LIZARD

Landscape Design and Ecology

MR J LANGMEAD

LIDSEY LODGE FARM
SACK LANE, LIDSEY

Landscape Design Strategy

Project Reference	LLD2031-LAN-REP-001
Prepared by:	GL
Checked By:	JJ
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Planning Issue

ARUN DISTRICT COUNCIL AL/75/21/PL

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1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology *(LLD)* has been commissioned by Mr. J Langmead to develop a Landscape Design Strategy for the proposed residential development at Lidsey Lodge Farm, Sack Lane, Lidsey.

1.2 The design strategy was informed following a site visit undertaken to appraise existing features on Site and the surrounding area on 5th June 2020.

1.3 The Landscape Design Strategy for this development site has been prepared by Joe Jackson (Principal Landscape Architect), Gareth Lidgate (Assistant Landscape Architect) and Mary Lannia (Assistant Landscape Architect); at Lizard Landscape Design and Ecology, Worthing.

2.0 EXISTING SITE INFORMATION

The Site

2.1 The proposed development site *(Grid Reference: SU945026– hereafter referred to as 'the site')*, approximately 0.8 Hectares *(ha)* is located on Sack Lane in a semi-rural area towards the south-western edge of Lidsey. The site is bordered by arable farmland to the north and the west. A strip of tall ruderal vegetation delineates the northern boundary of the site from the arable land. The western part of the southern boundary of the site shares its edge with several residential dwellings while the eastern part of the southern boundary faces onto arable fields.

2.2 The existing site is largely comprised of hardstanding and three larger and two smaller agricultural buildings. Access to the site is gained via Sack Lane which originates from the A29 crossing through Lidsey.

Soil and Topography

2.3 Soil type across the Study Area is understood through reference to the Soilscapes Map *(produced by Cranfield University, with support from Defra)* to comprise: Freely draining slightly acidic loamy soils.

2.4 The site is located at an elevation of 3m aOD.

Existing Vegetation

2.5 Within the area of the site, there is negligible presence of vegetation. The boundaries to the site are delineated by small earthen bunds.

2.6 An existing woodland tree belt extending north-south consisting of tall ruderal vegetation, scattered trees, scattered and continuous scrub abuts the eastern border of the site. An Oak tree in the tree belt offering moderate bat roost potential has been identified in the Ecological Impact Assessment *(refer to LLD2031-ECO-REP-001)*.

2.7 A Beech hedge of c. 2.5m height is borders the north western corner of Lidsey Barn, an existing residential development to south-west of the proposal.

Surrounding Landscape

2.8 The A29 connecting Lidsey and Shripney branches out eastward into Sack Lane, which leads to the site, located some 700m away from the highway. The lane then takes a turn southwards to conclude at Bay Cottage and Hope Cottage.

2.9 The site is set within a semi-rural context of farmland to a minimum of 500m all around. Beyond the farmland to the north is Lidsey Oil Field. West of the site about 350m away is a nursery north-west of which is the Lidsey Caravan Park across the highway. To the south-west of the site location is the village of Shripney and beyond the farmland south of the site is the industrial sector of Bognor Regis, the urban area continues down into the centre of the town. The farmland to the east of the site is characterised by floodplain grazing marsh interspersed with drainage ditches. Beyond the marsh, a railway line cuts through the countryside going north-south between Bognor Regis and Barnham.

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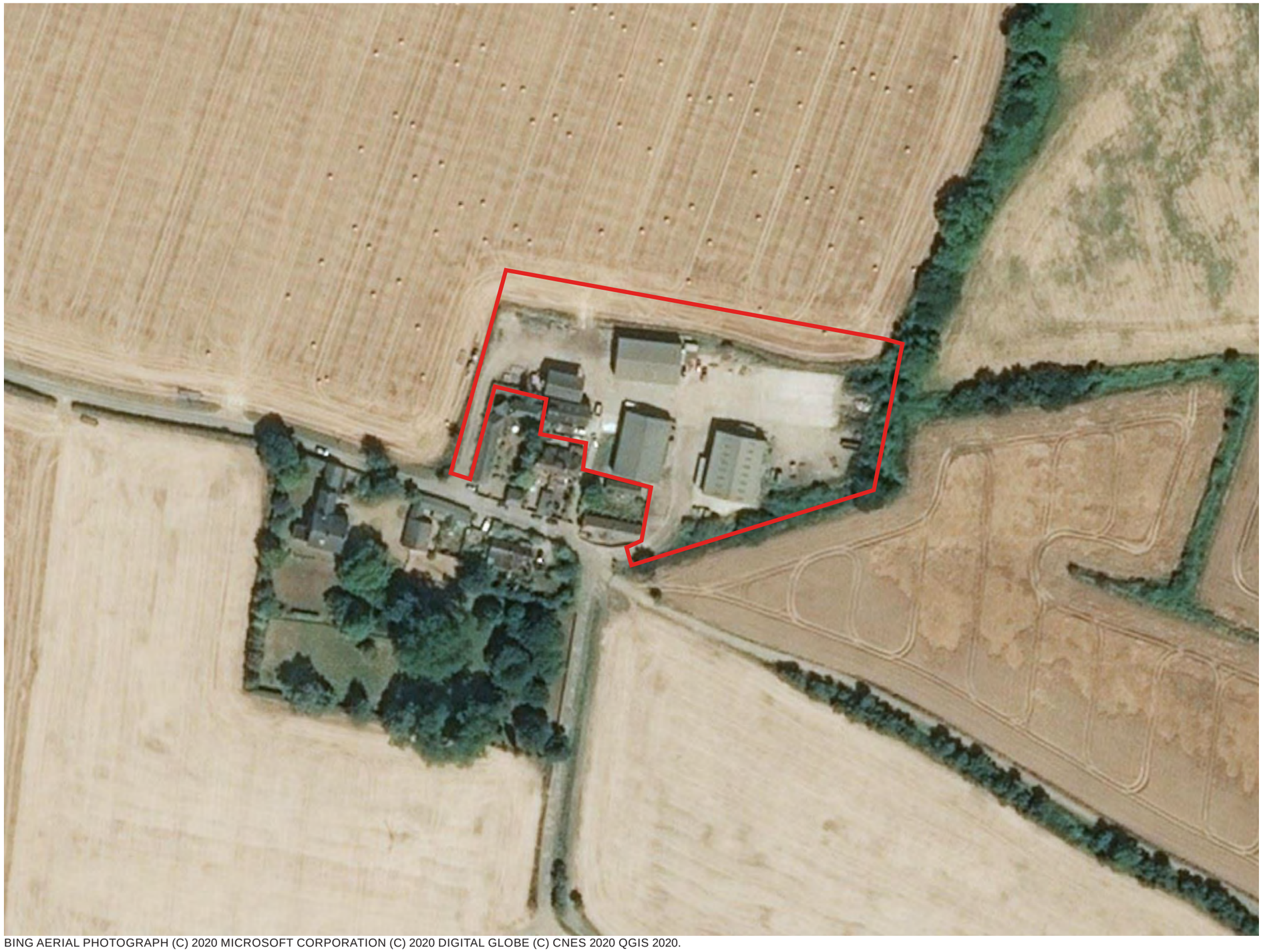

BING AERIAL PHOTOGRAPH (C) 2020 MICROSOFT CORPORATION (C) 2020 DIGITAL GLOBE (C) CNES 2020 QGIS 2020.

N

0 50 100
Metres

Legend

Site Boundary

Figure 2.1. Development Site Boundary

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DEVELOPMENT PROPOSAL

2.10 The development proposal *(The Scheme)* as illustrated on the *Landscape Masterplan LLD2031-LAN-DWG-001,* would be constructed to include 8 no. residential dwellings formed around a courtyard comprising associated parking following the demolition of 5 no. existing agricultural buildings. The style of the development proposal would reflect a semi-rural farmstead character in its form and aesthetic.

2.11 The footprint of the buildings takes lead from a traditional farmstead, forming the dwellings around a central courtyard on three sides with access gained through the south-west corner via Sack Lane. The central courtyard comprising parking bays and turning space would be landscaped with areas of specimen tree and shrub planting to add interest and enhance the character of the courtyard.

2.12 The access road to the site would be comprised of a long gravel driveway giving a stately feeling to the compound entrance, enhanced with wildflower underplanting of native feature trees, creating a layered habitat approach whilst also softening the western approach to the residential compound.

2.13 Landscape and Ecology Buffer Zones comprising of native tree and native shrub planting would envelope the site along its western, northern, southern and eastern boundaries, connecting to and extending the existing green infrastructure to the east of the site, thus providing aesthetic and ecological gains.

2.14 A larger buffer zone to the south east would provide a natural barrier to a ditch to the south containing a reed bed and a known water vole population providing a boost to the wildlife networks connecting to the area as highlighted in *Ecological Impact Assessment - LLD2031-ECO-REP-001.*

2.15 Hard landscape materials comprising paving, fences and boundary treatment would cohere with the local landscape character of the site whilst also complementing the architectural language and style, followed in the development of the dwellings.

3.0 POTENTIAL LANDSCAPE SCHEME

Strategic Objectives

3.1 The Landscape Design Strategy has been informed by site visits. Strategic objectives of the Landscape Design Strategy include:

- *Proposing a boundary treatment that establishes a positive relationship between the site and it's semi-rural surrounding achieved through introduction of a soft boundary treatment to the site by proposing a vegetative belt that would filter views into the development from the farmland whilst also ensuring visual continuity with the existing green infrastructure in the surrounding landscape.*
- *Enhancing biodiversity across site by proposing shrubs from the RHS 'Plants for Pollinators' list across the development and layered habitats of wildflower meadow swathes with native tree planting to the frontage of the site. Native understorey shrub planting and native tree planting to the Landscape and Ecology Buffer zones would also add to the ecological value of the development by connecting the layered habitat to the existing woodland tree belt thus promoting ecological connectivity and resilience.*
- *Retention and protection of the existing woodland belt and trees abutting the site along the eastern and southern edge in accordance with BS 5837:2012 and reinforcing where required with native scrub and tree planting.*
- *Enhancing the quality of the development by proposing a soft landscape scheme that would respond to the layout of the development and add to it a dynamic character through introduction of a variety of plants that provide year round interest to the site.*
- *Proposing hard landscape materials that would be sympathetic with the semi-rural farmstead style of the development and also harmonious with the surrounding character of the site.*

Layout

3.2 Means of access to the Site would be gained through the southern boundary at the south-west corner of the site via Sack Lane.

3.3 The entry driveway to the site would pass through a soft landscape frontage with a line of native trees set within native wildflower grasslands.

3.4 The driveway would pass an area largely returned to grassland and then lead into an area with parking bays, including two disabled parking bays, vehicle turning space and pedestrian pathway forming the central courtyard to the development. The former would be surfaced with resin bound gravel and the latter with clay pavers.

3.5 Continuous parking bays are relieved with areas of shrub planting and accent plants that add soft contrast and landscape character to the courtyard.

3.6 The areas of grass turfed private gardens would be made distinct with a soft native hedge treatment coupled with traditional post and wire fences reinforcing the semi-rural native character.

3.7 A native hedge proposed to the northern boundary of Lidsey Lodge Cottages, continuous with a native field hedge continuing to the site entrance, would frame the u-shape of the hedge-line to the north of Lidsey Lodge Cottages which would provide the opportunity for some native pollinator feature planting to add an area of extra interest.

3.8 Edge treatment to the external boundary of the site would comprise a post and rail fence which would be in keeping the semi-rural character of the location and the development.

3.9 A landscape and ecology buffer zone runs along the western, northern , southern and eastern boundary of the site comprising native scrub and native tree planting connecting to the existing woodland tree belt to east, and an ecologically important reed bed ditch water vole habitat to the south, thus increasing green infrastructure and enhancing ecological connectivity.

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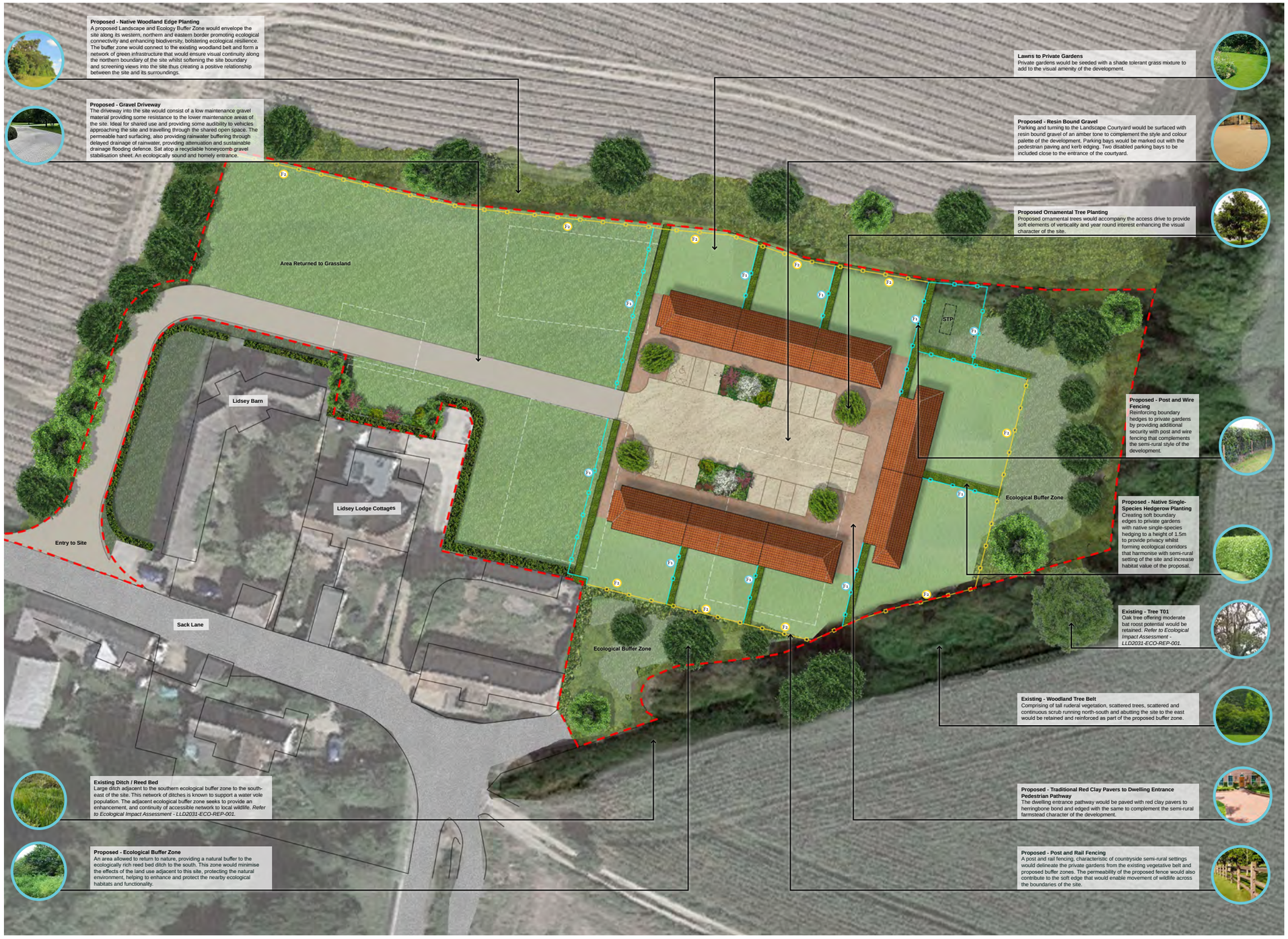

LEGEND

- Site Boundary.
- Existing Woodland Belt.
- Existing Wooded Ditch
- Existing Oak Tree to be Retained, T01.

Proposed Soft Landscape

- Proposed Native Tree Planting.
- Proposed Ornamental Tree Planting.
- Proposed Native Understorey Shrub Planting.
- Proposed Native Single Species Hedgerow Planting.
- Proposed Specimen Shrub Planting.
- Native Species Wildflower Planting
- Grassed / Turfed Lawn

Hard Landscape

- Proposed Gravel Private Driveway Surfacing.
- Proposed Resin-Bound Gravel Surface to Car Park Spaces.
- Proposed Permeable Block Paving to Patios and Entry Pathways to Dwellings.
- Proposed Post and Wire Fencing.
- Proposed Post and Rail Fencing.

Figure 3.1. Landscape Masterplan Strategy

N

0 10 20 30m

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Sorbus torminalis

Betula pubescens

Malus Sylvestris

Quercus robur

Carpinus betulus

Viburnum opulus

Rosa canina

Species rich wildflower meadow

Amelanchier lamarckii

Chasmanthium latifolium

Mahonia aquifolium ‘Apollo’

Berberis thunbergii ‘Green Carpet’

Hedera helix ‘Erecta’

Cornus sanguinea ‘Midwinter Fire’

Euphorbia characias subsp. *wulfenii*

Eryngium × zabelii ‘Neptune’s Gold’

Verbena bonariensis

Deschampsia cespitosa

Artemisia absinthium ‘Lambrook Mist’

Prunus tenella ‘Fire Hill’

Soft Landscape

3.10 The soft landscape scheme aims to enhance the landscape layout and integrate the proposed development into the surrounding context. The objectives of the soft landscape design include:

- *Softened boundary treatment that would allow the semi-rural surrounds to accommodate the site well;*
- *Retention and protection of existing tree belt to the east and south of the site in accordance with BS 5837:2012;*
- *Proposing species rich planting that would enhance the quality of the development and also add to the ecological aspect and biodiversity gains across the site;*
- *Linking the scheme with existing surrounding habitats to promote ecological connectivity;*

3.11 Proposed native trees to frontage of the site and along the Landscape and Ecology Buffer Zone to be Extra Heavy Standard to establish a soft boundary screen punctuating views into the development and integrating the site well into the surrounding semi-rural landscape. The proposed tree species would provide vertical interest and increase biodiversity gains, thus enhancing the character of the site.

3.12 Layered below the native trees to the frontage, swathes of native wildflower meadows would carpet the soft landscape of the site entrance driveway creating a vibrant display of flowers and grasses whilst also increasing habitat potential for insects and invertebrates.

3.13 The areas of soft landscape within the central courtyard between parking bays would be softened and ornamented with shrub planting from a palette of plants with different forms, colours and textures juxtaposed artistically to create a dynamic seasonal composition. The soft landscape areas within courtyard would also boast larger accent shrubs that would provide year round interest and characterise the atmosphere of the courtyard.

3.14 The private gardens would be carpeted with lawn turf adding to the visual amenity of the gardens.

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Group	Species / Product Name	Origins	Root Zone	Density / Rate	Specification
Native Trees	*Acer campestre*	N	RB	As shown	Multi Stem 2.5-3.5m
	Betula pubescens	N	RB		Extra Heavy Standard, 14-16cm girth; 4.0-4.5m
	Malus Sylvestris	N	RB		Extra Heavy Standard, 16-18cm girth; 4.5-5.0m
	Prunus avium	N	RB		Extra Heavy Standard, 18-20cm girth; 2.5-5.0m
	Quercus robur	N	RB		Extra Heavy Standard, 16-18cm girth; 4.5-5.0m
	Sorbus torminalis	N	RB		Extra Heavy Standard, 16-18cm girth; 4.5-5.0m
Single Species Native Hedgerow	*Carpinus betulus*	N	BR	2 no. staggered rows @ 400mm apart and 400mm centres	80-100cm
Multi Species Native Hedgerow	*Acer campestre*	N	BR	2 no. staggered rows @ 400mm apart and 400mm centres	80-100cm
	Carpinus betulus	N	BR		80-100cm
	Corylus avellana	N	BR		80-100cm
	Malus sylvestris	N	BR		80-100cm
Native Understorey Shrubs	*Corylus avellana*	N	BR	1/m²	60-90cm
	Crataegus monogyna	N	C2	1/m²	60-90cm
	Ilex aquifolium	N	BR	1/m²	60-90cm
	Prunus spinosa	N	BR	1/m²	60-90cm
	Rosa canina	N	BR	1/m²	60-90cm
	Viburnum opulus	N	BR	1/m²	60-90cm
Specimen Shrubs	*Amelanchier lamarckii*		C50	Specimen	150-180cm
	Cornus sanguinea 'Midwinter Fire'		C15	Specimen	60-80cm
	Hedera helix 'Erecta'		C5	Specimen	25-30cm
	Berberis thunbergii 'Green Carpet'		C5	Specimen	30-40cm
	Mahonia aquifolium 'Apollo'		C5	Specimen	30-40cm
	Prunus tenella 'Fire Hill'		C10	Specimen	60-80cm
	Weigela florida 'Foliis Purpureis'		C15	Specimen	60-80cm
Herbaceous Perennials	*Achillea* 'Moonshine'		C3	As shown	Full pot, fully rooted, healthy
	Artemisia absinthium 'Lambrook Mist'		C3	As shown	
	Eryngium × zabelii 'Neptune's Gold'		C3	As shown	
	Euphorbia characias subsp. *wulfenii*		C3	As shown	
	Pachysandra terminalis		C3	4/m²	
	Verbena bonariensis		C3	As shown	
Specimen Grasses	*Carex* 'Ice Dance'		C3	As shown	Full pot, fully rooted, healthy
	Chasmanthium latifolium		C3	Specimen	
	Deschampsia cespitosa		C3	Specimen	
	Miscanthus sinensis 'Malepartus'		C3	Specimen	
Wildflower Meadow	*EH1F – Wild Flowers for Hedgerows*				Seeded 4g/m²

KEY:

BR	Bare Rooted Stock
C2/3/5	2/3/5 ltr Container Grown Stock
RB	Root Balled Stock

3.15 Private gardens to dwellings would be hedged with native single-species hedges to a height of 1.5m, creating soft ecological boundary screens that would contribute to incorporating the site seamlessly into the surrounding semi-rural landscape.

3.16 The Landscape and Ecology Buffer Zone surrounding the site on the east, north, south and west comprising a layered composition of native trees and native understorey shrub planting would encourage the development of a rich ecological corridor that would connect to an existing established woodland belt, thereby forming a network of green infrastructure that would increase the landscape and ecological connectivity index whilst also contributing to the habitat value of the site.

Outline Plant Schedule and Specification

3.17 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 future residents.

3.18 The soft landscape design proposals includes species recommended in RHS *'Perfect for Pollinators'* .

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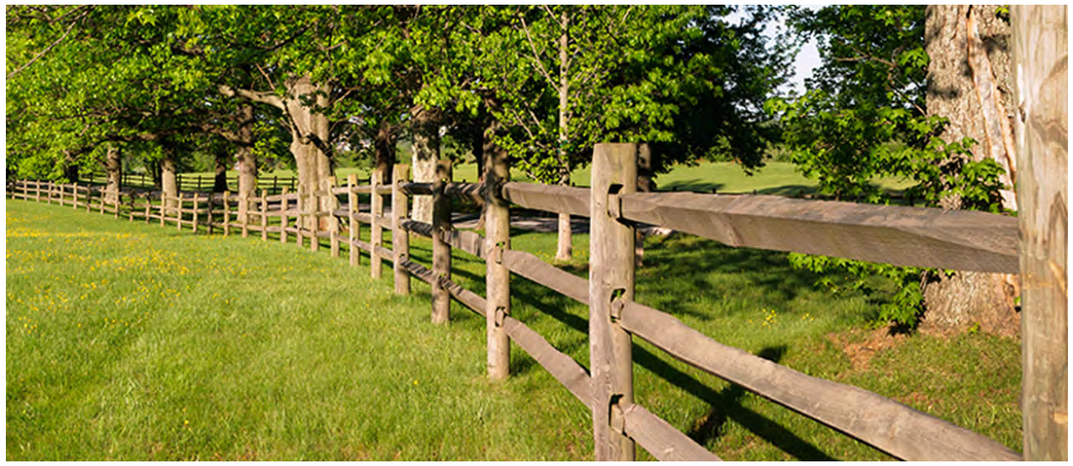

Hard Landscape

3.19 Hard landscape to the development proposal comprises surface treatments to paving in the central courtyard, and boundary treatments to private gardens and development perimeter.

3.20 The objectives of the proposed scheme include:

- *Proposing materials that accord with the local semi-rural settlement character of the area and the architectural style of the building;*
- *Proposing materials that would be sympathetic with the semi-rural farmstead character and style of the development.*

3.21 The surface treatment of paving in the landscape courtyard would manifest a semi-rural farmstead character through use of red clay pavers to the dwelling entrance pedestrian pathway and resin bound gravel to the parking bays and turning space. The clay pavers would be arranged to herringbone bond and edged with kerbs of the same colour and texture. Use of the clay pavers would extend to marking out parking bays by being used as in-fills in the resin bound gravel.

3.22 The fence delineating the Landscape and Ecology Buffer Zone would comprise the traditional post and rail permeable barrier that would complement the semi-rural character of the site whilst also allowing through access for wildlife.

3.23 Native boundary hedges between private gardens would be reinforced with post and wire fences that provide additional security and delineation without compromising on the farmstead character of the development.

3.24 The driveway leading from the entrance of the site to the semi enclosed courtyard would be comprised of hard-wearing gravel, providing a semi-rural character, whilst also adhering to the material palette of the local landscape.

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