB / CG	Specimen	
Ornamental Tree Planting	*Amelanchier lamarckii*		RB / CG	Specimen	Multi-stem stock, 2.5-3.0m height.
	Crataegus monogyna 'Alboplena'		RB / CG	Specimen	Heavy Standard; 12-14 cm girth; 3.5-4.0 m height; Min. 2.0 m clear stem height.
	Cornus kousa 'Stella Pink'		RB / CG	Specimen	
Mixed-Species Native Hedgerow	*Carpinus betulus*	N	BR / CG	2 no. Staggered rows @ 400mm apart and 400mm centres	120-150 cm height.
	Corylus avellana	N	BR / CG		120-150 cm height.
	Fagus sylvatica	N	BR / CG		120-150 cm height.
	Malus sylvestris	N	BR / CG		120-150 cm height.
	Prunus avium	N	BR / CG		120-150 cm height.
Single-Species Native Hedgerow	*Carpinus betulus*	N	BR / CG	2 no. Staggered rows @ 400mm apart and 400mm centres	120-150 cm height.
Ornamental Shrub Planting	*Cornus sanguinea* 'Midwinter Fire'		C10	Specimen	60-80cm height.
	Skimmia japonica 'Rubella'		C10	Specimen	40-60cm height.
	Pittosporum tenuifolium 'Variegatum'		C10	Specimen	40-50cm height.
Herbaceous Perennials	*Achillea* 'Moonshine'		C3	4/m^2	Full pot, fully rooted and healthy
	Rudbeckia fulgida var. *sullivantii* 'Goldsturm'		C3	4/m^2	Full pot, fully rooted and healthy
	Salvia nemorosa 'Ostfriesland'		C3	4/m^2	Full pot, fully rooted and healthy
Specimen grasses	*Calamagrostis brachytricha*		C3	4/m^2	Full pot, fully rooted and healthy
	Deschampsia cespitosa		C3	4/m^2	Full pot, fully rooted and healthy
	Stipa tenuissima		C3	4/m^2	Full pot, fully rooted and healthy
Flowering lawn	*EH1 Hedgerow Mixture by Emorsgate Seeds*	N	-	-	Seeded 4g/m^2
	EL1 Flowering Lawn Mixture by Emorsgate Seeds	N	-	-	Seeded 4g/m^2
KEY: N - Native; RB - Root Balled Stock; BR - Bare Rooted Stock; CG - Container Grown Stock; C3/10 - 3/10L Container Grown Stock					

Outline Plant Schedule and Specification

4.17 The planting palette has been composed to contribute to the local environment and landscape context. The aesthetic aspect has also been considered to bolster the visual amenity for the benefit of the future residents.

4.18 The soft landscape design proposals includes species recommended in RHS ‘Plants for Pollinators’.

4.19 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.


Asphalt surfacing


Permeable block paving - grey toned

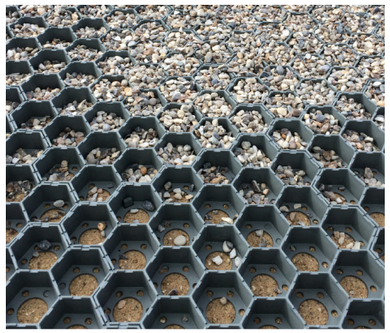

Permeable block paving - buff toned


Kerb


Flag paving


Cleft chestnut post and rail wire mesh


Decorative gravel aggregate


Reinforced gravel system

Hard Landscape

4.20 The access drive leading to the dwellings would be surfaced with asphalt in continuity with Storrington Road.

4.21 The pedestrian paths along the access drive would be accented with permeable block paving of a grey tone while edging and kerbs would comprise blocks of silver grey tone and textured finish. The private drives to dwellings would be differentiated with block paving of a buff tone.

4.22 Pedestrian access to dwellings would be paved with concrete flags of a buff tone and textured finish to add a warm complement to the facade and colour palette of the building. The paths to the bin and cycle storage within private gardens would reflect the primary access to the dwellings.

4.23 Cleft chestnut post and rail wire mesh fencing, characteristic of semi-rural settings would be proposed to delineate and secure private gardens of dwellings. The permeability of the fence would provide a wildlife friendly boundary treatment.

4.24 Shaded areas where no planting would thrive and no hardstanding is required, would be surfaced with low maintenance gravel surface, using decorative aggregate of grey tone.

4.25 The maintenance path to the northern boundary of the site would be formed of the Golpla System *(Supplier: Geosynthetics or equal and approved)* infilled with angular aggregates of grey tone. The steps would be formed of hardwood timber sleepers.

LIZARD

Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. lizard.landscape@btconnect.com W. lizardlandscapeecology.com