LIZARD

Landscape Design and Ecology

LANDSCAPE DESIGN STRATEGY

Land East of Mousdell Close
Ashington West Sussex

Rocco Homes

Reference	LLD3503-LAN-REP-001
Prepared:	JD
Approved:	KM
Date:	27.11.25
Revision	03
Status	Planning

CONTENTS

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*

Legend

Site Boundary

Designations

ASH11 - Allocated Land - Land West of Ashington School

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 hedgerows

Maintain a buffer about the lower lying part of Site adjacent to the woodland belt

Sense 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-east

Built 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

N

0 100 m

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

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), inlcuding 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 dainage while providing biodiversity and amenity value.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

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 *Landscape and Visual Appraisal* 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 *Biodiversity Net Gain Statement* 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.

Landscape Layout

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 fastigiate 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 additonal 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.

Legend

- Site Boundary
- Existing Trees to be Retained and Protected
- Existing Vegetation to be Retained
- Existing Vegetation to be Removed
- Proposed Native Trees
- Proposed Feature Trees
- Proposed Native Hedge
- Proposed Ornamental Planting
- Proposed Flowering Lawn Areas
- Proposed Marginal Planting
- Proposed Amenity SUDS feature
- Proposed Amenity Lawn
- Proposed Vehicular Asphalt Surface
- Proposed Pedestrian Asphalt Surface
- Proposed Permeable Block Paving (to parking bays)
- Proposed Granite Rumble Strip
- Proposed Shared Space
- Proposed Pedestrian Block Paving
- Proposed Boundary Wall
- Proposed Boundary Fence
- Proposed Bench

Figure 2. Proposed Site Layout

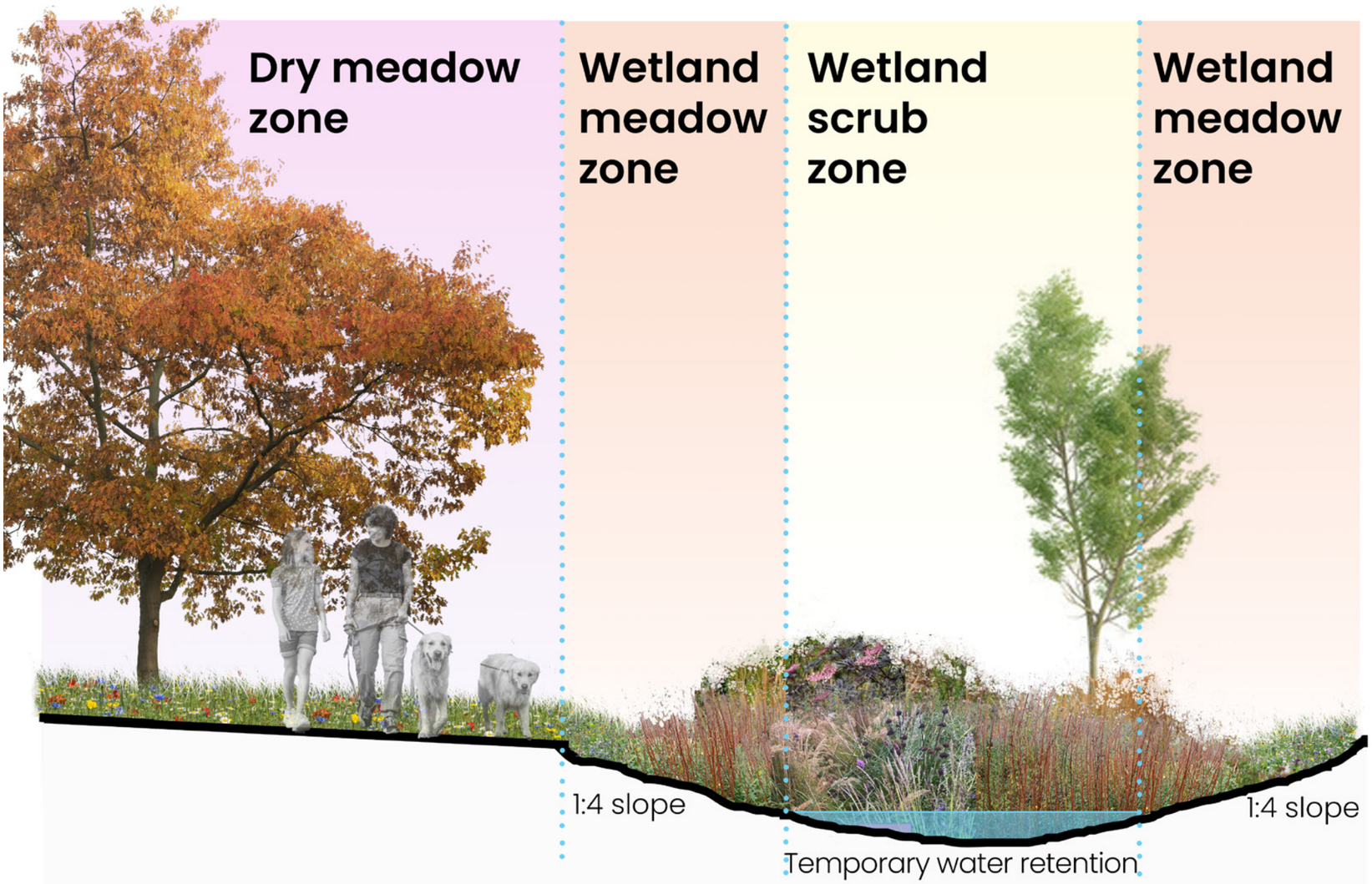


Figure 2. Biodiverse attenuation basin: indicative section

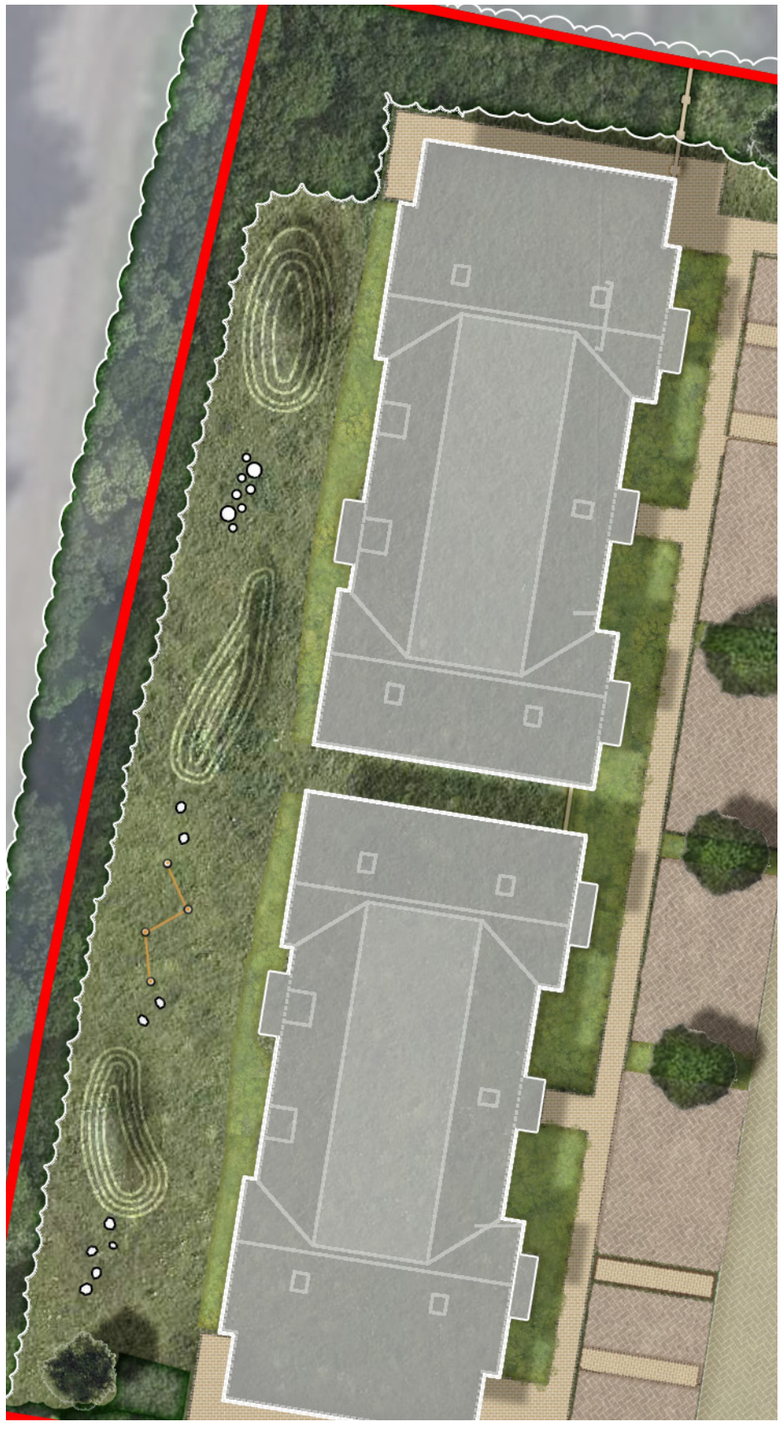
Planting providing year-round interest in stormwater-fed amenity SuDS features.

Sustainable Drainage Strategy

4.15 The proposed drainage strategy for the proposed development incorporates a network of sustainable and landscape-led drainage features that would capture and detain surface water arising from storms, up to and including 1-in-100-year rainfall event.

4.16 The attenuation basin at the site's southeastern corner also presents an opportunity to bolster on-site biodiversity provision while creating an attractive amenity feature.

4.17 Designed for temporary storm water storage, as an ephemeral water feature, planting within the basin is selected to be tolerant of soil inundation. A mix of native and non-native species—included woody shrub and herbaceous perrenial planting—recreates the margins of a wet woodland habitat.



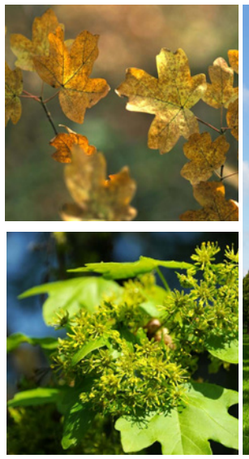
Play Strategy

4.18 Provision of play would be introduced throughout the proposed development through informal landscape inteventions to encourage incidental platy.

4.19 This would principally be achieved through semi-sculptural landscape elements such as boulders, logs and tree stumps. These can be located on verges and pedestrian routes as well as public open space, affording opportunities for "play-on-the-way" to be provided.

4.20 The communal garden to the rear of the apartment blocks would be utilised for the creation of small earthwork mounds interspersed with incidental play features to create further opportunities for unstructured doorstep play.

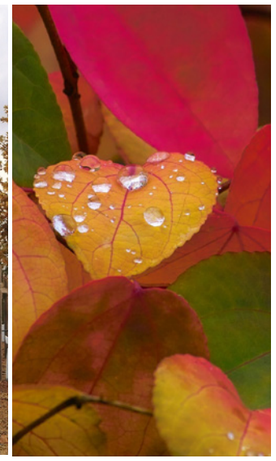
Native Tree Planting



Acer campestre (Field Maple)

Quercus robur (English Oak)

Ornamental Tree Planting



Cercidiphyllum japonicum (left); *Acer davidii* (right)

Native Hedgerow & Scrub Habitat

Ornamental Planting

Aquatic Planting

Wildflower planting

Soft Landscape

4.21 Tree Selection
A mixture of native (52 no.) and non-native ornamental trees (91 no.) to define spaces and delineate thoroughfares. Small, fastigiate species would be proposed when in close proximity to proposed dwellings.

4.22 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.

4.23 Ornamental Planting & Hedges
Single species hedges and ornamental shrub planting are proposed throughout to define defensible space, particularly to the proposed dwelling curtilages.

4.24 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.

4.25 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.

Group	Species Name	Origins	Container	Density	Specification
Trees	*Acer campestre*	N	BR / RB	Specimen	Heavy Standard, 3.5-4.0 m height
	Acer davidii	O			Heavy Standard, 3.5-4.0 m height
	Amelanchier alnifolia 'Obelisk'	O			Multistem, 3.0-3.5 m height
	Cercidiphyllum japonicum	O			Multistem, 3.0-3.5 m height
	Pyrus calleyrana 'Chanticleer'	O			Heavy Standard, 3.5-4.0 m height
	Quercus robur	N			Heavy Standard, 3.5-4.0 m height
	Sorbus aucuparia	N			Heavy Standard, 3.5-4.0 m height
Native Hedgerows and Shrubs	*Crataegus monogyna*	N	BR	Double staggered rows, 5/m	60 - 80 cm height
	Corylus avellana	N		Double staggered rows, 5/m	
	Euonymus europaeus	N		Double staggered rows, 5/m	
	Lonicera periclymenum	N		1/m²	
	Prunus spinosa	N		Double staggered rows, 5/m	
	Rosa canina	N		Double staggered rows, 5/m	
	Salix caprea	N		1/m²	
	Viburnum lantana	N		Double staggered rows, 5/m	
Ornamental Shrubs	*Ceanothus*		C5	Specimen	60 - 80 cm
	Skimmia japonica		C3	4/m²	20 - 30 cm
	Rosmarinus officinalis		C3	3/m² and as specimen	30 - 40 cm
	Ribes rubrum		C5	Specimen	60 - 80 cm
	Viburnum opulus	N	C5	5/m²	60 - 80 cm
Herbaceous Perennials	*Ajuga reptans*	N	C3	1/m²	Herbaceous perennials to fill pot entirely, be fully rooted and present healthy growth
	Anemone hupehensis		Rhizomes or seeded	7/m²	
	Crocosmia 'Lucifer'		C2	5/m²	
	Echinops ritro 'Veitch's Blue'		C2	5/m²	
	Echinacea purpurea		C2	5/m²	
	Geranium pratense	N	C2	5/m²	
	Leucanthemum vulgare	N	C2	5/m²	
	Perovskia atriplicifolia		C3	3/m²	
	Rudbeckia fulgida		C2	5/m²	
	Salvia pratensis	N	C2	5/m²	
	Stachys byzantina		C2	6/M²	
Aquatic Plants	*Iris pseudacorus*	N	C2	5/m²	Full pot, fully rooted, healthy
	Juncus effusus	N	C2	5/m²	
	Phragmites australis	N	C2	5/m²	
Ornamental Grasses	*Deschampsia cespitosa*	N	C2	5/m²	Full pot, fully rooted, healthy
	Luzula sylvatica	N	C2	5/m²	
	Stipa tenuissima	O	C2	5/m²	
Wildflower Mix	EM2 - Standard General Purpose Meadow Mixture	N	N/A	4g/m²	Emorsgate or equal and approved
	EM8F - Wildflower for Wetlands	N	N/A	4g/m²	
	EG22 - Strong Lawn Grass Mixture	N	N/A	4g/m²	

Outline Plant Schedule and Specification

4.26 The soft landscape design proposals have been informed by the *Preliminary Ecological Appraisa*l and the *Arboricultural Impact Assessment* prepared by LLDE.

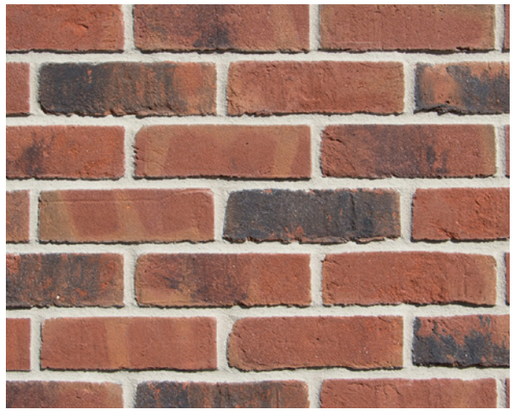
4.27 The outline plant schedule feature species recommended in RHS *'Plants for Pollinators'.*

4.28 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.

4.29 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 l 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


Eological enhancement: hedgehog holes


Timber knee rail fencing


Brash pile


Residential paving for shared use

Hard Landscape

4.30 The hard landscape responds to the architectural design, spatial hierarchy and the local vernacular as follows:

4.31 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.

4.32 Parking Bays
Permeable paving is proposed to parking bays in support of the sustainable drainage strategy.

4.33 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.

4.34 Ecological Enhancements
In addition to the hard landscape improvements, the landscape design would also incorporate ecological enhancements such as hedgehog holes to boundaries, brash piles and bat and bird boxes where appropriate.

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