



L I Z A R D

Landscape Design and Ecology

SALUTEM

WOODVIEW SCHOOL

Woodview School, Ingfield Manor Drive, Billingshurst

Landscape Design Strategy

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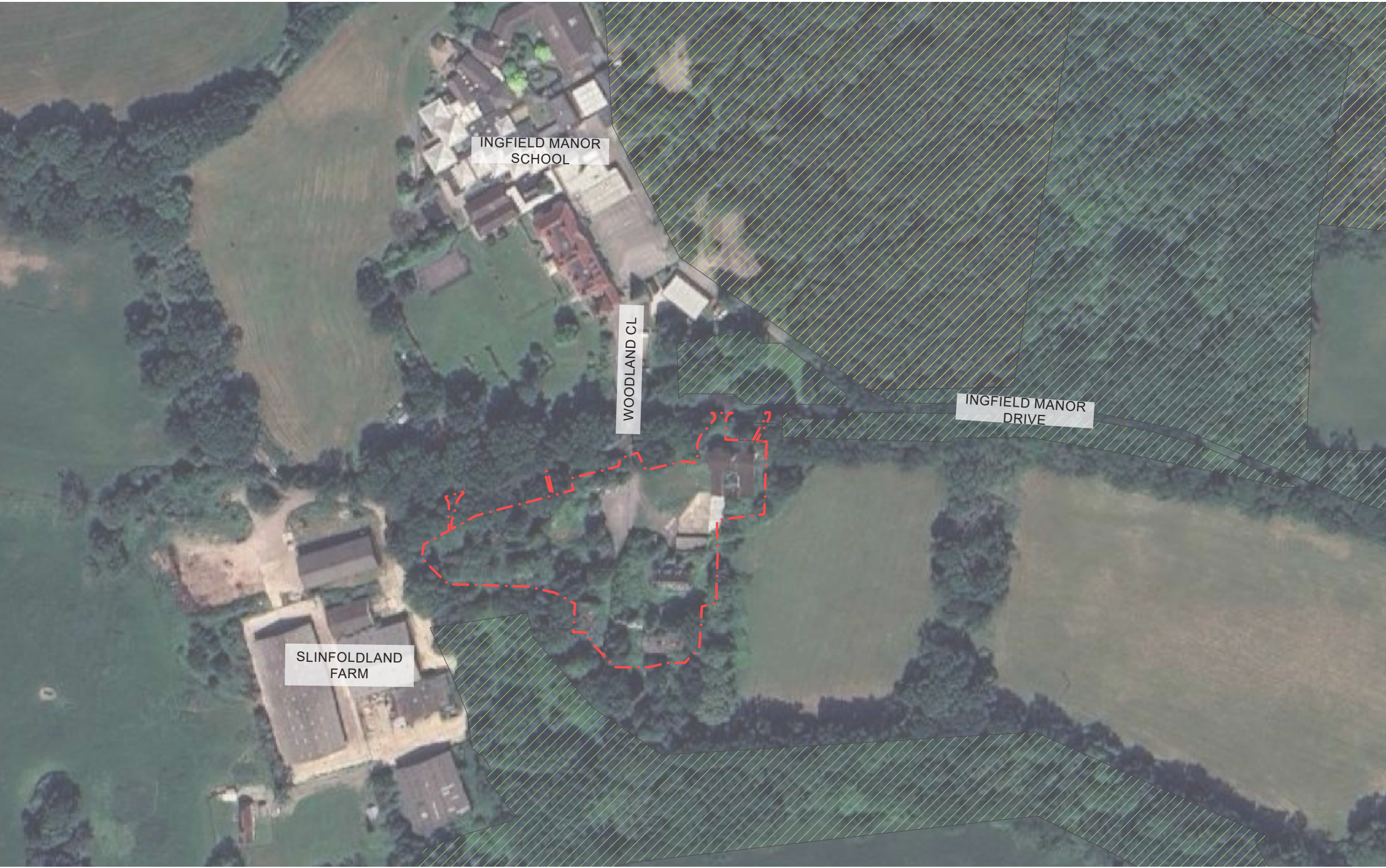


Figure 1. Development Site Boundary

0 50m

MAP DATA ©2025 GOOGLE. CAPTURED JULY 2025.



Introduction

Lizard Landscape Design and Ecology has been commissioned by Salutem to develop a Work Stage 3 Landscape Design Strategy for Woodview School, Ingfield Manor Drive, Billingshurst SEND.

The Landscape Design Strategy sets out the design intent and objectives of the proposed landscape scheme delivered across 4 phases. The design strategy provides an outline hard materials specification and a suggested planting palette and nursery stock specification considered appropriate and beneficial for the proposed scheme.

The design strategy was informed by desk study to appraise existing features on Site and the surrounding area.

Existing Site Information

The development site (referred to as the Site) encompasses the grounds located at Woodview School, Ingfield Manor Drive, Billingshurst (Grid Reference: TQ 09166 28670).

Ingfield Manor School is located in a rural site at the end of Ingfield Manor drive accessed directly from the roundabout at Five Oaks on Stane St, north of Billingshurst.

The access lane passes through the school site to provide access to Slinfoldland Farm to the west.

The school site is surrounded by a mixture of open farmland and woodland with the areas to the North East and South West being designated as Ancient and Deciduous Woodland.

The site is a fairly triangular shape covering approximately 7.5 hectares (18.5 acres).

The site comprise of mixed and other woodland, mainly broadleaved with areas of neutral and modified grassland.

Seven derelict buildings are sparsely located among the exsiting vegetation.

The site's topography gradually drops to the southwest. There are elevation differences between the site's north east and south, according to the topographical survey. In general, the levels between the east and west differ about 4 meters.

Existing soil conditions are described by Cranfield Soil and Agrifood Institute as:

'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'

Proposed Landscape Objectives

The proposed landscape scheme would seek to create a safe, functional, attractive and aesthetically pleasing school environment for the students and to create new habitats for the wildlife.

Proposed objectives of the Landscape Design Strategy include:

- Enhancing and softening the visual quality of the proposed development with a soft landscape scheme focusing on preserving and enhancing the existing vegetation;
- Creation of additional habitat that would enhance biodiversity on site;
- Aiding visual integration of the development within the surrounding landscape;
- Enhancing the quality of the development by proposing a soft landscape scheme that would provide year round interest to the Site;
- Enhancing biodiversity across site by proposing plant species from the RHS 'Plants for Pollinators' list;
- Using species that are fairly robust and self-sufficient throughout the whole site including drought-tolerant and appropriate for the local soil types.
- Further enhancing the development by proposing aesthetic and sympathetic hard landscape materials that reflect the local context of the proposals.
- Utilizing landscape landforms and spatial design to provide inclusive, sensory-responsive features tailored to support MLD, SLD and autistic pupils, as well as primary and secondary ambulant students, promoting accessibility, engagement and wellbeing across the site.
- Native species are proposed along the southern boundary to prevent any non-native ornamental species from spreading or setting seed within the immediately adjacent priority woodland habitat, as designated in Natural England's Priority Habitat Inventory.

Development Proposal

The development proposal (*The Scheme*), as illustrated on the Landscape Masterplan *LLD3660-LAN-DWG-011-03-Landscape Masterplan*, would comprise 2 new buildings for the SEND school to support children and young people from 3-19 with neurological motor impairments, within the site off Woodview School, Ingfield Manor Drive, Billingshurst with associated access, parking and communal areas. This will be developed in 4 phases to accommodate the increase in pupil numbers as the school grows.

Proposed vehicular and pedestrian access into the site would be gained via the existing vehicular access from Ingfield Manor Drive off the A29 (Stane Street)

The proposals would include habitat areas in addition to a large, safe outdoor space south of the building where students will be able to engage in a range of activities, including formal and informal play in the soft and hard external play areas.

The site would be treated with native trees, native hedgerows, native planting, rain gardens, ornamental planting and wildflower grasslands.

Proposed hard landscape elements to the site comprises of asphalt to the main access road, pedestrian access areas, Enclosed Hard Play area, outdoor spaces, external equipments and fencing within the site.

Layout

The development proposal (The Scheme) would be an extension south of the existing building school located within a rural area in the north of Billingshurst.

The existing deciduous and ancient woodland trees along the perimeter of the site to the north, west and south would be retained and enhanced to protect the sense of enclosure of the site, creating a tranquil setting and integrating the site into the landscape character of the surrounds.

The developments would be delivered in 4 sequential phases, as shown on the Landscape Masterplan, with each phase clearly identifying the development areas to enable the school to remain operational.

All associated landscape works within each phase would be undertaken in parallel with the construction activities for that phase.

Please refer to Architect's Design and Access Statement for Development Phasing & Construction details - *Design & Access Statement 08.04.2026*.

The main access to the site would be gained along the eastern boundary via Ingfield Manor Drive leading to the development.

The primary vehicular access and parking areas would be surfaced with a heavy duty asphalt in line with the adjoining roads. Mixed native species hedges would be proposed to screen the parking areas and offer a sense of enclosure to the northern frontage.

Pedestrian access to the frontage would be enhanced with concrete slabs of a buff tone.

A pond along with native trees and wildflowers would be proposed to the north west boundary contributing to ecology and would serve as a teaching area to the pupils.

Native plantings are incorporated and proposed specifically on the southern edges to prevent any non-native ornamental species spreading or setting seed in the immediately adjacent priority woodland habitat

In addition to the existing trees, the areas along the perimeter of the site would be proposed with native tree planting, wildflower areas and native shrub planting.

Ornamental planting would enhance and add year round interest to the eastern facade of the school building.

Rain garden troughs would be proposed around the school building to collect, slow down, and absorb rainwater runoff.

Pedestrian circulation and access to the pond area would be surfaced with black asphalt, excluding the hard Play Area which would be surfaced with a coloured permeable asphalt.

An informal play area and a quiet play area would be proposed to the south of the site, surfaced with coloured asphalt.

A range of fencing would be proposed for demarcation to the site, Hard outdoor PE, pond areas, outside teaching areas, outdoor play areas, refuse areas and habitat areas. A retaining wall with balustrades would be proposed at areas with a level difference.

For details of the proposed hard landscape layout refer to LLD3660-LAN-DWG-011-03- Landscape Masterplan.



Legend

- Site Boundary
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- 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'.
- Proposed Native Trees
- Proposed Native Hedgerows
- Proposed Ornamental Planting
- Proposed Native Planting
- Proposed - Wild Flower Grassland to Wetland Habitat Areas
- Proposed Native Wildflower Grassland
- Proposed Pond
- Proposed Rain Garden Trough
- Proposed Vehicular Asphalt Surface
- Proposed Pedestrian Asphalt Surface
- Proposed Play Area Asphalt Surface
- Proposed Informal Play Area Coloured Asphalt Surface
- Proposed Slab Paving
- Proposed Tactile Paving
- Proposed Timber Structure
- Proposed Concrete Kerbs
- Proposed - Weldmesh Fence - 1.8m height
- Proposed - Picket Fence - 1.1m height
- Proposed - Handrails
- Proposed Retaining Wall
- Proposed Tables
- Proposed Bench

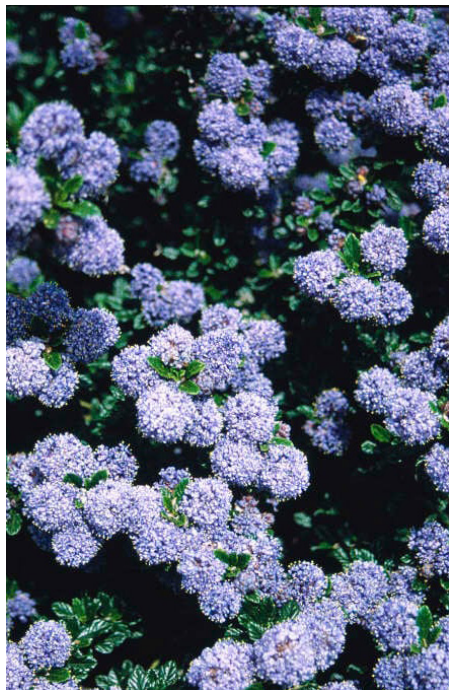
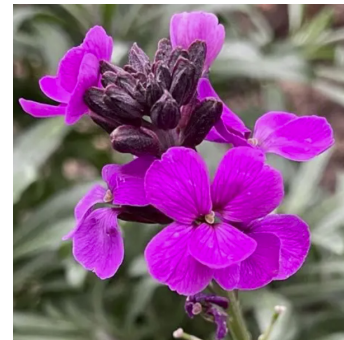
Proposed Landscape Masterplan



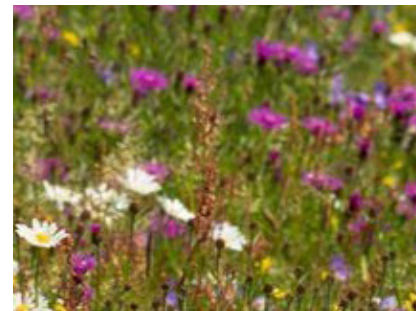
The North East and the North West boundary would be planted with native hedgerows to soften and screen the car parks and the sports hall.



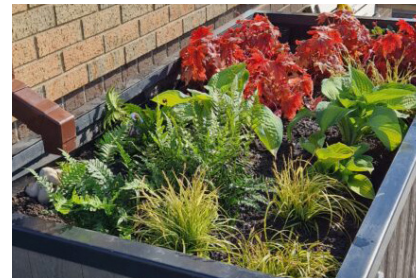
Native tree planting such as *Acer campestre* and *Prunus avium*, providing variety and seasonal interest.



Ornamental planting adjacent to the main school building and the play/ dining areas to the south would comprise accent shrubs, herbaceous perennials and grasses adding colour, texture and movement to the Site.



Wildflower areas would be proposed to the west and east of the site.



Rain Garden Planting



Teaching Pond Areas

Soft Landscape

The soft landscape scheme is proposed to create a landscape setting suitable for school and meet educational and social needs.

The soft landscape proposals seek to improve biodiversity by providing foraging and nesting opportunities for wildlife while strengthening the ecological resilience of the green infrastructure network.

The proposed tree planting to the site would comprise Native trees supplied as Extra Heavy Standard nursery stock specification and would provide a soft element of verticality and year round interest to the site.

Mixed-species native hedgerow is proposed along the access road to provide screening and soften views of the car parks and the sports hall. This feature will also contribute to ecological enhancement in accordance with Arboricultural recommendations.

Ornamental planting comprising feature shrubs, herbaceous perennials, and grasses would be proposed adjacent to the main school building and play/ dining areas to the south to enhance & add year-round interest to the site and allowing to elongate the nectar season, providing additional benefits to wildlife. Proposed planting would also be utilized to incorporate purposeful landscape landforms in play/ dining areas that provide inclusive, sensory-responsive environments tailored to support pupils with MLD, SLD and autism, as well as primary and secondary ambulant students, ensuring accessibility, clear wayfinding and opportunities for both active engagement, dining and quiet play.

A pond area along with suitable wildflower mix would be proposed to the north-east as teaching areas.

The proposed wildflower area and native planting to the west and east of the site will enrich site ecology, supporting pollinators and enhancing biodiversity and to foster resilient habitats, the proposal integrates native species to elevate ecological value and seasonal interest.

Group	Species / Product Name	Origins	Root Zone	Density / Rate	Specification
Trees	<i>Acer campestre</i>	N	CG / RB	As shown	Extra Heavy Standard, 14-16cm girth; 4.0-4.5m
	<i>Betula pendula</i>	N			
	<i>Prunus avium</i>	N			
	<i>Tilia x europaea</i>	N			
Mixed-Species Native Hedgerow	<i>Acer campestre</i>	N	BR / CG	2 no. Staggered rows @ 400mm apart and 400mm centres	60-90cm
	<i>Carpinus betulus</i>	N			
	<i>Corylus avellana</i>	N			
	<i>Malus sylvestris</i>	N			
	<i>Cornus sanguinea</i>	N			
Native Scrub Planting	<i>Coryllus avellana</i>	N	BR / CG	1/m²	40-60 cm height
	<i>Crataegus monogyna</i>	N	BR / CG	1/m²	40-60 cm height
	<i>Prunus spinosa</i>	N	BR / CG	1/m²	40-60 cm height
	<i>Sambucus nigra</i>	N	BR / CG	1/m²	40-60 cm height
Ornamental Shrub Planting	Ceanothus ‘ Blue Mound’		C5 / C10	As shown	40-60cm
	Rosmarinus officinalis ‘Miss Jessop’s Upright’				30-40cm
	Philadelphus ‘Belle Étoile’				20-30cm
Herbaceous Perennials	Aster x frikartii ‘Wunder von Stafa’		C3	4/m²	Full pot, fully rooted, healthy.
	Astrantia major ‘Hadspen Blood’				
	Echinops ritro ‘Veitch’s Blue’				
	Erysimum ‘Bowles’s Mauve’				
	Foeniculum vulgare ‘Purpureum’				
	Hebe pinguifolia ‘Sutherlandii’				
	Aster × frikartii ‘Wunder von Stäfa’				
Rain Garden Trough Planting	Ajuga reptans	N	P9	5/m²	Full pot, fully rooted, healthy crown.
	Astilbe chinensis Astilbechinensis		C2		Full pot, fully rooted, healthy clump
	Carex oshimensis		C2		Full pot, fully rooted, healthy clump
	Lamium maculatum		P9		Full pot, fully rooted, healthy crown.
	Matteuccia struthiopteris		C2		Full pot, fully rooted, healthy clump
	Tiarella cordifolia		P9		Full pot, fully rooted, healthy crown.

Group	Species / Product Name	Origins	Root Zone	Density / Rate	Specification
Specimen Grasses	<i>Anemanthele lessoniana</i>		C3	4/m²	Full pot, fully rooted, healthy.
	<i>Carex divulsa</i>				
	<i>Hakonechloa macra</i>				
	<i>Stipa tenuissima</i>				
Wildflower Mix	EM5F - Wildflower for Loamy Soils by Emorsgate Seeds	N			Seeded 1.5g/m²
	EM8F - Wildflower for Wetlands by Emorsgate Seeds	N			Seeded 1.5g/m²
Key: BR Bare Rooted Stock, C1/2/3/5 - 2/3/5 ltr Container Grown Stock, RB - Root Balled Stock					

To prevent any non-native ornamental species from spreading or setting seed in the immediately adjacent priority woodland habitat, native species would be proposed along the southern edges.

Rain garden troughs would be proposed around the school to capture and temporarily store surface water runoff from roofs.

To ensure a safe and inclusive space, no selections of thorny or poisonous plants would be proposed across the site in highly accessible areas. Outline Plant Schedule and Specification

The planting palette has been composed to contribute to the local environment and landscape context. The aesthetic aspect has also been considered to bolster the visual amenity for the benefit of the students and school staff.

Outline Plant Schedule and Specification

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The soft landscape design proposals includes species recommended in RHS ‘Plants for Pollinators’.

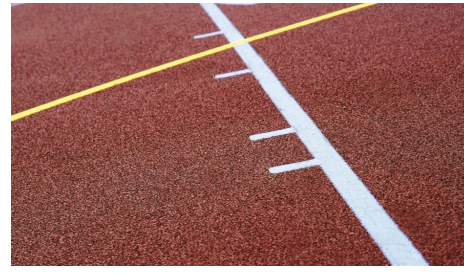
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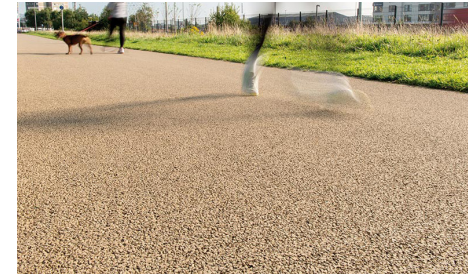
Heavy duty Asphalt - to primary access



Asphalt surfacing - Pedestrian Paths



Permeable Asphalt Surfacing - MUGA



Coloured Asphalt Surfacing - Informal/ Quiet Play Areas



Standard Kerbs



Concrete Slab Pavers - Pedestrian Access - Buff



Euroguard Fencing - Surrounding Parts Of Phases 1 And 2 - 1.8m height



Picket Fencing - External Areas - 1.1m height



Cast In-Situ Concrete Retaining Walls



Timber Ramp - South-East School Building Access



Handrails - Stepped Access



Tactile Paving - Corduroy - Buff



Stainless Steel Trough - Rain Gardens

Hard Landscape

Hard landscape to the development proposal comprises surface treatments to the primary and pedestrian access communal areas, Hard Play area and boundary treatments within the site.

The primary access inside the site leading to the school and the car parks would be surfaced with heavy duty asphalt in continuity with the existing road.

The pedestrian access leading to the school building and the service areas would be surfaced with concrete slabs of a buff tone.

The areas around the development and the hard outdoor PE areas would be surfaced with an asphalt, suitable for pedestrian access.

Permeable coloured asphalt surfacing would be proposed for the Hard Play area and Informal play areas to the South in red and buff tones respectively, promoting multi-accessible activities.

Edging and kerbs would be comprised of standard kerbs and edges. The proposed kerbs would delineate vehicular and common circulation areas.

Concrete would be utilised for creating retaining walls designed into the site's layout across the site.

Green weldmesh euroguard fencing of 1.8m height would be proposed to enclose access areas and external teaching areas to the south of the main school building in addition to enclosing the Hard Play Area.

Stainless steel troughs are proposed as rain garden planters with rounded edges for safety and to capture & temporarily store surface water runoff from roof.

Picket fencing of 1.1 m height would be proposed to enclose the teaching areas to the school frontage, the pond teaching areas and the informal play/ dining areas to the south.

A timber structural ramp supported on posts is proposed to provide access to the south-east school building, avoiding any impact on the RPA.

Steps would be provided with handrails and tactile paving to provide inclusive access.

Hard Landscape

Door guards would be provided to the exterior doors of the school development for safety.

Ecological features such as log and compost piles, invertebrate towers, hedgehog domes and bee banks would be proposed, as recommended within the *PEA Report*.

Tables and bench would be proposed to outdoor dining and play areas for dining and play activities.

External canopies would be proposed for the 'Enclosed Hard Play Area', along the external teaching areas to the north and south of the main school building .



Door guards



Bee Banks



Log Piles



Compost Piles



Hedgehog Domes



Invertebrate Towers



Timber Benches



External Canopy - Teaching Areas



Outdoor table



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