

LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED

LAND NORTH OF HORSHAM

EMPLOYMENT ROAD - LANDSCAPE STATEMENT

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CLIENT Legal and General (Strategic Land North Horsham) Limited

PROJECT Land North of Horsham – Employment Road

REPORT TITLE Landscape Statement

DJA Reference: 2898-5-4-LS-2002-S5-P2 Employment Road Landscape Statement

Report Number: LS-2002

Revision: P2

Issue Date: 22 September 2025

REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	19/08/2023	Issue	JG	PG
P2	22/09/2025	Ecological Mitigation added	PG	PG

CONTENTS:

1. INTRODUCTION 4

2. BACKGROUND 5

3. LANDSCAPE STRATEGY 7

4. LANDSCAPE PROPOSALS 8

5. TIMING 10

Appendices

- 1. Plan 21 – Green Infrastructure

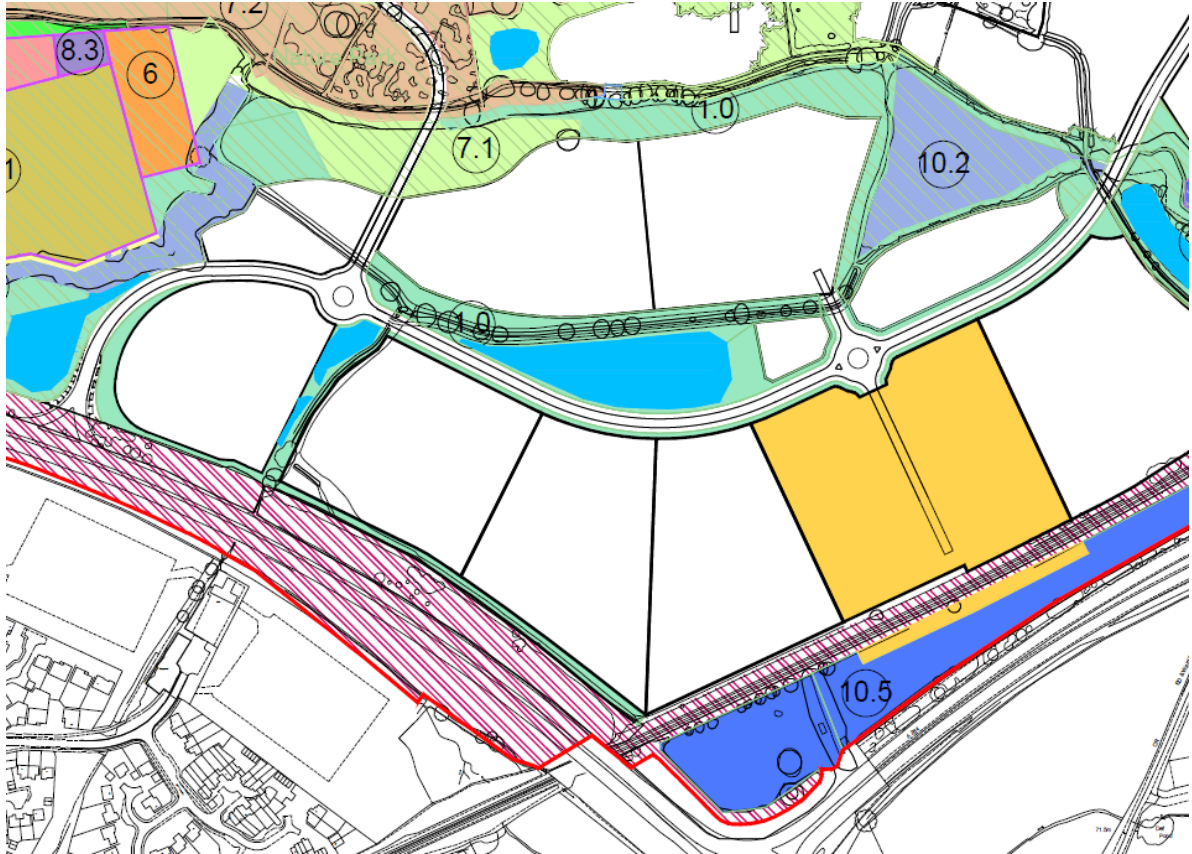
1. INTRODUCTION

- 1.1 This landscape statement provides an overview of the landscape design for the Employment Road development application.
- 1.2 Further detail can be found on the DJA drawings, management plan, arboricultural method statement and landscape specification submitted with this application.

2. BACKGROUND

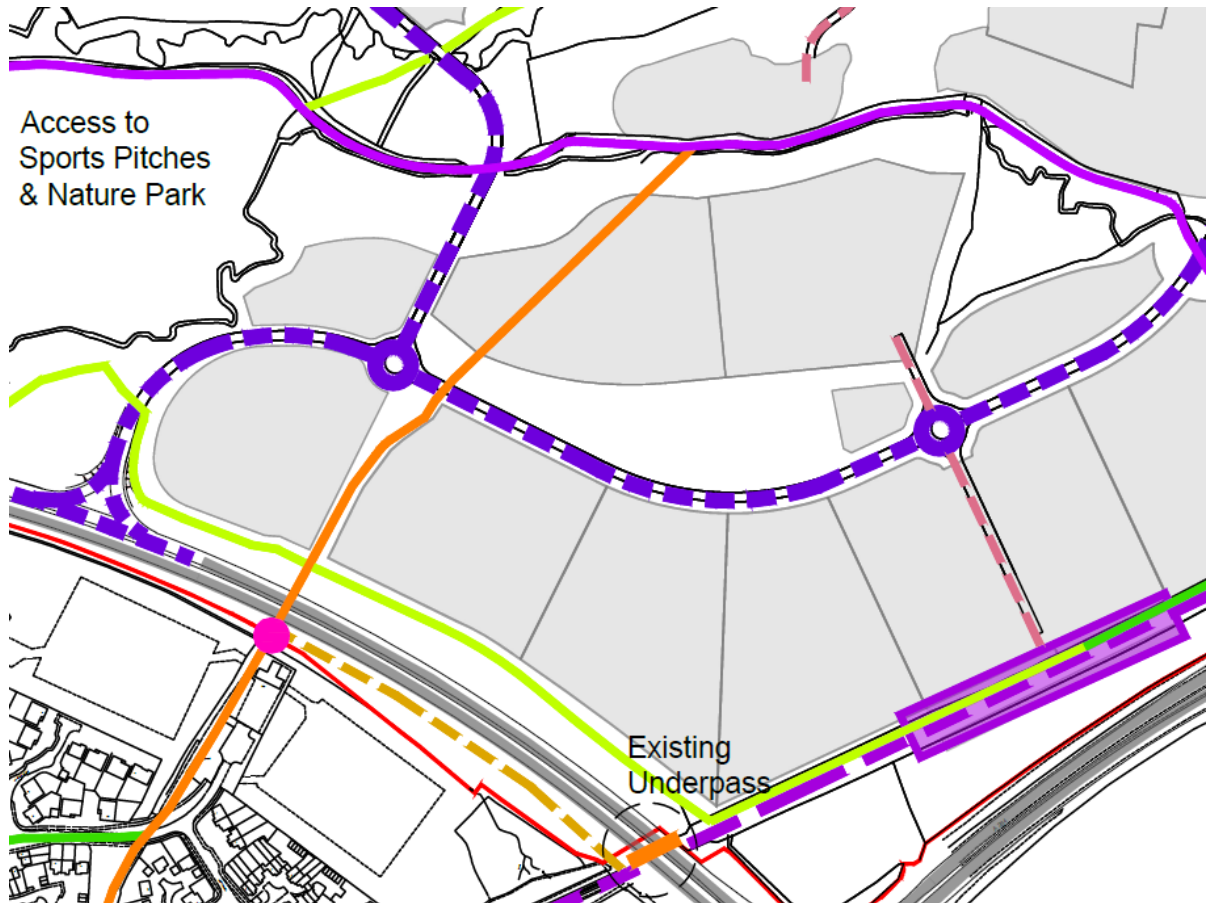
Landscape Layout

- 2.1 The approximate area for the application site is shown in the extract below. For the full BDB drawing 2153A-203S Plan 21 Green Infrastructure, see **Appendix 1**. The application area is mostly shown as an access road bordered by areas of Open Green Space.



Access

- 2.2 Access to the application site is via the A264 LiLo junction. Public access through the site is set out in Broadway Malyan drawing 2153A-103Q Parameter Plan: Movement and Access. This shows a vehicle route as a continuation of the LiLo junction.



3. LANDSCAPE STRATEGY

- 3.1 This application covers the proposals within the Employment Road application site. The proposals aim to meet and exceed the principles approved within the Green Infrastructure Standards set out in the S106. The detailed landscape design is included on DJA drawings 2898-5-2-20-DR-0001 to 0010.
- 3.2 The proposed road runs through the centre of the employment land, linking to the A264 Lilo junction to the west and Phase 2 to the east.
- 3.3 Integral to the proposals will be the landscape setting including the retention of existing vegetation both along existing field boundaries and water courses. Within the application site proposed landscape features such as attenuation basins, tree and shrub planting will create a soft naturalistic aspect. In addition, tree planting, areas of scrub and meadow grass are proposed to enhance biodiversity. This vegetation will help provide character to the space and retain the green connectivity across the site.

4. LANDSCAPE PROPOSALS

Highway landscape

- 4.1 The landscape along the road, comprises an avenue of large specimen trees set back from the road, and backed by a mixed native hedge and fence to create a consistent boundary to the road corridor.
- 4.2 A combination of *Tilia cordata*, *Carpinus betulus*, and *Acer platanoides*, trees is proposed adding variety along the road corridor which aids with wayfinding while creating a more biodiverse and climate resilient scheme. The secondary roads leading towards the commercial areas are lined with a slightly smaller tree, *Betula utilis* 'Jacquemontii'.
- 4.3 More ornamental trees including *Prunus avium* and *Liquidambar styraciflua* are used as features trees marking the two roundabouts.

Drainage infrastructure

- 4.4 The basin is designed to be dry much of the time and to be available as functional open space. Gently sloping sides allow safe entrance and egress. A low flow channel runs through the base of each basin with occasional areas of marginal planting.

Open space

- 4.5 An area of open space sits north of the road between both roundabouts and is enclosed with an existing hedge. The area comprises a cycleway, seating and drifts of bulb planting.
- 4.6 A cycleway which connects to the southern edge of the road wraps around the commercial area. It is lined with smaller trees in an informal arrangement. Some seating is also provided along the cycleway.
- 4.7 A small area of woodland with an understory mix which complements the existing vegetation is proposed north of the road and south of the basin.
- 4.8 The remainder of the application site is proposed to be grassland. A species rich grass is proposed throughout the majority, except within the basin where a wetland grass mix is proposed.

Ecological mitigation

- 4.9 Whilst the application is principally concerned with the road construction only, consideration has been given to creating high quality, species rich habitats within the Site wherever possible.
- Within the landscape strategy for the Site, the creation of new, species rich habitats using native species wherever possible has been one of the principal drivers. These include:
 - Over 800m² of new broad-leaved woodland;
 - Amenity grassland covering 3.356ha;
 - Species rich wet/marshy grassland within the 5590m² attenuation basin;
 - 210 new trees throughout the scheme; and
 - Re-enforcement planting to main retained hedgerow

Existing vegetation and proposed planting

- 4.10 The retention of mature trees and vegetation along the boundaries along with vegetation surrounding the site, creates a naturalistic setting to the application site.
- 4.11 Some clearance of existing vegetation is required along the line of the road, for the drainage infrastructure, and along the line of the PROW connection to the south.

Materials and furniture

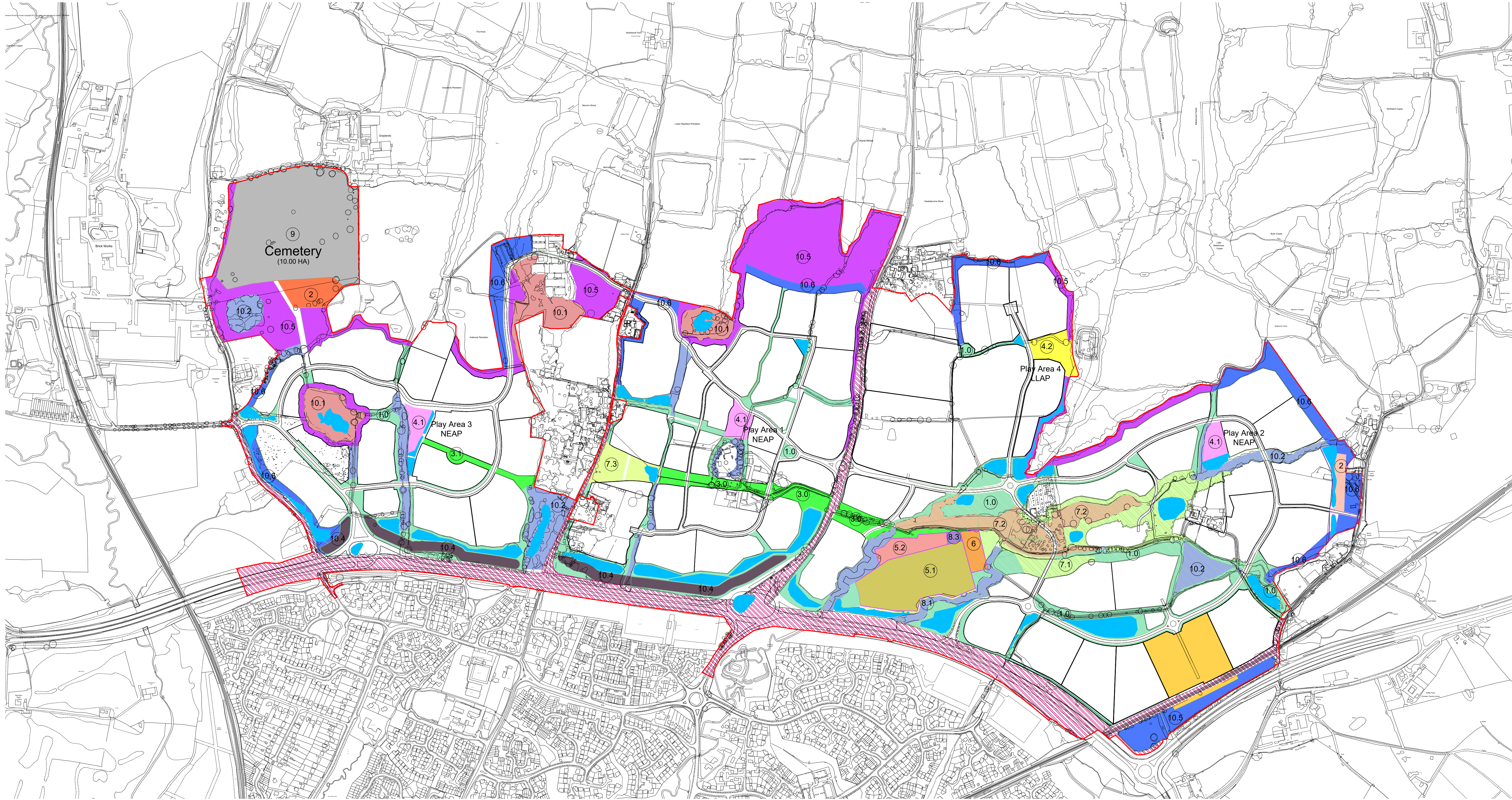
- 4.12 The proposed furniture and surfacing materials are as approved in other areas of the North Horsham development including the East West Green Space and the Sports Hub. This is to aid consistency of materials and appearance across the wider site.

5. TIMING

- 5.1 The landscape scheme will be implemented in the first planting season following the construction of the road.

Appendix 1

Plan 21 – Green Infrastructure



Plan 21 - Green Infrastructure

Youth Activity Areas :

- 8.1 Mountain Bike Trail (1.2m x 300m)
- 8.3 Skate Park / Youth Facility - (0.05 Ha)

Allotments :

- 2.0 Allotments + parking - (1.32 Ha)

Play Areas :

- 4.1 NEAP + OABC - (1.50 Ha)
- 4.2 LLAP - (0.80 Ha)

Cemetery :

- 9.0 Cemetery - (10.00 Ha)

Greenspace - Parks :

- 7.1 Parks - Open Space - (4.10 Ha)
- 7.2 Parks - Woodland - (3.66 Ha)
- 7.3 Kickabout Areas - (1.16 Ha)

Greenspace - Natural:

- 1.0 Open Greenspace - (15.01 Ha)

Greenspace - Amenity:

- 3.0 Amenity Greenspace - (3.12 Ha)

Additional Land (Not in OS Requirement) :

- 10.1 Ancient Woodland - (4.39 Ha)
- 10.2 Existing Woodland & Hedgerows - (7.90 Ha)
- 10.3 Attenuation Ponds - (9.70 Ha)
- 10.4 Noise Buffers - (3.05 Ha)
- 10.5 Natural Landscape Buffers - (16.73 Ha)
- 10.6 Strategic Landscape Buffers - (8.75 Ha)

On Site Sports :

- 5.1 Sports Pitches - (3.66 Ha)
- 5.2 Sports Changing Facilities - (0.80 Ha)
- 6.0 MUGA's - (0.50 Ha)

Other :

- Existing Highway Land - (17.346 Ha)
- Nature Park - (24.13 Ha)
- Development Boundary



Project Land North of Horsham, West Sussex		Drawing Plan 21 - Green Infrastructure	
Scale 1:5000 @ A1	Date May 2016	Drawn By BJC	Drawing No. 2153A - 203S

