LIZARD

Landscape Design and Ecology

LANDSCAPE DESIGN STRATEGY

Thakeham Tiles
Rock Road, Storrington

Thakeham Tiles

Reference	LLD3475-LAN-REP-001
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1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology has been commissioned by Thakeham Tiles to develop a Landscape Design Strategy for the development at Thakeham Tiles, Rock Road, Storrington.

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 25th March 2025 to appraise existing features on Site and the surrounding area.

1.4 The Landscape Design Strategy for the development at Thakeham Tiles has been prepared by Saachi Parasrampuria, Landscape Architect at Lizard Landscape Design and Ecology, Worthing.



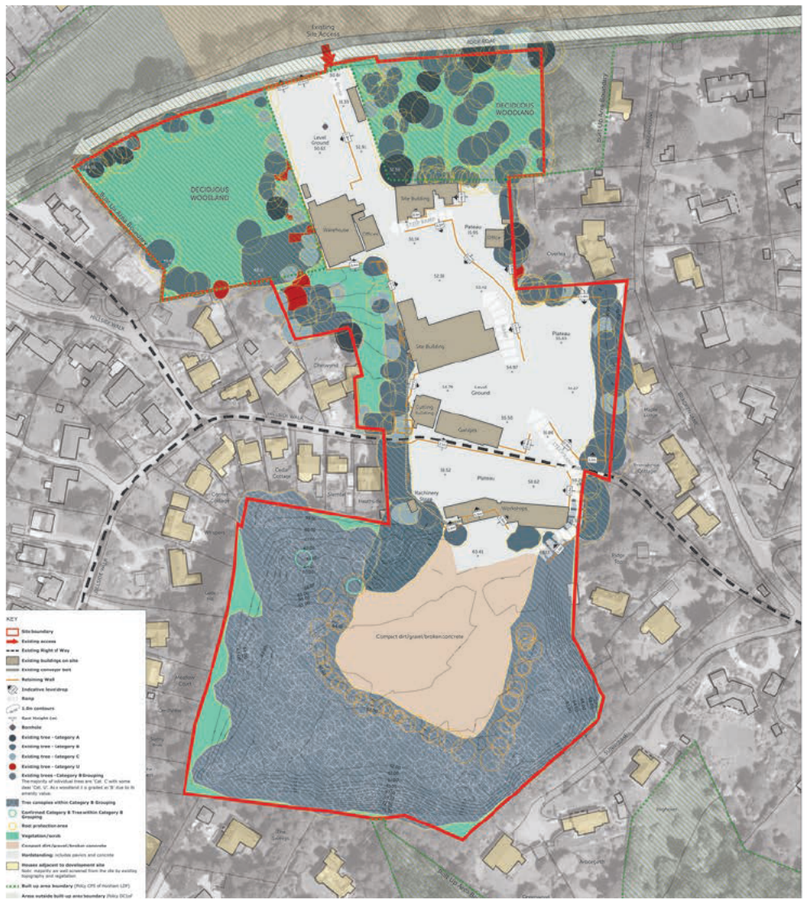
Photograph A - View of the northern Site area comprising of extensive hard landscaped storage area and wooded backdrop, from the main entrance off Rock Road, looking south west.



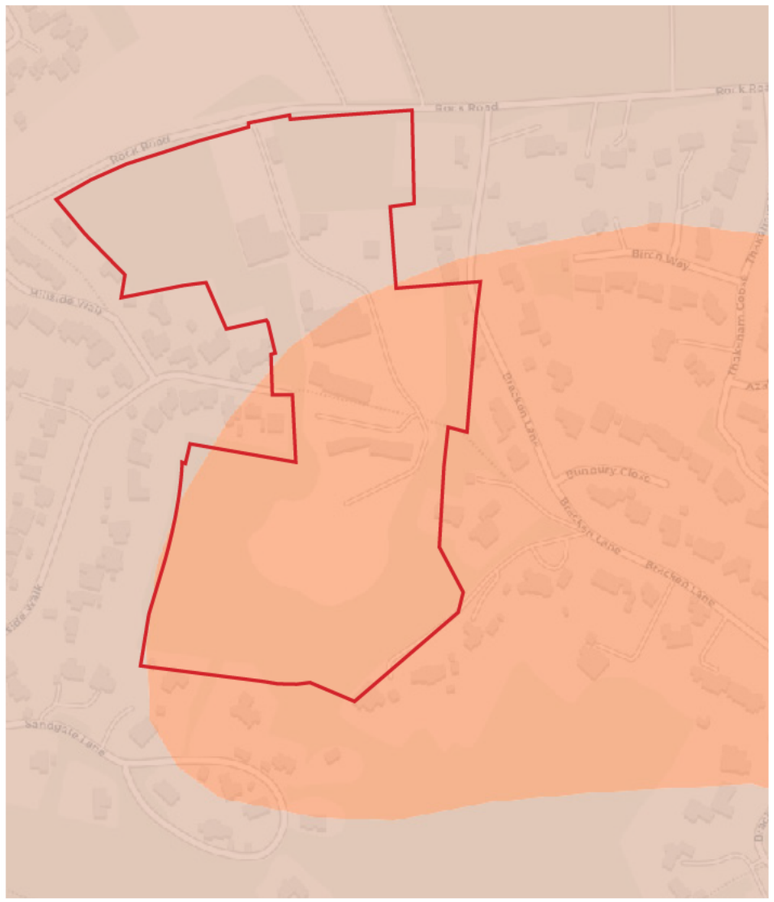
Photograph B - View of the Public Footpath with elevated land to the south (left) and garage building adjacent to the right, looking west with pine trees forming the backdrop behind the industrial buildings in the northern site area.



Photograph C - View of the site from the Public Footpath showing the rising ground level to the south from the north, looking west. The site character is very industrial within a wooded tree line along the boundaries.



Extract A - Existing Siteplan prepared by Thrive Architects



Extract B - Soilscapes Map (produced by Cranfield University, with support from Defra)

2.0 EXISTING SITE INFORMATION

The site

2.1 The proposed development site (referred to as the Site, Grid Reference: TQ 10437 14915) is of irregularly shaped land located approximately 1 mile south of the village of Abingworth and 1.2 miles to the north-east of the village of Storrington in the Horsham District of West Sussex.

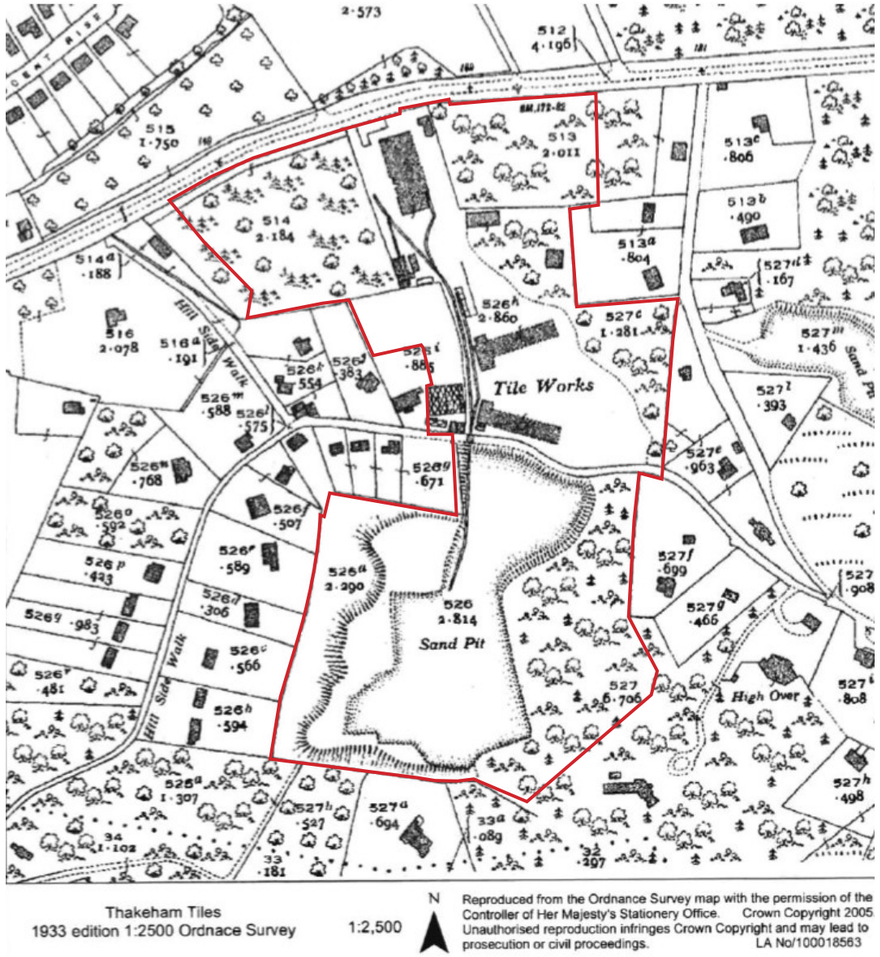
2.2 The Site is 15.12 acres (6.12 Ha) comprising of scattered buildings associated with the current land use of manufacturing decorative concrete landscaping and building products. The site is accessed from the north, off Rock Road. A Public Footpath runs across the site dividing the site into northern and southern section.

2.3 To the west of the access road is an extensive hard surfaced area (see Photograph A) with low quality industrial buildings and to the east is an office building with woodland blocks to the north west and north east corners of the site. The footpath runs at the level of northern section with limited views across the site due to fences and building to the north and a tall retaining wall to south.

2.4 The southern section of the Site consists of a workshop building and hardstanding area with manufacturing unit, storage buildings and the sand storage and aggregate processing area in the former sandpit further south within the Site. The former sandpit is cut into the hill beyond. The former sandpit is surrounded by a wide tree belt from the west, south and east, covering steep embankments along the Site boundaries.

2.5 Landform across the site varies considerably. It falls from 75 m aOD in the central southern boundary to 53 m aOD to the north east corner and 45 m to the north west corner.

2.6 Soil type across the Site is understood through reference to the Soilscapes Map (produced by Cranfield University, with support from Defra). '*Freely draining slightly acid loamy soils*' to the north and north-west and '*Freely draining very acid sandy and loamy soils*' to the south and east cover the site (see **Extract B**).



Extract C - 1933 OS Map with the railway visible on the western side of the site.



Extract D - View across the former Sand Pit area from Ridge Top, Bracken Lane in 1961 with Sullington Warren with a tree topped ridge at the background.



Extract E - View of the clearing in the middle of the site with the railway running through the locomotive shed and on to the manufacturing sheds.

The above photographs have been extracted from the Heritage Report prepared by Elizabeth Taylor from Thakeham Concrete Products Ltd.

History of the site

2.7 With reference to the Heritage Report prepared by Elizabeth Taylor from Thakeham Concrete Products Ltd, the majority of the Site was bought in 1920 to start the company 'Thakeham Tiles Works' quarrying the sand on site to produce roofing tiles. Two woodland parcels to the north west and north east were purchased recently to be included within the site to make the best use of land available.

2.8 In the late 1920s a narrow 2 foot gauge railway was laid to link the sand pit to the manufacturing sheds which were close to Rock Road (see **Extract C** and **E**). Three petrol locomotives were built by hand and powered by Trojan engines.

2.9 The company was closed during the second World War and reopened again, but stopped quarrying the sand on site and started importing the sand from the Sandgate Quarry located 650m to the south of the site. During this time the periphery of the pit area was left undisturbed which saw slow colonisation of Scots pine trees (see **Extract D**). It was left to grow naturally due to the additional buffer it began to create between the industrial processes and the neighbouring residents.

2.10 The Site till today continues to manufacture various concrete products and paving blocks.



Legend

Site Boundary

Site Constraints

Existing Public Footpath (THA 2625/2)

Existing Priority Habitat Deciduous Woodland

Tree Preservation Order

Site Opportunities

Public View Enhancement

Boundary Vegetation Reinforcement

Ecological Connection to the wider Site Surrounds

Figure 1.
Site Constraints and Opportunities



Photograph D - View from the private residential road of Bracken Lane offering glimpsed views of the internal Site area looking west.



Photograph E - Evergreen tree line forms the western site boundary, providing backdrop to this part of the view. To the left (west), glimpsed views are afforded through the deciduous tree line towards the adjacent residential properties of Hillside Walk.



Photograph F- View from the Public Footpath approaching the Site from Hillside Walk. The private residential properties and their front gardens line the narrow road from both sides. A glimpsed view of the southern section of the site, with structures and stored material is visible through the deciduous tree line.

Existing Vegetation

2.11 The Site area is surrounded by wooded blocks to the north-west and north-east and comprises of scattered buildings with associated hard landscape, with mature tree lined site boundaries. Wide belt of trees encloses the southern Site area from east, west and the south.

2.12 The woodland in the northern site section to the east and west of the access road is classified as Deciduous Woodland Priority Habitat with a small pocket extending south along the western boundary. In the southern site area, small blocks of woodland along the eastern and the western site boundary are classified under the same category as above. The woodland around the disused quarry is mainly dominated by pine (*Pinus sylvestris*) and understorey vegetation of rhododendron and cherry laurel.

2.13 The steeper edges away from the former quarry are more diversely vegetated by english oak (*Quercus robur*), silver birch (*Betula pendula*), beech (*Fagus sylvatica*) and understorey vegetation of holly and bracken.

2.14 There are two woodland areas of Tree Preservation Orders within the site boundary. TPO/0820 covers an area of trees to the north-eastern corner of the Site. TPO/1298 protects a woodland which follows the boundaries of the southern Site area.

2.15 There is mature boundary vegetation and tree belt along all the site boundaries, dominated by pine (*Pinus sylvestris*), english oak (*Quercus robur*) and beech (*Fagus sylvatica*). More open boundaries along the western and eastern site boundaries, formed by scattered deciduous tree lines along the neighbouring residential gardens (see **Photographs D** and **E**) . For details refer to the *Ecological Impact Assessment* by *The Ecology Co-op* and Arboricultural Survey by *CBA Trees.*

Surrounding Landscape

2.16 The Site lies to the south of Rock Road. The immediate setting of the Site is characterised by residential areas to the east and west, open fields to the north and wooded areas with some dwellings along Sandgate Lane to the south. The surrounding residential area consists of 1 to 2 storey detached and semi-detached properties (see **Photograph F**).

2.17 The Site is located approximately 950m to the north of the boundary of the South Downs National Park.

2.18 Heath Common, Sullington Local Wildlife Site is located at some 50 m to the south of the Site at its closest point comprising of a mosaic of habitats like wet heathland, dry heathland, pond and semi-natural woodland habitats.

2.19 There are several sand and gravel extraction pits at some 650m south of the site, at Sandgate Park.

2.20 The landscape vary from pasture farmlands with variable densities of hedgerow to heavily wooded ridges of large pine plantations and oak-birch woodland to the south-west in Sullington Warren.

3.0 DEVELOPMENT PROPOSAL

3.1 The development proposals consist of the construction of 108 no. detached, semi-detached houses and apartment buildings, associated hard and soft landscape scheme and Public Open Space.

3.2 The proposals include the demolition of the existing industrial buildings, to enable the relocation of the business to alternative premises.

Layout

3.3 The proposed development with its associated hard and soft landscape scheme would be enclosed by mature boundary vegetation. Existing trees and woodland would be retained where possible, and mitigation planting for lost vegetation would be provided across streets and open spaces.

3.4 The existing Public Rights of Way access crossing the site would be maintained, with enhanced visual and physical connectivity towards the Site.

3.5 The main built-up area of the Site is proposed to be slightly set back from the site boundaries to provide buffer and separation between the proposed and existing neighbouring residential areas.

3.6 The main vehicular Site entrance is moved slightly to the east of the existing entrance, off Rock Road. Proposed circulation areas consist of the main access road leading from the north towards the south and the secondary access roads branching out to the east and west. Private parking areas are proposed for each property.

3.7 A Public Open Space is proposed to the south of the existing Public Footpath in the southern site area, which would comprise of informal recreation areas with footpath, seating area and equipped play area.

3.8 An Attenuation Pond is proposed to the north-western corner of the site within the woodland area to manage the surface water drainage and offer amenity and ecological benefits.

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 specialist reports informing the development proposals as well as by the Site visit carried out on 25th March 2025.

4.2 The primary objective of the proposed Landscape Design Strategy is to minimise any potential effect of the proposed development on the enclosed character and existing woodland habitats on site.

4.3 A *Landscape and Visual Impact Appraisal* (reference *LLD3475-LPL-REP-001*) has been prepared to further assess the impacts of the development and sets out the following mitigation measures and opportunities for the Site:

- Proposed tree planting suitable for the street scenes to soften the built form as viewed from the elevated scarps of the Downs;
- Tree planting within the street scenes and open spaces to mitigate for any loss of woodland;
- Enhance the setting of Public Rights of Way across and immediately outside the Site through careful design, softened edges and more open views into the Site replacing the strong boundaries and sunken nature;
- Well structured planting within streetscapes and Open Spaces and enhanced transition from woodland to built environment, imitating woodland edge;
- Enhance sense of place and provide reference to the Site's heritage within the site layout and external design, including the former sand quarry and the small railway line originating from between World War I and II.

4.4 The *Ecological Impact Assessment (P6018 Thakeham Tiles, Storrington EcIA)* prepared by *The Ecology Co-op* identified the following recommendations and ecological opportunities for the scheme:

- Native Shrub Planting along the roadside verges and site boundaries to provide ecologically valuable habitat. The replacement scrub to be fenced off to provide compensatory habitat [redacted].
- Creation of a wildlife corridor through strategic tree planting along the western boundary of the site, allowing the movement of wildlife from the Sullington Warren and Sandgate Park area to the existing woodland parcel to the north-west of the site. This would be a part of important ecological corridor as the southern section of the site forms part of the wider nature recovery network;
- Installation of bat and bird boxes for a variety of species within existing mature trees;
- A sympathetic lighting scheme to be proposed to direct light away from the habitats used by bats.
- Removal of invasive species should be encouraged with care taken to ensure that non-native cypress, laurel and buddleja do not spread.
- Timber from the removed trees could be retained and relocated to the roadside verges and site boundaries in the form of artificial hibernacula to provide additional sheltering opportunities for reptiles.
- Ecological enhancements on site would include features such as insect boxes/houses and hedgehog houses scattered around the site. For more details refer to the *Ecological Impact Assessment* report.
- The landscape proposals would respond to the specific surveys and their recommendations, through implementing the design principles.

4.5 The Public Open Space requirements were reviewed from Horsham District Council's Open Space, Sport and Recreational Review document and calculated against the Landscape proposals.

- The total Open Space required is 1.04 hectares and proposed is 2.93 hectares. Within this, Multifunctional Green Space and areas for Children and Young People should be provided:
- Required Open Space for Multifunctional Green Space (Parks and Gardens, Amenity Green Space and Natural and Semi-Natural Areas) is 0.98 ha and Proposed is 2.89 ha.
- Required Open Space for Children and Young People is 0.02 ha and Proposed is 0.04 ha.
- Most on-site Open Space provision falls into the Natural and Semi-natural greenspace typology. Storrington has a deficit in this subcategory and therefore the over-provision would be beneficial for the parish. Apart from the natural and semi-natural greenspace typology, amenity greenspace and the provision for children and young people would be generated by the development.

		Quantity standard			
Typology		**Ha per 1,000 population**		**Sq M per person**	
MFGS*		4.39		43.9	
*Parks & gardens**		*1.37*		*13.8*	
Amenity greenspace		*0.58*		*5.8*	
Natural & semi-natural greenspace		*2.43*		*24.3*	
Provision for children & young people	Children	0.09	0.05	0.9	0.5
	Young people		0.04 (0.02 for small settlements)		0.4 (0.2 small settlements)
Allotment		0.18		1.8	
Total		**4.66**		**46.6**	

REQUIRED		PROPOSED
9859 m2		28 909 m2
3099.5 m2		-
1302.7 m2		1324 m2
5457.8 m2		27 585 m2
112.3 m2 + 89.8 m2	202.1m2	470 m2
404.28 m2		-
10 466.4 m2		29 379 m2

Outline Public Open Space Requirements for the Proposed Residential Development

Design Principles

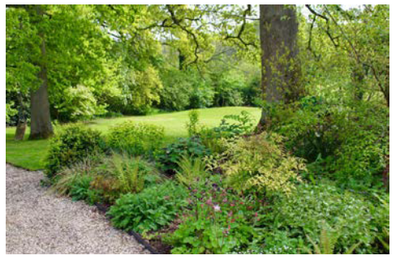
- Reinforcement of the existing boundary vegetation to provide better buffer, softening and visual separation between the site's new dwellings and the adjacent properties; particularly to the centre of the Site to the east and west.
- The work within the proximity of existing trees to be in accordance with the arboriculture survey carried out by *CBA Trees* and in line with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Planting of native trees, shrubs and creating wildflower grassland areas to offer opportunities for foraging, shelter and habitat creation. This would help to maintain and enhance the wooded character of the site and link with the surrounding landscape character.
- Minimising potential impact on local wildlife and landscape character by careful and sensitive design of external structures and lighting features.
- Tree and hedgerow planting along Rock Road to screen the development and maintain the treed character of Rock Road.
- The proposed development would have a series of Open Spaces which would be designed in accordance with the Open Space Guidelines by Horsham District Council.
- Ornamental planting to streetscape and Public Open Spaces to be designed to suit and further enhance the wooded landscape character.
- The Local Equipped Play Area (LEAP) is located at the heart of the development and is set at a 20m distance from the closest dwelling.
- The railway heritage of the site could be highlighted in the final landscape design The materials and symbolic landscape elements could be used in open spaces to educate the residents about the historic site use. This would be explored further at detailed design stage.

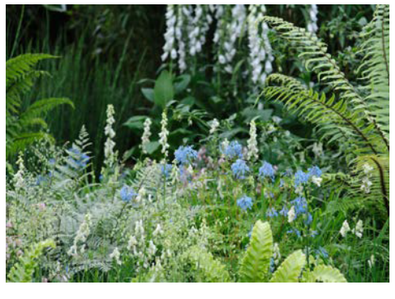












Landscape Layout

4.6 The wooded character of the site would be retained and enhanced by reinforcing the existing vegetation along the site boundaries and woodland edges with native tree planting and understorey vegetation creating better transition with the surrounding woodland habitats.

4.7 The woodland parcel to the north-east within the Site boundary would be retained to offer wider ecological connection with the woodland beyond the site.

4.8 A section of the north-west woodland area to be cleared to accommodate a number of proposed dwellings and associated infrastructure. Rest of this woodland area would be enhanced with a species rich shade tolerant wildflower grassland seed mix to provide wider wildlife benefits and biodiverse habitats.

4.9 Proposed attenuation basin in the north west corner of the site would be a SuDS feature acting as a seasonal basin allowing water to infiltrate into the ground contributing to manage surface water during heavy rainfall events.

4.10 A boardwalk is proposed around the basin to offer educational and recreational benefits to the community. This path would further connect to Rock Road providing direct pedestrian access to the Site.

4.11 The existing Public Footpath running east to west across the site would be retained and resurfaced to provide an important linkage between the residential areas of Hillside Walk and Bracken Lane and also the proposed Public Open Space within the site. The design would open up views towards the north, softened with a native treeline and understorey planting, whilst the retaining wall along the PRoW would be softened by understorey planting and climbers/trailing plants.

4.12 The previously open Rock Road frontage to the centre of the northern boundary is now proposed to be enhanced with hedgerow and tree planting screening the residential rear gardens which would be visible from the Road replacing the extensive hard landscape of the industrial site. Proposed tree planting along Rock Road would soften the proposed buildings along the site frontage thereby enhancing the street scene of Rock Road.

4.13 The western site boundary would be bolstered with native tree planting to link the wildlife ecological corridor running from Sandgate Park to the south towards the north.

4.14 Tree planting would bolster Public Open Spaces to provide visual amenity, wildlife benefits and offer shade and sense of community for the residents. Fruit trees and seating would additionally foster the community feeling within the space.

4.15 The multifunctional area of Public Open Space would accommodate recreation area with footpath and seating area and equipped play area. Careful selection and use of hard landscape materials could celebrate the site's industrial heritage, reflecting its historic connection to the railway and symbolising its industrial past.

4.16 The development proposed for the southern area of the site would include ground modelling to accommodate the proposed levels. Retaining walls and embankments would be detailed to minimise the impact on existing trees and avoid any excavation within their root zone

4.17 Ornamental planting areas to the property frontages would provide visual and wildlife interest whilst enhancing the woodland character of the site. Flowering ground cover planting and native perennials and bulbs would add a woodland feel within the front gardens, softening the hard surfaces and built elements.

4.18 Carefully designed front and rear garden boundaries would provide separation between public and private areas.

4.19 Proposed fence design would limit the access into the woodland areas along the site edges to protect the existing habitat, further planted with native shrub planting to create a softer transition from the development to the woodland fringe areas.



Legend

- **Site Boundary**
- **Existing Trees to be Retained and Protected**
  Existing mature trees with Root Protection Areas to be retained and protected on site in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- **Existing Woodland to be Retained and Enhanced**
- **Existing Vegetation to be Removed**
- **Proposed Native Trees**
- **Proposed Ornamental Trees**
- **Proposed Fruit Trees**
- **Proposed Native Hedgerow**
- **Proposed Ornamental Hedgerow**
- **Proposed Native Shrub Planting**
- **Proposed Native and Ornamental Planting**
- **Proposed Flowering Lawn**
- **Proposed Wildflower Meadow**
- **Proposed Wetland Wildflower Meadow in the Basin**
- **Proposed Access Road**
- **Proposed Pavement**
- **Proposed Private Driveway**
- **Proposed Private Path**
- **Proposed Permeable Block Paving**
- **Proposed Timber Boardwalk**
- **Proposed Picnic Bench**

Figure 2. Proposed Landscape Layout



Key Plan

Section A
Illustrating the softening of the proposed retaining wall and the relation of the existing Public Rights of Way with the immediate surroundings


Sorbus torminalis


Quercus petraea


Sorbus aucuparia


Crataegus monogyna


Betula pendula

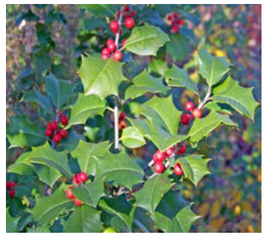

Crataegus monogyna


Sorbus aucuparia


Calluna vulgaris


Deschampsia cespitosa


Corylus avellana


Ilex aquifolium


Ulex europaeus


Hyacinthoides non-scripta

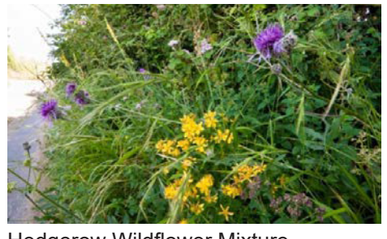

Digitalis purpurea


Prunus spinosa


Taxus baccata


Acer campestre


Shade tolerant Woodland Mixture


Hedgerow Wildflower Mixture

Soft Landscape

4.20 The soft landscape scheme is proposed to support and enhance the wooded character within the proposed scheme.

4.21 The site boundaries along the central sections of the eastern and western boundaries would be softened with native tree planting to retain the visual buffer and enclosed wooded site character from the residential properties just outside the site where possible.

4.22 The woodland edges along the existing vegetation would be bolstered with additional native tree and understorey scrub planting to strengthen the wooded edges.

4.23 Compact form of native trees would provide softening, shade and shelter within the built-up areas. Flowers, berries and autumn leaf would provide seasonal interest within the street scene where possible. Native trees and hedgerow would be planted along the northern site boundary to continue the treed street scene along Rock Road.

4.24 The built form and the hard surfaces would be further softened by proposing flowering lawns and ornamental plants offering seasonal interest throughout the year for the residents through structure, movement and colour. Drought resilient and pollinator friendly plants would be planted to cope with both changing climate and attracting wildlife. RHS ‘Plants for Pollinators’ list would be used to inform plant selection.

4.25 Public Open Space would be planted with native hedges and low growing flowering lawn to maximise the functional use whilst maintaining the natural surveillance for safety and security. Fruit trees and shrubs with edible berries and nuts would be planted to support the relationship between nature and residents.

4.26 The area in and around the attenuation basin to the north-west would be enhanced with a wildlife friendly wetland and shade tolerant grassland seed mix offering ecological habitats for reptiles and insects.

4.27 Native structural planting would create a high quality wildlife zone consisting mosaics of shade tolerant grasslands and shrub areas in the woodland area to the north-west to create biodiverse woodland habitat. This would be achieved by replacing invasive understorey species.

Group	Species Name	Origins	Container	Density	Specification
Trees	*Acer campestre*	N	BR / RB	Specimen	Heavy Standard, 3.5-4.0 m height
	Betula pendula	N			Heavy Standard, 3.5-4.0 m height
	Crataegus monogyna	N			Heavy Standard, 3.5-4.0 m height
	Quercus robur	N			Heavy Standard, 3.5-4.0 m height
	Quercus petraea	N			Heavy Standard, 3.5-4.0 m height
	Sorbus aucuparia	N			Heavy Standard, 3.5-4.0 m height
	Sorbus torminalis	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
	Cornus sanguinea	N		Double staggered rows, 5/m	
	Corylus avellana	N		1/m²	
	Ilex aquifolium	N	CG	Double staggered rows, 5/m	
	Rosa canina	N	BR	Double staggered rows, 5/m	
	Salix caprea	N		1/m²	
	Prunus spinosa	N		Double staggered rows, 5/m	
	Ulex europaeus	N		Double staggered rows, 5/m	
Ornamental Shrubs	*Mahonia x media*		C5	Specimen	40 - 60 cm
	Ceanothus		C5	Specimen	30 - 40 cm
	Fatsia japonica		C3	4/m²	30 - 40 cm
	Salvia rosmarinus		C3	3/m²	30 - 40 cm
	Pachysandra terminalis		C5	5/m²	20 - 30 cm
	Pieris japonica		C3	3/m²	30 - 40 cm
	Sarcococca confusa		C2	5/m²	20 - 30 cm
Herbaceous Perennials	*Ajuga reptans*	N	C3	5/m²	Herbaceous perennials to fill pot entirely, be fully rooted and present healthy growth
	Anemone hupehensis		Rhizomes or seeded	5/m²	
	Brunnera macrophylla		C2	5/m²	
	Calluna vulgaris	N	C2	5/m²	
	Digitalis purpurea	N	C2	5/m²	
	Geranium phaeum	N	C2	5/m²	
	Liriope muscari		C2	5/m²	
	Myosotis sylvatica	N	C2	5/m²	
	Salvia pratensis	N	C2	5/m²	
	Trillium erectum		C2	5/m²	
Bulbous Perennials	*Hyacinthoides non-scripta*	N	Bulb - 4/5	35m²	Healthy bulbs
	Crocus species		Bulb - 4/5	25/m²	
	Galanthus nivalis	N	Bulb - 6+	45/m²	
	Narcissus pseudonarcissus	N	Bulb - 8/10	15/m²	
Ferns	*Blechnum spicant*	N	C2	3/m²	To fill pot entirely, be fully rooted and present healthy growth
	Dryopteris erythrosora	N	C2	3/m²	
Ornamental Grasses	*Carex pendula*	N	C2	5/m²	Full pot, fully rooted, healthy
	Deschampsia cespitosa	N	C2	5/m²	
	Luzula sylvatica	N	C2	5/m²	
Wildflower Mix	EW1 - Woodland Mixture	N	N/A	4g/m²	Emorsgate or equal and approved
	EH1 - Hedgerow Mixture	N	N/A	4g/m²	
	EM8 - Wetland Meadow Mixture	N	N/A	4g/m²	
	EL1 - Flowering Lawn Mixture	N	N/A	4g/m²	

Outline Plant Schedule and Specification

4.28 The soft landscape design proposals have been informed by *Ecological Impact Assessment* prepared by *The Ecology Co-op* and feature species recommended in RHS 'Plant for Pollinators'.

4.29 Species selection is set out to suit the local soil type which is '*Freely draining slightly acid loamy soils*' to the northern section and '*Freely draining very acid sandy and loamy soils*' to the southern section through reference to the Soilscapes Map (produced by Cranfield University).

4.30 For details of the proposed soft landscape layout refer to *LLD3475-LAN-DWG-010-Illustrative Masterplan*.

KEY:

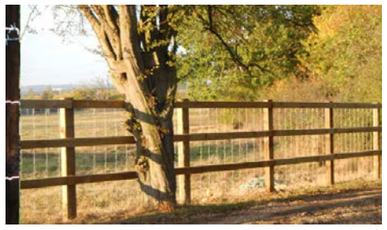
BR/RB	Bare Rooted Stock/ Root Ball Stock
C2/3/5	2/3/5 l Container Grown Stock
N	Native


Permeable Block Paving


Public Paths - Block Paving

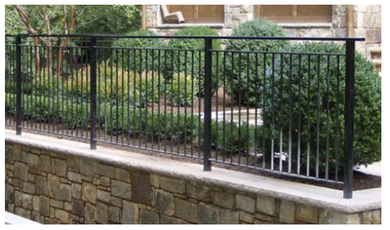

Non permeable Block Paving for Access Road


Terraces - Concrete Flag Paving


Timber Post and Rail Fence

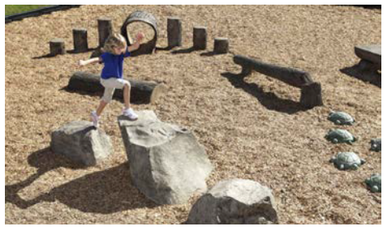

Closeboard Fence


Play Area Metal Fence


Metal Vertical Bar Railing for Proposed Retaining Wall


Brown and beige Play Surface to celebrate the woodland and former sand quarry on Site


Log Tunnel


Natural Play Elements


Timber Sleeper Picnic Bench


Timber Sleeper Bench


Concrete Paving and Metal Edging


Self Binding Gravel path in the POS


Interpretation Board in POS


Retaining Gabion walls potentially filled with on site demolition waste


Bat and Bird nesting box


Hibernicula

Hard Landscape

6.5 The hard landscape scheme would follow the differentiation between the multiple functions of the development, and would contain different elements and design features within the Residential Areas and Public Open Space (POS) Area.

6.6 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 and car parking areas and asphalt to access roads.

6.7 Timber closeboard fence would provide security and screening around private gardens with hedgehog holes within, to allow the free passage of hedgehogs throughout the landscape, in line with recommendations set out within the *Ecological Impact Assessment*. Rear gardens facing the woodland to have visually permeable boundaries along the woodland. The retaining walls around the Public Footpath and POS could be gabion walls potentially filled with rubble and bricks claimed from the demolished material on site. The other retaining walls proposed by the engineer across the site would help manage existing site levels and would be further detailed at a later stage.

6.8 A play area with timber play elements, boulders and a mix of textured play surfaces, both natural and artificial, such as bark mulch would be installed within the POS. Introducing a combination of loose-fill and bonded play surfaces would promote inclusivity and provide a variety of sensory experiences for children.

6.9 Metal edging could be used along the paths within the POS to celebrate the heritage rail line on site. Metal railing in black colour would be used to fence the LEAP area for safety. A hard surfaced, accessible footpath would cross the Open Space, providing recreation opportunity for every visitor. Timber sleeper benches and interpretation board could be located alongside this path to highlight the symbolic presence of the past.

6.10 Timber Knee Rail Fence would form a physical barrier around the attenuation basin. The woodlands would be enclosed by timber post and rail fence to prevent public access, and ecological features such as log piles, hedgehog houses and nesting boxes would be proposed as recommended within the *Ecological Impact Assessment.*



LIZARD

Landscape Design and Ecology

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