

LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED

MOWBRAY, LAND NORTH OF HORSHAM

2A BUFFER - LANDSCAPE STATEMENT

ISSUE: Tuesday, 23 June 2026

CLIENT

Legal and General (Strategic Land North Horsham) Limited

PROJECT

Land North of Horsham

REPORT TITLE

2A Buffer - Landscape Statement

DJA Reference:

2898-5-2-32-LS-2001-S5-P1 2A Buffer Landscape Statement

Revision:

P1

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Tuesday, 23 June 2026

REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	23/06/2026	Issue	PG	PG

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1. INTRODUCTION

1.1 This Landscape Statement has been compiled pursuant to Condition 46:

"The landscape details for the Landscape Buffers as shown on the Strategic Landscape Buffers Plan (drawing no.2153A-210D) shall be submitted with the first Reserved Matters application for each relevant Sub-Phase adjacent the buffers. The approved details shall be implemented in accordance with the provisions set out in condition"

1.2 And to 50:

"Each Reserved Matters application shall be accompanied by a scheme of landscaping which shall be in accordance with principles established in the approved Phase-Wide Design and Landscape Strategy approved pursuant to this permission and shall include the following:

- a. Location of existing trees, hedges, shrubs and other vegetation and details of those to be retained and those to be removed;*
- b. Planting and seeding plans and schedules specifying species, planting sizes, densities and plant numbers*
- c. Tree pit and staking/underground guying details*
- d. A written hard and soft landscaping specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment*
- e. Hard landscape features, including layout, colour, size, texture, coursing and levels*
- f. Location, height, type and materials for walls, steps, fencing, gates, railings or other supporting structures*
- g. Location and type of minor artefacts and structures such as street furniture, play equipment, refuse and other storage units, lighting columns and lanterns*
- h. Details of existing and proposed site levels and contours for all areas of landscaping and surfacing outside of a residential curtilage (including SuDS, water features, walls, steps, mounds, acoustic bunds etc.), and such details to include representative cross/long-sections where necessary;*
- i. Timing of provision of the landscape features set out in the points above.*

Thereafter the development shall be carried out in accordance with the approved details and timings."

1.3 This document provides an overview of the landscape design and details for item i.

1.4 Details for item a are included within the Arboricultural Method Statement submitted with this application. Details for items b, c, e, f, g and h are included within DJA drawings 2898-5-2-23-DR-0001. Details for items d are included within the DJA Specification submitted with this application.

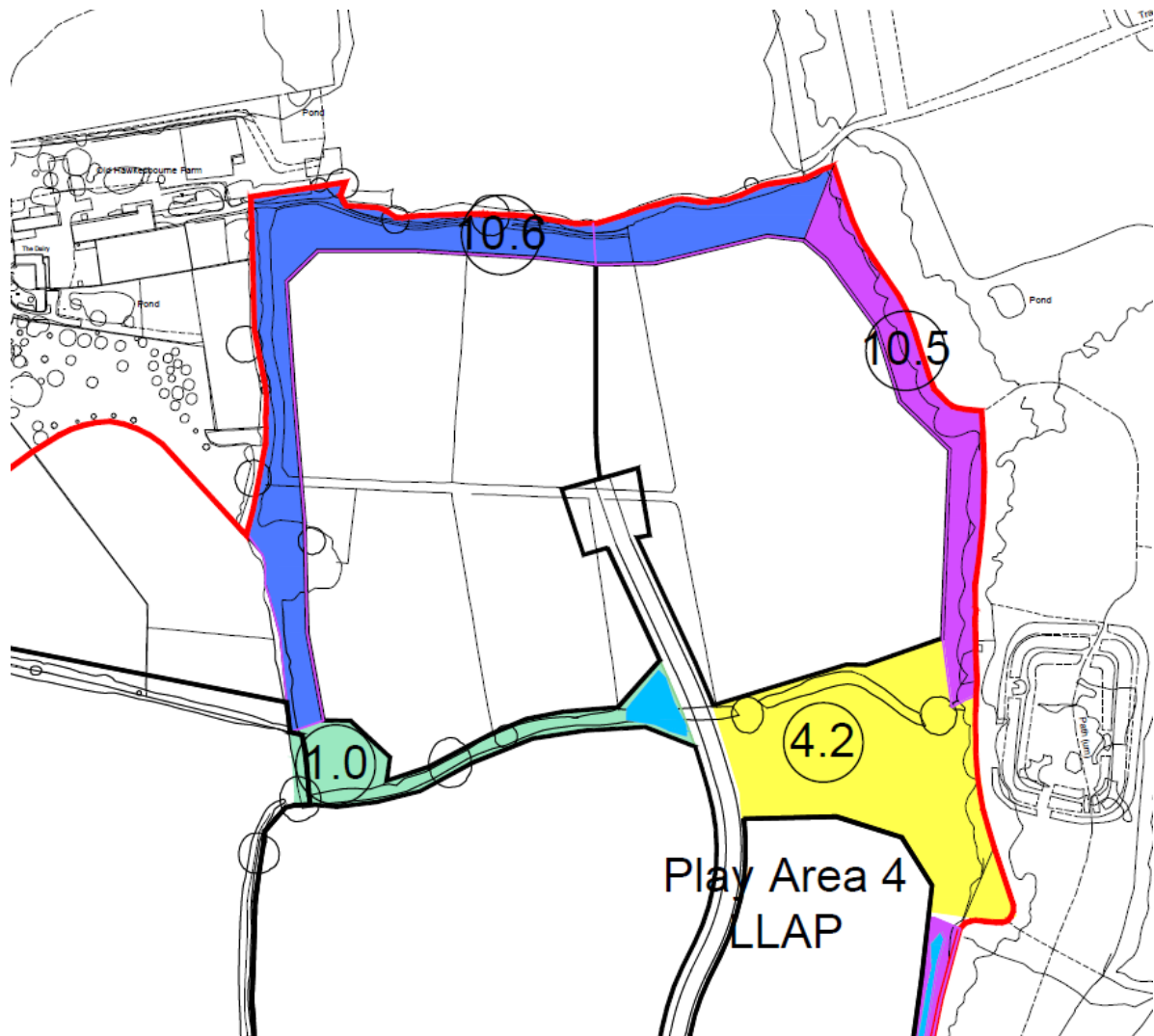
1.5 Timings for item i are included at section 5.

1.6 This application is for approval of the Phase 2A Buffer.

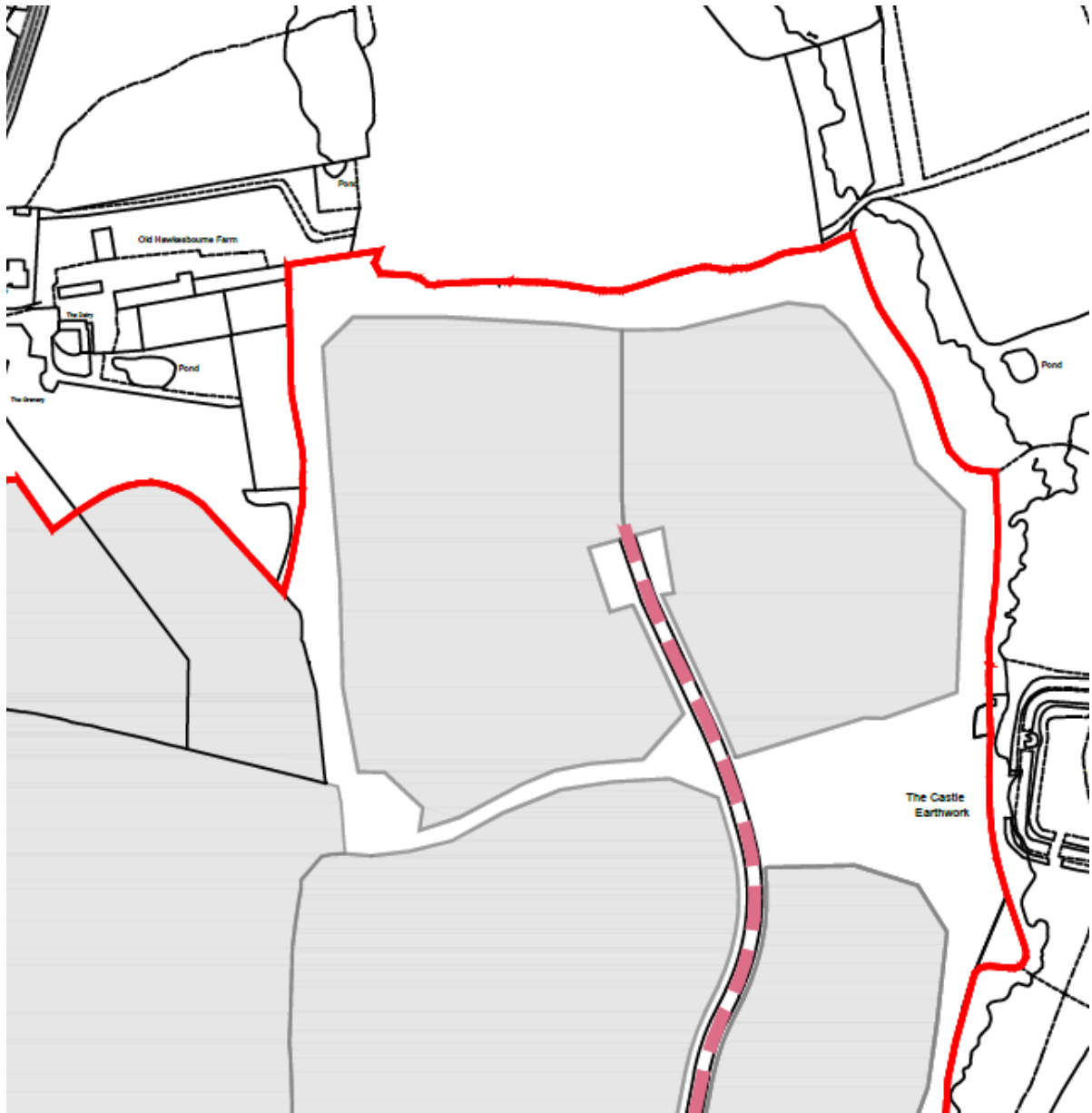
2. BACKGROUND

Landscape Layout

- 2.1 The approximate area shown for the application site is shown on BDB drawing 2153A-203S Plan 21 Green Infrastructure, see **Appendix 1**. The application area is shown as a Strategic Landscape Buffer. Open Green Space and Attenuation Basins and Natural Landscape Buffers are shown to the south, and east.

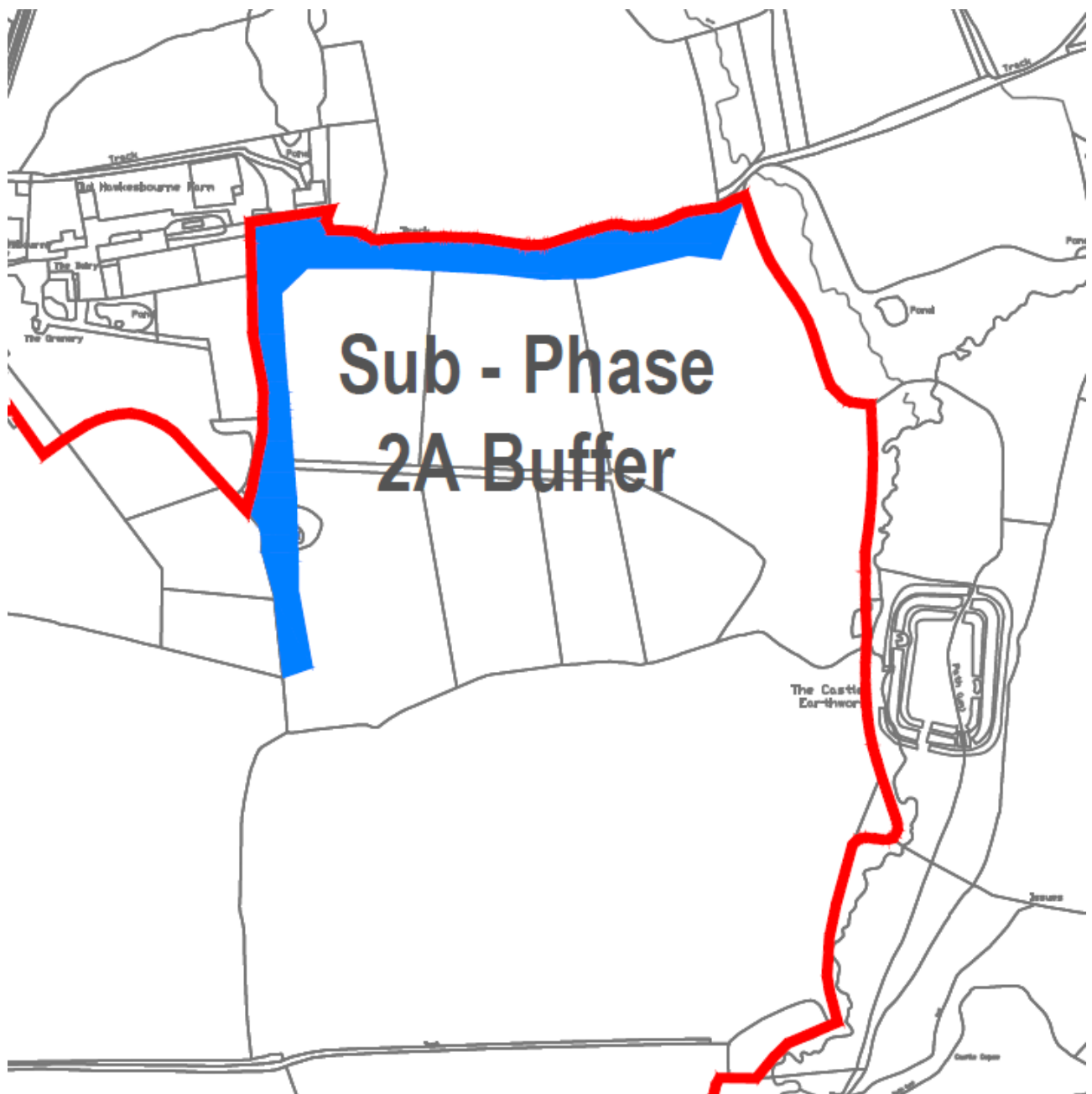


- 2.2 Access to the application site is via the adjacent residential parcels. Access is set out in Broadway Malyan drawing 2153A-103Q Parameter Plan: Movement and Access. This shows a secondary road to the south.



Landscape buffers

- 2.3 Strategic landscape buffers for the application site are shown on BDB drawing 2153A - 210D. The Sub Phase 2A buffer within the application area is to help protect Old Hawkesbourne Farm.



- 2.4 The strategic landscape buffers are provided as LVIA mitigation. Those areas of relevance to Phase 2 are described in Appendix 3 of the Phase 2 Design and Landscape Strategy (March 2026) as:

“Provision of a wide landscape ‘buffers’, up to 30 metres in width, along the western, eastern and southern edges of the development comprising of the following:

- Design and uses within the buffers is to include predominantly open uses, such as youth and children’s play areas, sustainable urban drainage (SuDS), noise reduction measures, earth mounding, recreational areas [footpaths, cycle ways, seating areas, exercise trail(s), educational signage and other facilities], allotments and areas of new landscape planting”*

3. LANDSCAPE STRATEGY

- 3.1 This application covers the proposals within the Moat Road Extension 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 2898-5-2-32-DR-0002 - 0004.
- 3.2 This area is the edge of the OPP development. The proposals provide a landscaped edge to built development in this location.
- 3.3 Integral to the proposals will be the landscape setting including the retention of existing vegetation around the boundary and adjacent to the area of ancient woodland to the east. Within the application site proposed landscape features such as tree and scrub 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

Open space

- 4.1 The bulk of the application site is proposed to be grassland. The grassland buffers adjacent to the areas of woodland not identified as ancient, and the retained grassland within the 15m buffers from the ancient woodland, shall be cut once annually on rotation each autumn. Strimming of the buffer will be carried out to maintain a mosaic of long (semi rank) and short (>15cm) grassland areas as well as scrub where appropriate. Strimmers are not to be used in proximity to trees.
- 4.2 One third of the grassland area will be strimmed each year, so that the entire grassland buffer will receive a cut once in a three year period. Strimming and scrub removal will be completed during winter (mid-September to February) to avoid the active season for birds, reptiles and hedgehogs, and allow plants to fruit, thereby providing foraging opportunities for many species including badger.
- 4.3 Cut arisings will be left on the ground for 5-7 days to allow seed heads to dry and fall to ground for re-establishment, then removed from site or taken to a composting area or used to create wildlife piles/hibernacula on the site, so as not to increase the nutrients in the soil and encourage weed growth.

Ecological Mitigation

- 4.4 An area of native shrub planting is proposed as newt habitat to the north of the woodland.
- 4.5 This would enhance the biodiversity within the site and forms part of the Outline Application ecological strategy as defined in the Phase 2 EMMP.

Existing vegetation

- 4.6 The retention of mature trees and vegetation along the boundaries surrounding the site, creates a naturalistic setting to the application site.
- 4.7 Areas of weakness in the existing vegetation are to be gapped up to reinforce the boundary.

Materials and furniture

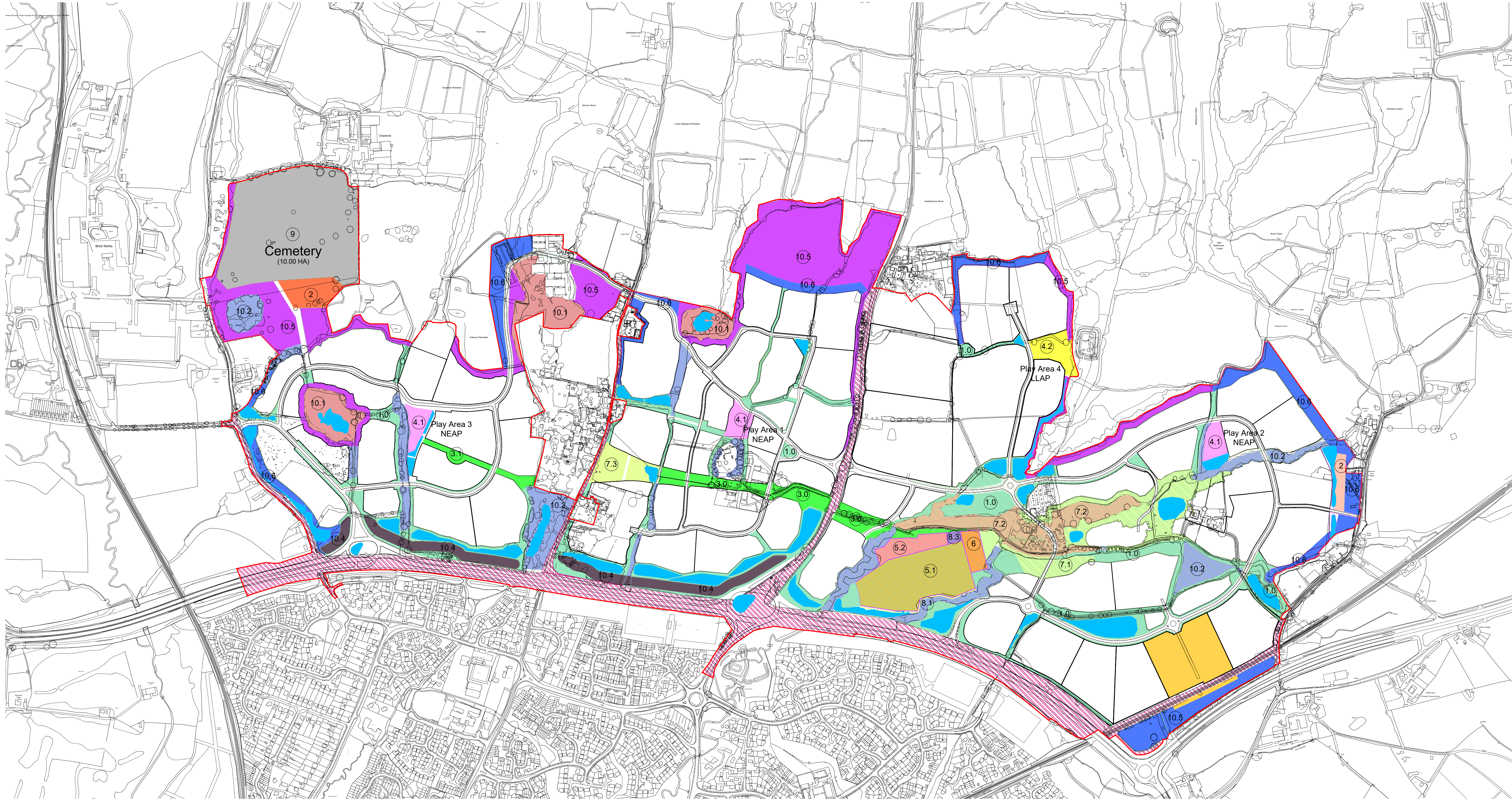
- 4.8 There are no hard materials or furniture proposed.

5. TIMING

- 5.1 The landscape scheme will be implemented in the first planting season following approval of this application.

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



Church Barn, Milton Manor Farm, Ashford Road, Canterbury, Kent, CT4 7PP
t: 01227 456699 www.bdb-design.co.uk