



L I Z A R D

Landscape Design and Ecology

LANDSCAPE DESIGN STRATEGY

**Charwood House, Wilberforce Way, Southwater
Horsham, West Sussex**

Chess Dynamics Ltd

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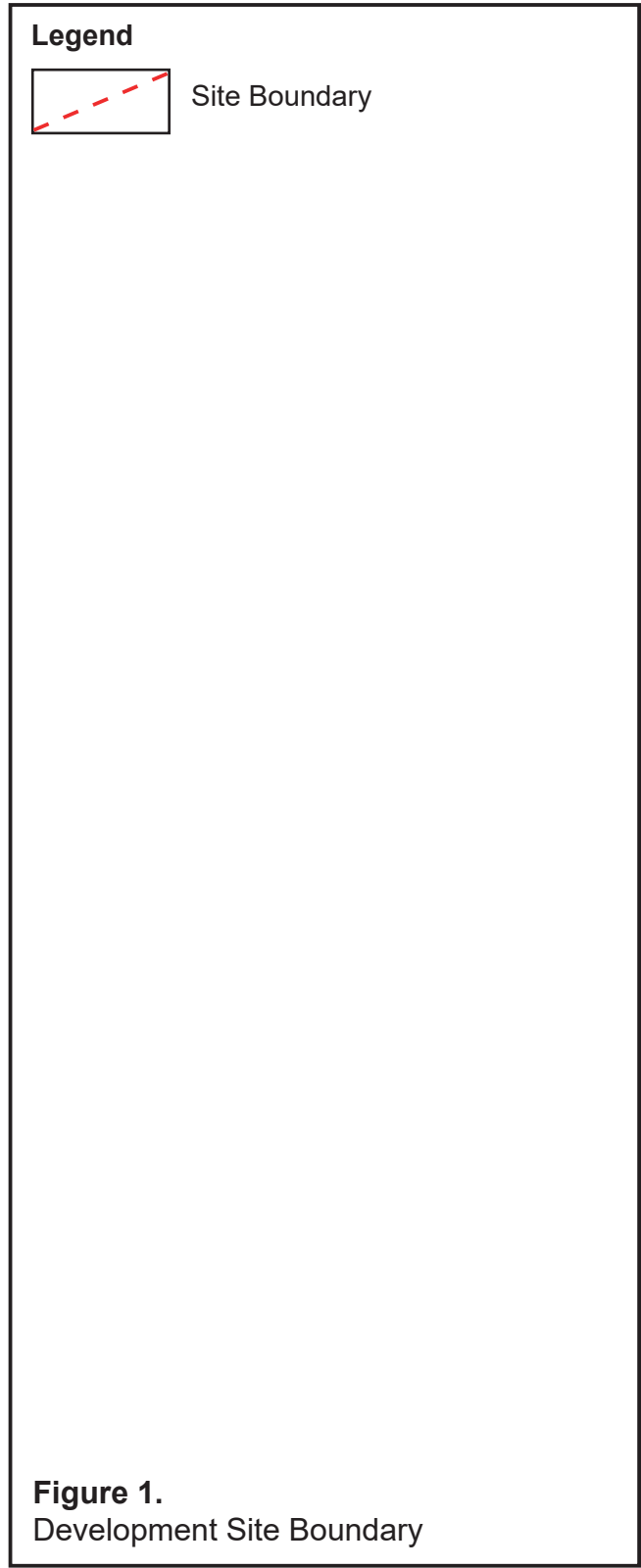
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1.0 INTRODUCTION

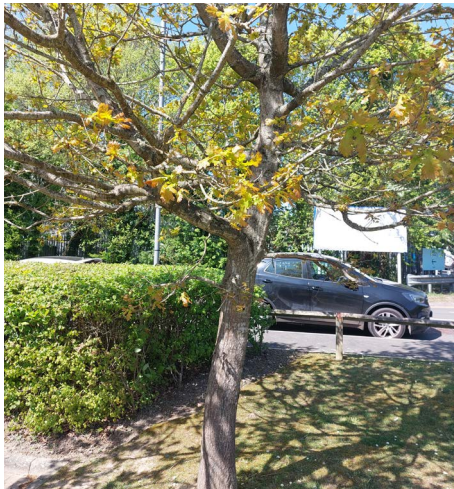
General

- 1.1 Lizard Landscape Design and Ecology has been commissioned to develop a Landscape Design Strategy for the development at Charwood House, Wilberforce Way, Southwater, located in Horsham, 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 to appraise existing features within the Site and surrounding area, with particular consideration of their ecological value and context.
- 1.4 The report is accompanied by and should be read in conjunction with the following documentation:
 - LLD3832-ECO-REP-001 - Preliminary Ecological Appraisal
 - LLD3832-ECO-REP-002 - Biodiversity Net Gain Statement
 - LLD3832-LAN-DWG-010 - Landscape Masterplan





Photograph A - Existing commercial building and associated car park.



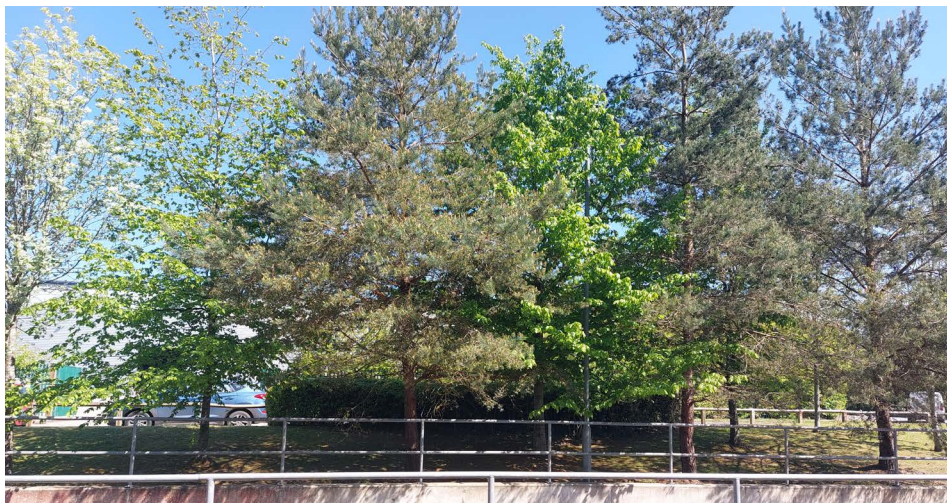
Photograph B - Existing areas of soft landscaping within the Site.



Photograph C - Sloping access leading to the underground car park.



Photograph D - Existing area of modified, managed grassland.



Photograph E - A line of trees is located to the north of the Site, adjacent to the sloping vehicular access to the underground parking area.

2.0 EXISTING SITE INFORMATION

The Site

- 2.1 The proposed development at Charwood House, Wilberforce Way, Southwater (hereafter referred to as the Site, Grid Reference: TQ 16083 27611) is located on the northern edge of Southwater, approximately 5km south of Horsham, West Sussex.
- 2.2 The Site is largely separated from the wider landscape by surrounding industrial development and the local road network, including the A24 to the east, Worthing Road to the west and Southwater Street to the south.
- 2.3 The Site is approximately 0.79 hectares in size and comprises a broadly square plot within an established industrial estate. The Site contains an existing commercial building with associated car parking, vehicular access and areas of soft landscaping (see **Photographs A and B**).
- 2.4 The Site is accessed via Wilberforce Way, which provides a direct connection to the A24 at the Hop Oast Roundabout to the north-east of the Site.

Soil and Topography

- 2.5 Soil type across the Site is understood through reference to the Soils Map (developed by Cranfield University, with support from DEFRA) to comprise: Soilscape 18 - 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'.
- 2.6 The Site is largely flat, at an elevation of approximately 63m AOD. To the north of the Site, a vehicular access route slopes down towards an underground parking area beneath the building (see **Photograph C**).

Existing Vegetation

- 2.7 Beyond the developed areas and hardstanding that dominate the Site, a relatively large proportion of soft landscaping is present, primarily comprising modified grassland. This is maintained as short-mown grass (see **Photograph D**), with species including perennial ryegrass (*Lolium perenne*) and common daisy (*Bellis perennis*).
- 2.8 Areas of mixed scrub are also present, although these are limited in extent and generally managed in character. Species comprise a mixture of ornamental and non-native planting, including leatherleaf mahonia (*Mahonia bealei*), alongside native species such as dogwood (*Cornus sanguinea*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*).
- 2.9 Trees are distributed throughout the Site, predominantly as individual specimens, including English oak (*Quercus robur*) and Corsican pine (*Pinus nigra*). Two distinct lines of trees are also present along the south-eastern Site boundary and northern edge (see **Photograph E**), and include species such as rowan (*Sorbus aucuparia*) and hornbeam (*Carpinus betulus*). For further details refer to the Preliminary Ecological Appraisal (LLD3832-ECO-REP-001) prepared by Lizard Landscape Design and Ecology.

Surrounding Landscape

- 2.10 The Site is located within the Horsham District, on the southern edge of Horsham. The Site forms part of an established business and employment area, with commercial and industrial development located within the immediate surroundings. The wider landscape comprises a mixture of residential development, agricultural land and areas of established woodland and vegetation.
- 2.11 The A24 lies to the east of the Site and forms a prominent transport corridor within the local area. Areas of open countryside and agricultural land are located to the west and east, while the settlement of Southwater lies further to the south. Established tree belts and woodland within the surrounding landscape provide a degree of physical and visual containment to the Site.

3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposal (the Scheme), as illustrated on the Landscape Masterplan *LLD3832-LAN-DWG-010*, includes amendments to the existing parking provision at the site. These comprise an increase in the number of car parking spaces, primarily through additional surface-level parking, together with amendments to associated access arrangements, communal areas and landscaping works. Refer to '26010-HNW-ZZ-ZZ-DR-A-2100-P05 - Proposed Site Plan-A3' drawings provided by HNW Architects.
- 3.2 Proposed vehicular and pedestrian access into the site would be gained via Wilberforce Way and the road along the site to the north-west and south-east of the site respectively, leading to car parks adjacent to the road, prior to reaching the main building.
- 3.3 The site would be treated with a mix of soft landscaping enhancement including native trees, mixed species native shrub planting and flowering lawns.
- 3.4 Proposed hardscape elements to the site comprises of paving to primary and pedestrian access roads, car parks and fencing within the site.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

- 4.1 The proposed Landscape Design Strategy has been informed by a desk study encompassing planning policy context and reports informing the development proposals.
- 4.2 The primary objective of the proposed Landscape Design Strategy is the creation of a high-quality commercial landscape setting, incorporating well-designed communal areas and landscape treatments that provide a functional, attractive and welcoming environment for users of the site.
- 4.3 Proposed objectives of the Landscape Design Strategy include:
- *Planting of proposed trees to soften the visual appearance of the built form of the development;*
 - *The landscape proposals aim to retain and integrate existing vegetation within the development, where appropriate, strengthening the site's existing landscape character and green infrastructure. The proposals seek to enhance biodiversity across the site while providing year-round visual interest through provision of native trees and shrubs along with significant areas of species rich flowering lawns.*
 - *Using hard landscape materials and edging to access roads, and fences to boundary treatment that would provide fitness for purpose, ease of maintenance, durability and security.*

Layout

- 4.4 Means of vehicular and pedestrian access to the Site would be gained along the north-western and south-eastern boundary via Wilberforce Way and the accessway along the site respectively.
- 4.5 The existing native trees and shrubs along the northern, eastern and southern boundary of the site would be retained and enhanced to integrate the site into the landscape character of the surrounds. Retention, protection and enhancement of the boundaries would soften views west across the development from Wilberforce Way and the road adjacent to the western boundary respectively.
- 4.6 Native tree planting would be proposed along the northern and southern site boundaries adjacent to the car parks, providing visual screening.
- 4.7 Native shrubs would be proposed along the northern boundary, complementing and maintaining continuity with the existing shrub planting, providing habitat connections while reinforcing the existing resource.
- 4.8 The existing lawns within the site would be enhanced through the use of a species-rich flowering lawn mix, providing valuable habitat for insects and invertebrates while contributing to the overall ecological value and biodiversity net gain of the site.
- 4.9 Block paving would be proposed to match the existing block-paved surface, providing access to the parking areas to the north.
- 4.10 Concrete surfacing would be proposed to match the existing concrete surface, providing access to the parking areas to the south.
- 4.11 The pedestrian access areas would be surfaced with asphalt to complement the existing pedestrian access routes and maintain consistency across the site.
- 4.12 Standard kerbs would be proposed to match the retained existing kerbs where new paving is proposed.
- 4.13 Acoustic fencing, 1.8m in height, would be proposed along the southern boundary of the car parks and around the plant enclosures to the west, in accordance with the acoustician's recommendations.



Figure 2. Proposed Site Layout

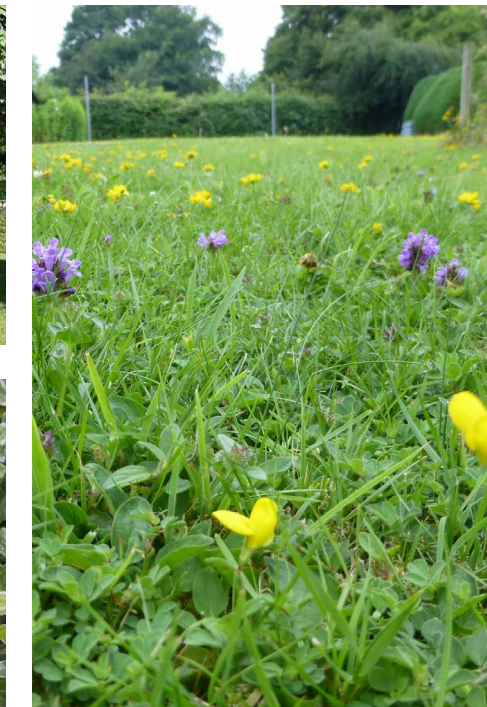


Native tree planting including Silver Birch (*Betula pendula*), Wild Cherry (*Prunus avium*), Field Maple (*Acer campestre*), Common Dogwood (*Cornus sanguinea*), Rowan (*Sorbus aucuparia*), Hornbeam (*Carpinus betulus*) and Whitebeam (*Sorbus aria*) would be proposed across the site to filter and soften views towards the built form while providing additional foraging and habitat opportunities for wildlife.



Mixed-species native shrub planting including Wild Cherry (*Prunus avium*), Hazel (*Corylus avellana*), Blackthorn (*Prunus spinosa*), Goat Willow (*Salix caprea*), Common Dogwood (*Cornus sanguinea*) and Ivy (*Hedera helix*), would be planted along the northern boundary to provide visual softening and support the ecological enhancement of the site, contributing to overall on-site biodiversity.

Existing flowering lawn areas within the site perimeter would be enhanced through seeding with a species-rich flowering lawn mixture.



Soft Landscape

- 4.14 The soft landscape scheme is proposed to create a high-quality commercial landscape setting, with a planting palette composed to complement the local environment and landscape context. The proposed planting would contribute to the visual quality and ecological value of the site while providing an appropriate landscape setting for the development.
- 4.15 Proposed tree planting would provide a soft element of verticality and year round interest to the site.
- 4.16 Mixed-species native shrub planting would be proposed along the northern boundary, located between existing shrub areas to reinforce the existing vegetation structure, provide visual softening and support the ecological enhancement of the site, contributing to overall on-site biodiversity.
- 4.17 Existing lawn areas within the site perimeter would be retained and enhanced through the introduction of a species-rich flowering lawn mixture. The enhanced areas would provide a greater diversity of flowering species, increasing opportunities for pollinators and other invertebrates while improving the overall ecological value of the site. The proposed flowering lawn areas would contribute to on-site biodiversity enhancement while also introducing visual interest and seasonal variation to the open space.
- 4.18 Native mixed species of tree, shrubs and flowering lawns would provide a zone of structurally diverse, successional, long term habitat creation. The native planting proposals would provide enhancement and integration of landscape character through green infrastructure implementation.

Group	Species Name	Origins	Container	Density	Specification
Trees	<i>Acer campestre</i>	N	BR / RB	Specimen	Extra Heavy Standard; 14-16 cm girth; 4.0-4.5 m height; Min. 2.0 m clear stem height.
	<i>Betula pendula</i>	N			
	<i>Carpinus betulus</i>	N			
	<i>Cornus sanguinea</i>	N			
	<i>Sorbus aucuparia</i>	N			
	<i>Prunus avium</i>	N			
Native Shrub Planting	<i>Cornus sanguinea</i>	N	BR / CG	1/m ²	40 - 60 cm
	<i>Corylus avellana</i>	N	BR / CG	1/m ²	
	<i>Hedera helix</i>	N	BR / CG	1/m ²	
	<i>Prunus avium</i>	N	BR / CG	1/m ²	
	<i>Prunus spinosa</i>	N	BR / CG	1/m ²	
	<i>Salix caprea</i>	N	BR / CG	1/m ²	
Wildflower Mix	EL1- Flowering Lawn Mixture	N	N/A	4g/m ²	Emorsgate or equal and approved

Outline Plant Schedule and Specification

- 4.19 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).
- 4.20 For details of the proposed soft landscape layout refer to *LLD3832-LAN-DWG-010-Landscape Masterplan*.

KEY:

- BR Bare Rooted Stock
- CG Container Grown Stock
- RB Root Balled Stock



Mid Grey Asphalt - Pedestrian Access



Concrete paving - South Car parking Areas



Block paving - North Car Parking Areas - Grey



Standard Kerbs



Acoustic Fencing - 1.8m height

Hard Landscape

- 4.21 Hard landscape to the development proposal comprises surface treatments to the primary access, car parking and pedestrian access and boundary treatments within the site.
- 4.22 The pedestrian access within the site, leading into the buildings would be surfaced with mid-grey asphalt surfacing.
- 4.23 The vehicular access and the car parking areas to the south of the site would be paved with concrete surfacing in line with the existing concrete paving on-site.
- 4.24 The car parking areas to the south of the site would be paved with block paving to match the existing block paving on-site.
- 4.25 Edging and kerbs would be comprised of standard kerbs and edges, to keep in line with the existing kerbs on site. The proposed kerbs would delineate vehicular and common circulation areas.
- 4.26 Acoustic fencing of 1.8m height would be proposed adjacent to the south car parking boundary and around the plant enclosures to the west, as per Acoustician's recommendations.



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