

LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED

LAND NORTH OF HORSHAM

(RMA3) PHASE 2 ROAD - LANDSCAPE STATEMENT

ISSUE: Monday, 16 March 2026

CLIENT Legal and General (Strategic Land North Horsham) Limited

PROJECT Land North of Horsham – (RMA3) Phase 2 Road

REPORT TITLE Landscape Statement

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

Report Number: LS-2003

Revision: P1

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	16/03/2026	Issue	PG	PG

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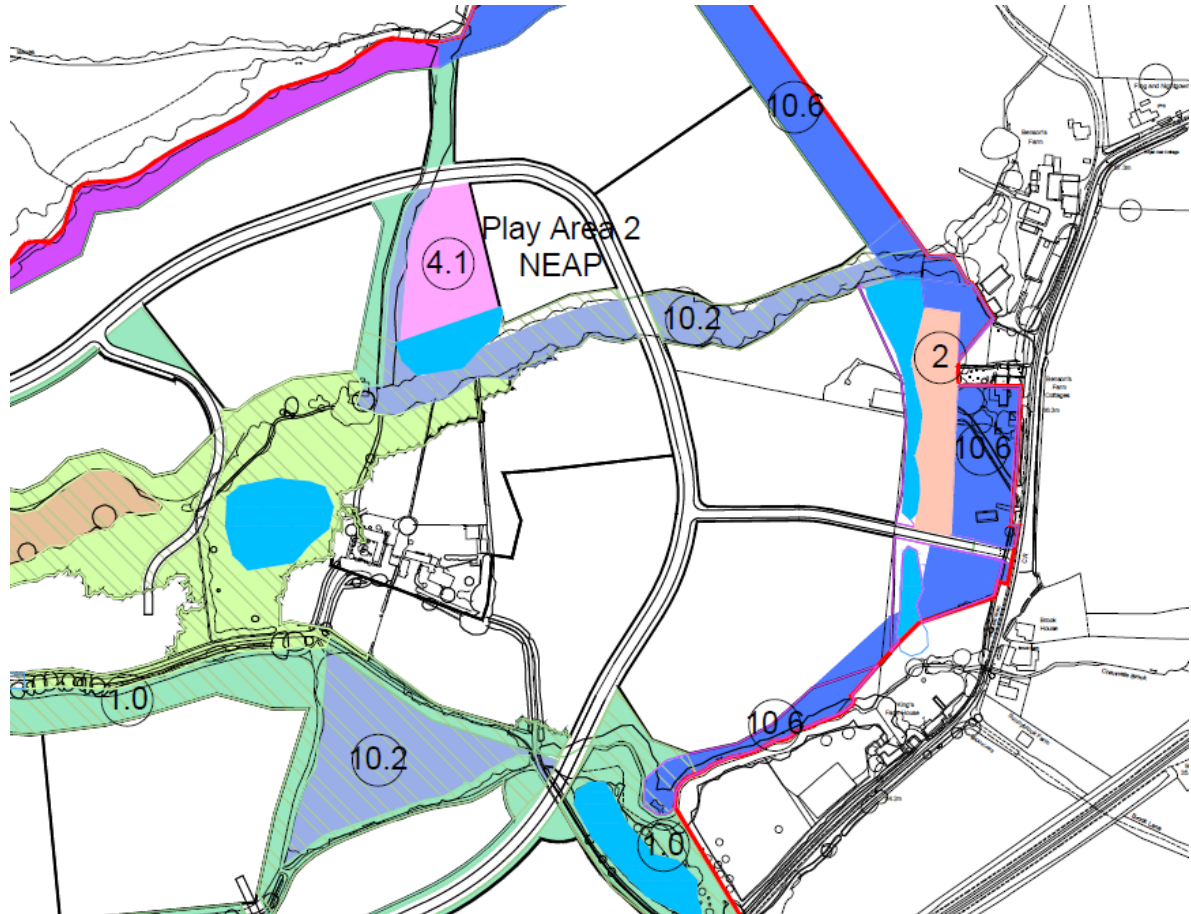
1. INTRODUCTION

- 1.1 This landscape statement provides an overview of the landscape design for the RMA3 Phase 2 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

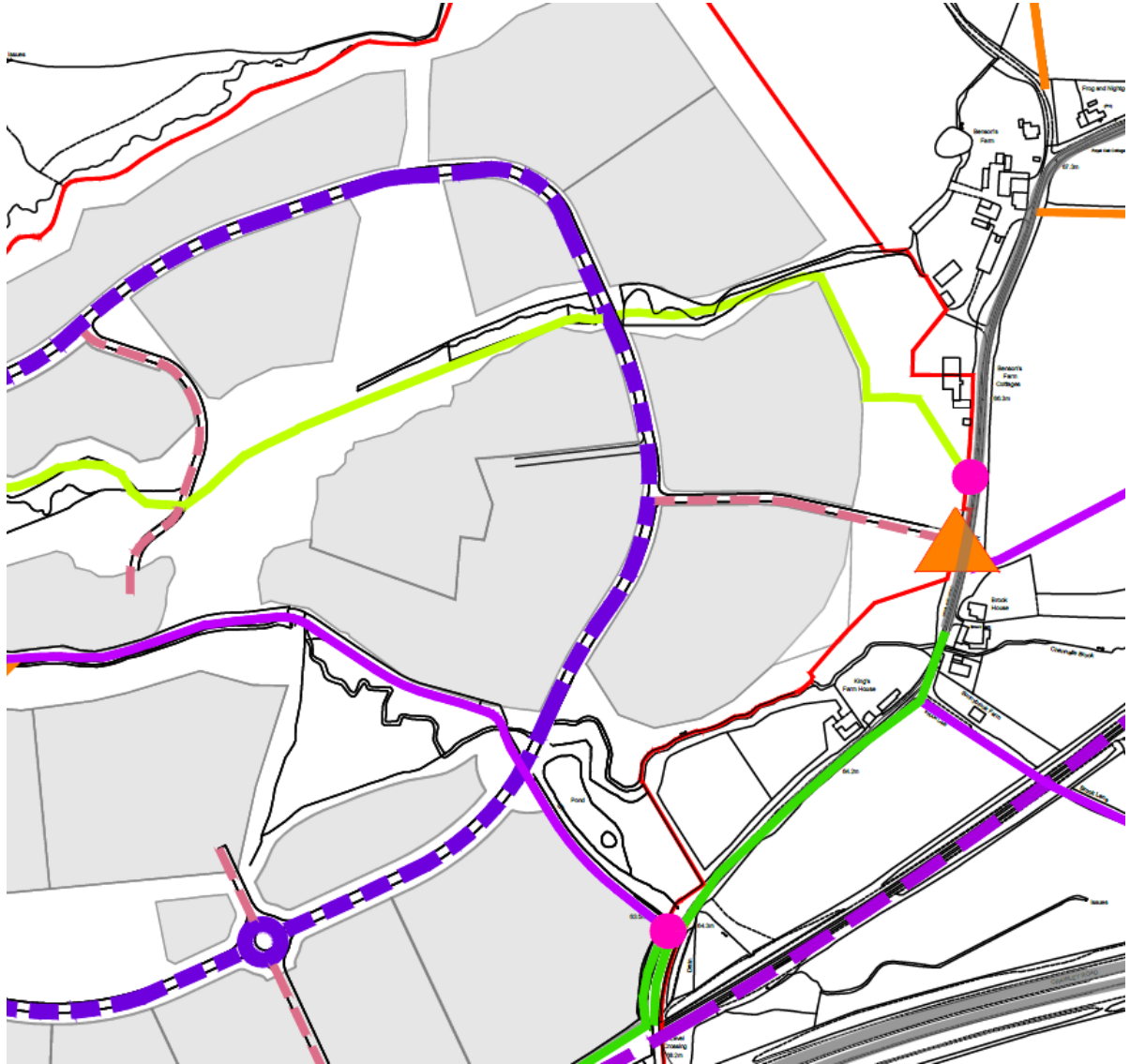
Landscape Layout

- 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 residential development and 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 / Employment Road, ultimately connecting to Bailey Road to the west.



3. LANDSCAPE STRATEGY

- 3.1 This application covers the proposals within the Phase 2 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 2898-5-2-30-DR-2001 to 2008.
- 3.2 The proposed road runs through the centre of Phase 2, linking to the Employment Land and A264 Lilo junction to the south, and the Clarion Land to the west.
- 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, and tree planting will create a soft naturalistic aspect. In addition, tree planting, 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 specimen trees set back from the road to create a consistent boundary to the road corridor.
- 4.2 A combination of *Sorbus aucuparia*, *Betula albosinensis* and *Acer platanoides* Columnare trees is proposed adding variety along the road corridor which aids with wayfinding while creating a more biodiverse and climate resilient scheme.
- 4.3 Native trees and some more ornamental fruiting varieties including *Prunus avium* are proposed around the basins to provide visual appeal.

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 Some seating provided around the basins and along the bridleway.
- 4.7 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

- 4.8 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:
 - Amenity grassland covering 0.2ha;
 - Species rich grassland 0.52ha;
 - Species rich wet/marshy grassland within the 0.8ha attenuation basin; and
 - 58 new trees throughout the scheme.

Existing vegetation and proposed planting

- 4.9 The retention of mature trees and vegetation along the boundaries along with vegetation surrounding the site, creates a naturalistic setting to the application site.
- 4.10 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.

Materials and furniture

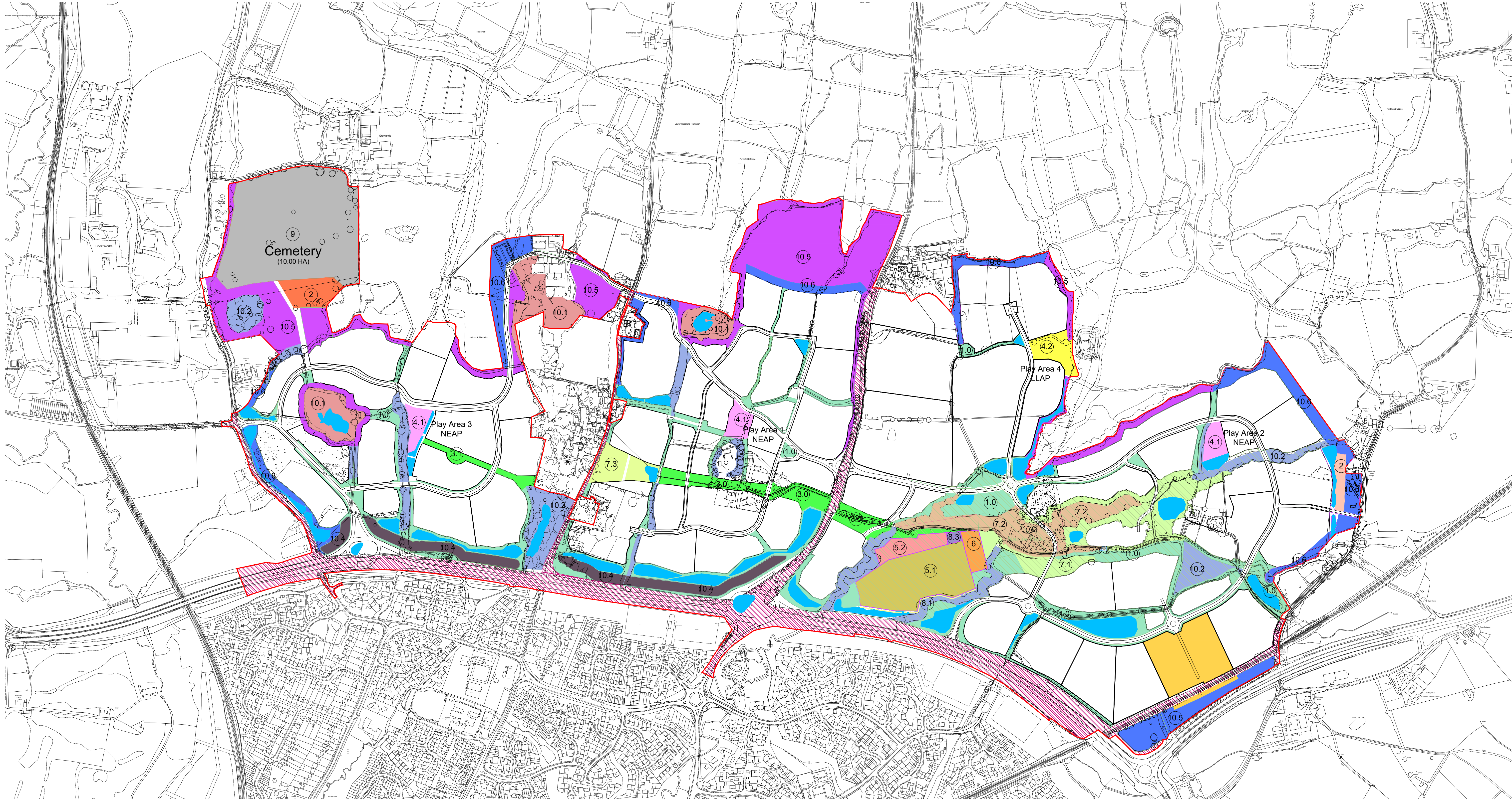
- 4.11 The proposed furniture and surfacing materials are as approved in other areas of the North Horsham development including the East West Green Space and the Sports Hub. This is to aid consistency of materials and appearance across the wider site.

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

Rev. S	Jan'18	Revised for S106
Rev. R	Jan'18	Revised for S106
Rev. Q	Dev '17	Revised for S106
Rev. P	Nov '17	Revised for S106



Project
Land North of Horsham,
West Sussex

Drawing Plan 21 - Green Infrastructure	
Scale 1:5000 @ A1	Drawn By BJC
Date May 2016	Drawing No. 2153A - 203S



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