

1. Existing Landscape Framework

The vast majority of the existing trees and hedgerows will be retained within the open space at the periphery of the Site. A line of young oak trees located centrally within the Site will also be retained within a central area of open space and will continue to develop to form prominent landscape features. Areas of scrub vegetation will also be retained where practicable at the edges of the site to provide additional areas of habitat.



Outline Planning
Application for up to 62
new homes
(Planning Ref: DC/24/2006)

4. Planting Proposals

Tree planting will be predominantly native species and native cultivars in order to respond to the wider landscape character. Street trees generally follow an east west alignment to provide layers of planting which steps up the slope. Native hedgerows will be planted at the perimeter of the development area. Ornamental shrub planting will be selected to favour flowering and fruiting species to maximise benefits for wildlife. Suitable species will include:

Native Trees:

- Quercus robur

Carpinus betulus

Acer campestre

Castanea sativa

Betula pendula

Prunus avium
- Common Oak

Common Hornbeam

Common Maple

Sweet Chestnut

Common Silver Birch

Wild Cherry

Hedges:

- Fagus sylvatica
- Common Beech



Street Trees:

- Carpinus betulus 'Frans Fontaine'

Prunus padus 'Watereri'

Prunus avium 'Plena'

Crataegus Laevigata
- Hornbeam

'Frans Fontaine'

Bird Cherry

'Watereri'

Double Gean

Midland Hawthorn

Thicket Mix:

- Crataegus monogyna

Corylus avelana

Viburnum opulus
- Common Hawthorn

Common Hazel

Guelder Rose



2. Play and Recreation

Recreational walking routes will connect the open spaces across the Site and link into the wider public footpath network to the east and north. Natural and informal play elements will be included alongside these routes to provide opportunities for imaginative and active play. Seating will be provide adjacent to the footpaths. The community orchard will also provide opportunities for congregation.



3. Public Open Space

The proposed new homes will be set back from the Site boundaries and orientated to positively address the existing landscape features at the edge of the Site. A buffer of open space will be retained between the listed dwelling at East Wantley Farm which is located at the base of the valley to the north. In addition, a central corridor of open space will be provided along the alignment of several young oak trees. The orientation of the open space will allow views north to the wider landscape. New native tree planting will be undertaken throughout the open spaces to add to the existing tree cover at the edge of Storrington and to integrate the new homes into the wider landscape. Existing landscape features will be reinforced with areas of thicket planting and meadow grass margins. An area of orchard planting will be located in the north west of the Site, adjacent to the sustainable drainage basin which will be landscaped for amenity and biodiversity benefits.



Approved Development for
62 new homes
(Planning Ref: DC/23/0290)

Site Boundary

Existing Vegetation

Removed Vegetation

Amenity Grass

Meadow Planting

Thicket Planting

Woodland Planting

Native Tree Planting

Street Tree Planting

Ornamental Tree Planting

Orchard

Native Hedge Planting

Ornamental Hedgerow Planting

Shrub Planting

Bulb Planting

SuDS Basin

Recreational Route

Informal Play

Potential Future Connection

B	23.04.26	TV	Minor updae to layout
A	22.04.26	TV	Minor updae to layout
Rev	Date	By	Description

Drawing Status
FOR PLANNING

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Project Northlands Lane, Storrington

Drawing Title Landscape Strategy Plan
Client Fairfax Properties Ltd

Scale @ A2	1:1000	Drawn	TV
Date	April 2026	Checked	CA
Drawing No.	CSA/7502/104	Rev	B