



L I Z A R D

Landscape Design and Ecology

LANDSCAPE DESIGN STRATEGY

The Copse, Phase2
Worthing Road, Southwater

Starbuild Limited

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1.0 INTRODUCTION

- General**
- 1.1 Lizard Landscape Design and Ecology has been commissioned by Starbuild Limited to develop a Landscape Design Strategy for the development at The Copse, Phase2, Worthing Road, Southwater. Phase 1 is an approved Care Home development off Worthing Road, and this Landscape Design Strategy relates to the application to the west of the proposed care home site.
- 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 undertaken on the 24th September 2025 to appraise existing features on Site and the surrounding area.
- 1.4 The Landscape Design Strategy for the development at The Copse, Phase2 has been prepared by Zsuzsanna Lieber (CMLI); Associate Landscape Architect at Lizard Landscape Design and Ecology, Worthing.

2.0 EXISTING SITE INFORMATION

- The Site**
- 2.1 The proposed development site (referred to as the Site, Grid Reference: TQ 15894 28145) of some 1.78 hectares (4.41 acres) is located to the north of the settlement of Southwater. The main Site area is formed of an irregular shaped field bordered by mature vegetation and ditch-lines. A long, narrow piece of land is also included in the Application Site boundary, for the proposed access road which would run across the Phase 1 development Site linking Worthing Road to the development area.
- 2.2 The site is formed of open grassland. It is accessible from Worthing Road to the east, through the extensive garden of a residential property, The Copse. The two fields share a very short section of boundary, lined with scattered trees and a ditch, which provide natural separation. Refer to **Site Photographs A to D**.
- 2.3 The derelict house of The Copse and the surrounding land falls under the same ownership as the Site. Permission has been granted for a care home development to the land at The Copse by Horsham District Council (planning reference: DC/24/0622).
- 2.4 The main Site area proposed to be developed is an open field to the west, with scattered trees, bramble scrub and brash piles. A stream crosses the Site in a south to north direction.
- 2.5 Mature tree lined boundaries enclose the Site from the north, west and south, with a small woodland block to the north-west. Part of this woodland, the tree belt along the northern boundary and some individual trees along the western, northern and eastern boundaries are subject to a Tree Preservation Order (TPO/1543).
- 2.6 Residential properties border the main Site area from the east, and the proposed access road from the south.
- Existing Vegetation**
- 2.7 The site is formed of open grassland with scattered trees and shrubs across the Site. Two areas of bramble scrub are located to the west of the stream, and two brash piles to the east.

- 2.8 A line of mature native deciduous trees bound the site to the north and west, connected with the Priority Woodland to the north-west. An additional line of trees is noted to the eastern boundary to the rear of the properties of Welcome Place, directly outside the Site boundary.
- 2.9 The main site area Site is considered as Deciduous Woodland Priority Habitat. Due to Ash dieback, the woodland has been cleared from Site. There are still Ash trees on site which are affected by the disease and will need to be removed.
- Surrounding Landscape**
- 2.10 The Site is located (within the jurisdiction of Horsham District Council and Southwater Civil Parish) directly to the north-west of the residential areas of Southwater, surrounded by countryside from the north and west. Extensive gardens and field is located directly to the southern boundary, with the settlement of Southwater further to the south.
- 2.11 The A24, which passes the Site at some 300m to the east, in a north-south direction, provides the main transport link for the Site proximity. To the north, north-east of the Site, Hop Oast Roundabout lies with highway services and Horsham’s Park and Ride site to the north beyond.
- 2.12 To the east of the A24, Horsham Golf Course covers an extensive area. The managed parkland is comprised of grass covered landforms, alternating with tree belts and woodlands.
- 2.13 A residential area lies to the south-east of the Site, properties arranged around small residential streets which open from Worthing Road. Further to the south, Oakhurst Business Park separates the houses from the main settlement of Southwater.
- 2.14 Land to the north and west of the Site is mainly rural, with arable fields and roads bordered by mature tree lines and hedgerows, and patches of woodland. There is a group of houses built along Two Mile Ash Road to the west of the Site, set within the otherwise rural wider landscape.
- 2.15 The settlement of Horsham is some 1.7 km to the north, northeast of the Site, and the High Weald National Landscape is located at 3.5 km to the north-east.



Photograph A - View of the eastern Site parcel, looking towards the derelict house on Site in the distance, with the neighbouring properties to the south of the Site boundary. The tree lined eastern and northern field boundaries are illustrated on the photograph. Brash piles within open grassland on sloping terrain provide the main Site characteristics.



Photograph B - South-westerly view of the main Site area from the north-eastern corner, looking across the field through scattered trees and brash piles towards the mature tree lined Site boundary along the southern and western boundaries.



Photograph C - Existing stream crossing the site, looking towards the south.



Photograph D - Easterly aligned view from the western site boundary, looking towards the scattered trees on site and along the eastern site boundary, with the adjacent residential properties of Welcome Place beyond.

3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposals consist of the construction of 23 no. dwellings comprising detached, semi-detached and terraced houses, with associated hard and soft landscape scheme. Vehicular and pedestrian site access would be provided from Worthing Road to the east, and would run to the south of the proposed care home site.

Layout

- 3.2 The proposed built form would be set to the east of the main site, maintaining a generous buffer around the field boundaries to the west, and the ditches crossing and surrounding the site. Areas along the ditch and some further lower lying parts of the Site are considered as flood zone, and no accommodation is proposed within.
- 3.3 Proposed circulation areas consist of the main access road leading from the east (Worthing Road) towards the access point of the main Site area.
- 3.4 The proposed access road reaches the Site at its north-eastern corner, and continues towards the south, terminating in shared surfaced areas and home zones.
- 3.5 The undeveloped part of the Site would be retained as Public Open Space and ecological areas, giving space for an attenuation basin with a circular footpath around it for informal recreation and a trim trail for informal play.

4.0 PROPOSED LANDSCAPE SCHEME

Policy Review

- 4.1 The proposed Landscape Design Strategy has been informed by a desk study encompassing planning policy context and specialist reports informing the development proposals as well as by the Site visit carried out in September 2025.
- 4.2 A Landscape and Visual Appraisal (LVA) (reference LLD3554-LPL-REP-001) has been prepared to assess the impacts of the development.
- 4.3 Refer to the above report for relevant policies and landscape character assessment. For the landscape strategy, further planning guidance and policy evidence base have been reviewed and considered.
- 4.1 Land immediately to the north, west and south-west of the Site are allocated for housing development under Policy: HA3 Land North West of Southwater.
- 4.1 Southwater Neighbourhood Development Plan (2019-2031) sets out the need for major developments to include play areas and associated equipment within SNP12.
- 4.2 SNP17.5 states that 'Wherever possible, spoil resulting from development work should be retained on site for use in landscaping works or for other requirements of the permitted development'.
- 4.3 SNP18 relates to tree'd landscape: 'Major development must provide a minimum of one new tree (conforming to British Standard BS 3936-1 / Standard 8-10cm girth) per 40m2 of floor space created.'
- 4.4 Horsham District Council's Open Space, Sport and Recreation Review (June 2021) has also been reviewed to inform the extent and composition of the proposed Open Spaces.
- 4.5 Following Table 11.1.1: Occupancy rates of the above document, an estimated population of 50 has been calculated.

Strategic Objectives

- 4.6 The LVIA also sets out the following mitigation measures and enhancement opportunities for the Site:

Landscape and Visual Mitigation Measures:

- *Retention and protection of the existing trees and waterbodies on Site through suitable buffer zones;*
- *Built form to be set towards the east, as a continuation of the existing settlement, maintaining the western part of the Site as open countryside;*
- *Bolster the northern, western and southern boundary vegetation with trees and lower canopy scrub for a better transition between the wooded surrounding and the development site;*
- *Extensive tree planting throughout the Site to enhance the wooded character and to reinstate some habitat which has been lost with the clearance of the Priority Habitat Woodland resulting from Ash die-back;*
- *The development to be contained within the existing historical field boundaries, designed to maintain current landform to better integrate into the landscape and to maintain the rural landscape character of its surroundings;*
- *The development to be designed to limit urbanising elements and artificial lighting, and to avoid suburban styles and materials;*
- *Use of dark toned roofs to help with the integration of the development into the surrounding landscape, especially from longer distance views above the boundary vegetation canopy.*



Legend

- Site Boundary
- Ownership Boundary
- Ancient Woodland
- Priority Habitat Woodland
- Tree Preservation Order
- Existing Ditches
- Flood Zone
- Glimpsed Public Views into the Site

Figure 1. Site Constraints

THE COPSE, PHASE2
 WORTHING ROAD, SOUTHWATER
 STARBUILD LIMITED
 LLD3554-LAN-REP-010-03/SL/04.08.26



Legend

- Site Boundary
- Ownership Boundary
- Existing Vegetated Boundaries to be retained
- ➔ Enhanced Green Connections
- Potential Development Area
- Potential Open Space and Ecological Area

Figure 2. Design Opportunities

THE COPSE, PHASE2
 WORTHING ROAD, SOUTHWATER
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Landscape and Visual Enhancement Measures:

- Promote biodiversity net gain and additional, high quality Green Infrastructure elements and enhanced ecological network links through planting of native trees, woodland, shrubs, groundcovers and species rich wildflower meadow areas;
- Landscape and townscape features of the surrounding area to be reflected and enhanced through well considered architectural and landscape design and the use of high quality, locally contextual materials;
- The development to be designed with high quality, inclusive open spaces which responds to the locally distinctive character and provides sense of place;
- Provide high quality soft landscape which is adaptable to climate change, through species with lower water demand such as hazel, field maple and hawthorn.

4.7 The Ecological Appraisal prepared by LLD identified the following recommendations and ecological opportunities for the scheme:

- The use of flowering plants to provide year-round interest for invertebrates.
- Enhancement of existing retained grassland with an appropriate species diverse wildflower seed mix.

- The use of seed and fruit bearing tree species such as cherry, rowan, birch and crab apple within the scheme to provide a foraging resource for birds and invertebrates.
- The provision of a landscape buffer of native scrub and woodland habitat along the south, east and north site boundaries, planted with appropriate species to act as a buffer to the development and to prevent residents from entering the woodland.
- Creation of new ditches and enhancement of existing ditch banks.
- Creation of a new SuDS including native wetland specialist species.
- Incorporation of bird and bat boxes suitable for a range of species.
- Installation of invertebrate boxes suitable for a range of invertebrates.
- Creation of log piles within retained grassland...

4.8 Proposals of the adjacent strategic development, located to the north and west of the Site has also been reviewed and taken into account to set up the landscape design principles for the Site.

4.9 Although the outline application for the 1500 houses (planning ref. DC/22/1916) has been withdrawn, the Design Code, prepared by PRP is a helpful guideline to coordinate the landscape design principles.

- 4.10 The report recommends clear hierarchy of spaces, areas with character and identity, inclusivity, active recreation opportunities, seasonal variation, sensory open spaces, imaginative play opportunities, safe, well-lit routes and overlooked public spaces, landmark elements.
- 4.11 Further design principles set out in the report include the use of sustainable materials, protection of existing habitats, water-sensitive management, landscape buffer provisions.
- 4.12 The Design Code also discusses the protection of existing ecological features, SuDS provision, integration of allotments and orchards.
- 4.13 Design principles for play and amenity are set out as follows: inclusivity, hierarchy of play spaces, innovative and contemporary equipment to improve physical, mental and social abilities.
- 4.14 The proposed Character Area immediately to the north and west of the Site, Hop Oast Gateway is defined as ‘a green welcoming entrance to the new development from the north’. The report also sets out key character elements for this Character, such as ‘The semi-rural character of the site has been drawn into this gateway’.

Typology		Sq M per person		Minimum provision required (m²)	Proposed (m²) - within the main Site Area
Multi-Functional Greenspace [*]		43.9		2195	7400
Parks & gardens [†]		13.7		685	1395
Amenity greenspace		5.8		290	
Natural & semi-natural greenspace		24.3		1215	6005
Provision for children & young people	Children	0.9	0.5	Not required under 46 dwellings	Not required under 46 dwellings
	Young people		0.4 (0.2 small settlements)		
Allotment		1.8		Not required under 455 dwellings	Not required under 455 dwellings

Extract 1 - Public Open Space Calculations.



Extract 2 - North West Southwater Illustrative Masterplan by PRP (2022) - extracted near the Application Site Area.

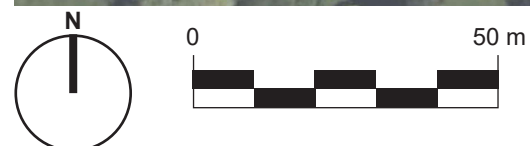
Landscape Design Principles

- 4.15 The landscape proposals would respond to the specific surveys and their recommendations, through implementing the following design principles:
- *Retention, protection and reinforcement of the existing boundary vegetation with planting of native trees and shrubs to maintain and enhance the landscape character, buffer views into the site, strengthen the green corridors and provide a suitable transition between the woodland and boundary tree lines and the development;*
 - *Provision of accessible area to the Open Space including informal play spaces, alongside extensive ecological areas around the stream and attenuation basin;*
 - *Retention of the existing grassland area to the western part of the Site, and overseeding with species rich wildflower seed mix for enhanced diversity, to be maintained with suitable management regime;*
 - *Retention and protection of existing stream and ditches across the site with ecologically enhanced buffer zones;*
 - *Planting of native trees, shrubs, ornamental species and creating wildflower grassland areas to enhance on site biodiversity, offer opportunities for foraging and create habitat areas for reptiles and local wildlife;*
 - *Planting small and light canopy trees to the Open Space to provide structure whilst maintaining the openness of the grassland areas for maximum habitat quality;*
 - *Minimising potential impact on local wildlife and landscape character by careful and sensitive design of external structures and lighting features;*
 - *Considering the landscape strategies, proposed materials, character and access to the adjacent strategic site.*

Landscape Layout

- 4.16 The proposed landscape scheme consists of the access road leading from Worthing Road, the street scenes of the housing development, and the extensive Public Open Space to the west.
- 4.17 The access road is shared jointly with the Phase 1 care home development, and would be softened with tree and hedgerow planting to the south of the access road. A water treatment plant to the north of the access road is also included within the current application.
- 4.18 The vehicular access is made up of the primary road and secondary residential roads. The access road is followed by a pavement, with the secondary roads being proposed as shared surfaces. The hardstanding areas and built forms along the streets would be softened with compact canopy trees and ornamental planting to the front gardens.
- 4.19 Properties are proposed to be facing internally, towards the centre of the site, with rear gardens set along the existing tree lined boundaries. Some houses also overlook the proposed Open Space and play area, affording natural surveillance for public safety.
- 4.20 To enhance the mature vegetation alongside the ditches, there is a landscape buffer proposed between the rear garden boundaries and the ditches to the north, east and south. Areas of native shrub mix, including thorny species are proposed to the edge of the priority Habitat Woodland, to prevent public access into these ecologically valuable areas.

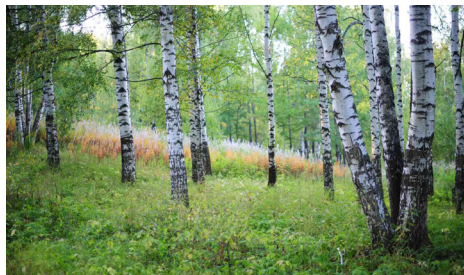
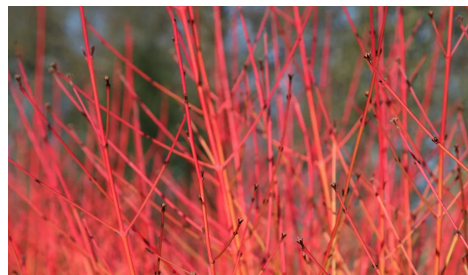
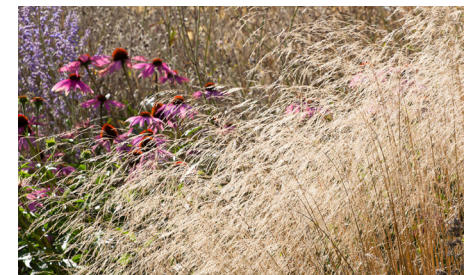
- 4.21 The western part of the site is proposed as Open Space. The existing grassland is proposed to be retained and enhanced, with scattered tree planting to maintain the open habitat. The planting of standard trees would further provide immediate effect both visually and structurally; the objective to re-establish a rich woodland habitat with time, and enhancing local character.
- 4.22 The existing grassland will be retained where possible and enhanced with the overseeding of a species rich native seed mix for enhanced biodiversity. The existing ditches would be enhanced with pre-grown coir pallets or similar, providing additional riparian habitat. The proposed attenuation pond would be seeded with a native seed mix suitable for wet soils.
- 4.23 Public access would be provided via a footpath, which would offer a circular access around the Open Space, crossing the existing ditch, around the attenuation basin, and also providing a potential link to the west, towards the wider countryside and the proposed housing development to the west.
- 4.24 Play opportunity would be offered throughout the Open Space, with timber trim trail elements located along the path.
- 4.25 The strip of land along the existing stream is identified as flood zone. The low lying western part of the site, with the ditches, attenuation area and the stream is proposed to be enhanced with species suitable for the wet soils and high water table, and emphasizing the wetland character of the area.



Legend

-  Site Boundary
-  Ownership Boundary
-  Existing Trees & Root Protection Areas
- Retained and protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations
-  Existing Trees to be Removed
-  Proposed Street Trees
-  Proposed Native Trees
-  Proposed Woodland Planting
-  Proposed Native Hedgerow Planting
-  Proposed Native and Ornamental Groundcover Planting
-  Proposed Rain Gardens
-  Proposed Native Shrub Planting
-  Proposed Meadow Grassland
-  Proposed Flowering Lawn Areas
-  Proposed Attenuation Basin
-  Existing Stream to be Enhanced
-  Proposed Access Road (Vehicular)
-  Proposed Pedestrian Pavement
-  Proposed Residential Road Surfaces
-  Proposed Private Footpaths and Terraces
-  Proposed Self-Binding Gravel Path

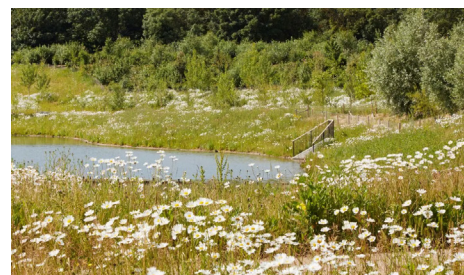
Figure 3. Proposed Site Layout

*Acer campestre* (Field Maple)*Betula pendula* (Silver Birch)*Crataegus monogyna* (Hawthorn)*Malus sylvestris* (Crab Apple)*Sorbus aucuparia* (Rowan)*Prunus avium* (Wild Cherry)*Corylus avellana* (Hazel)*Rosa canina* (Dog Rose)*Salix cinerea* (Grey Willow)*Viburnum opulus* (Guelder Rose)*Cornus sanguinea* 'Midwinter Fire'*Cornus stolonifera* 'Flaviramea'*Blechnum spicant**Deschampsia cespitosa* 'Goldtau'

Young woodland



Enhanced stream edges



Open meadow areas



Structured woodland edge

Soft Landscape

- 4.26 The soft landscape scheme is proposed to support and enhance the different character areas within the proposed scheme.
- 4.27 This would be achieved through the planting of flowering and berry producing ornamental and native species for the street scenes, wetland species to the central area of the open space and native, wildlife friendly tree and shrub planting along the existing tree lines and woodland.
- 4.28 Compact form of native trees would provide softening, shade and shelter within the built-up areas. Semi-mature trees would be planted at strategic locations for more instant effect. Flowers, berries and autumn leaf would provide seasonal interest within the street scene.
- 4.29 Flowering and berry producing groundcover plants planted within front gardens would also enhance biodiversity on Site. Rich variety of evergreen and deciduous shrubs, flowering perennials and ornamental grasses would support wildlife and provide seasonal and year round interest for residents.
- 4.30 Rain gardens are proposed to be included in accordance with the drainage strategy as part of the Sustainable Urban Drainage System. Rain gardens to be planted with species rich flowering perennials and shrubs, suitable for varied wet and dry conditions.
- 4.31 The proposed species within the Public Open Space would also be chosen primarily for their wildlife interest, whilst also provide foraging opportunities for residents. Fruit trees and shrubs with edible berries and nuts would be planted to support the relationship between nature and humans.
- 4.32 Wildflower meadows and mown grassland with low growing species would differentiate informal recreation areas and wildlife zones.
- 4.33 Native, structural planting would create a safe, high quality wildlife zone consisting mosaics of grassland, shrub areas and small groups of native trees. In accordance with the Neighbourhood Plan, minimum of 69 no. advanced nursery stock trees would be planted to mitigate for the proposed floor space on site.

Group	Species Name	Origins	Container	Density	Specification
Trees	<i>Acer campestre</i>	N	CG / RB	Specimen	Semi-Mature, 5.5-6.0 m height
	<i>Betula pendula</i>	N			Heavy Standard, 3.5-4.0 m height
	<i>Malus sylvestris</i>	N			Heavy Standard, 3.5-4.0 m height
	<i>Prunus avium</i>	N			Multistem, 3.0-3.5 m height
	<i>Sorbus aucuparia</i>	N			Heavy Standard, 3.5-4.0 m height
Woodland Planting	<i>Corylus avellana</i>	N	BR	2.5 m centre	60-80 cm height
	<i>Fagus sylvatica</i>	N			
	<i>Ilex aquifolium</i>	N			
	<i>Quercus robur</i>	N			
	<i>Taxus baccata</i>	N			
Native Hedgerows and Shrubs	<i>Crataegus monogyna</i>	N	BR	Double staggered rows, 5/m or 1/m ²	60 - 80 cm height
	<i>Cornus sanguinea</i>	N			
	<i>Corylus avellana</i>	N			
	<i>Prunus spinosa</i>	N			
	<i>Rosa canina</i>	N			
	<i>Salix cinerea</i>	N			
	<i>Viburnum lantana</i>	N			
	<i>Viburnum opulus</i>	N			
Ornamental Shrubs	<i>Choisia ternata</i>		C5	Specimen	60 - 80 cm
	<i>Cornus sanguinea</i> 'Midwinter Fire'		C3	3/m ²	30 - 30 cm
	<i>Cornus stolonifera</i> 'Flaviramea'		C3	3/m ²	30 - 40 cm
	<i>Mahonia eurybracteata</i> subsp. <i>ganpinensis</i> 'Soft Caress'		C3	3/m ²	30 - 40 cm
	<i>Ribes rubrum</i>		C5	3/m ²	60 - 80 cm
	<i>Viburnum</i> × <i>bodnantense</i> 'Dawn'		C5	Specimen	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 nemorosa</i>	N	Rhizomes or seeded	7/m ²	
	<i>Blechnum spicant</i>	N	C2	5/m ²	
	<i>Ceratostigma plumbaginoides</i>		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>Rudbeckia fulgida</i>		C2	5/m ²	
	<i>Salvia pratensis</i>	N	C2	5/m ²	
Bulbous Perennials	<i>Crocus species</i>		Bulb - 4/5	25/m ²	Healthy bulbs
	<i>Hyacinthoides non-scripta</i>	N	Bulb - 6/7	7/m ²	
Ornamental Grasses	<i>Deschampsia cespitosa</i> 'Goldtau'		C2	4/m ²	Full pot, fully rooted, healthy
	<i>Luzula sylvatica</i>	N	C2	5/m ²	
Wildflower Mix	EM5 - Meadow Mixture for Loamy Soils	N	N/A	4g/m ² or 1g/m ² if seeded into existing grassland	Emorsgate or equal and approved
	EH1 - Hedgerow Mixture	N	N/A		
	EM8 - Meadow Mixture for Wetlands	N	N/A		
	EL1 - Flowering Lawn	N	N/A	4g/m ²	

- Outline Plant Schedule and Specification
- 4.34

The soft landscape design proposals have been informed by local and national policy review, field survey and the recommendations set out in arboricultural and ecological reports, landscape and visual impact appraisal. Species are selected for their native origin or being featured in RHS '*Plants for Pollinators*' list.
- 4.35

Species selection is set out to suit the local soil type which is '*Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*' through reference to the Soilscales Map (produced by Cranfield University).
- 4.36

For details of the proposed soft landscape layout refer to *LLD3554-LAN-DWG-010-Illustrative Masterplan*.

KEY:

RB

Rootballed

CG

Container Grown

BR

Bare Rooted Stock

C2/3/5

2/3/5 I Container Size

N

Native



Permeable block paving in colours most suitable for the site's rural character



Self-binding gravels path



Pedestrian bridge crossing the stream



Closeboard fencing



Timber post and rail fence



Timber trim trail set in grassland



Bird boxes



Bat boxes



Log piles



Insect box

Hard Landscape

- 4.37 The hard landscape scheme also follows the differentiation between the proposed landscape character areas of the development, and contains different elements and design features throughout the scheme.
- 4.38 The semi-rural location of the site requires careful approach to hard landscape elements. Hard surfaces would be provided in earthy tones, and would include slabs to private footpaths and terraces, block paving to pavements, roads and car parking areas, and reinforced gravel surfaces to the footpath within the Open Space.
- 4.39 Brick masonry walls and timber closeboard fences would provide security and screening around private gardens. Timber fences would be detailed with hedgehog holes within, to allow the free passage of hedgehogs throughout the development and the countryside.
- 4.40 A hard surfaced, accessible footpath would cross the Open Space, providing recreation opportunity for every visitor. A number of timber benches would be located alongside this path.
- 4.41 A timber trim trail is proposed within the Open Space, along the footpath, with the potential to locate additional boulders and stepping logs for a varied play experience. There is opportunity to install a small landscape mound to the western part of the site, outside the flood zone and the Root Protection Area of existing trees. The mound could be prepared using site won materials, to limit the need for spoil to be transported away.
- 4.42 Timber post and rail fence is proposed around the attenuation pond and the stream for public safety and habitat protection.
- 4.43 There is opportunity within this publicly inaccessible area and under existing trees to the north-west to include ecological features such as log piles, hibernaculas and bee banks. Nesting boxes could be fixed onto existing mature trees around the site. Insect boxes would be provided at a safe distance from footpaths to offer display of artificial habitats to promote for nature education.



LIZARD

Landscape Design and Ecology

Top Floor - Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com