



LANDSCAPE DESIGN STRATEGY

ANGMERING
JULY 2020

JAMES BLAKE
ASSOCIATES

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D	FINAL	PB	JBA	JBA	June 2020
C	FINAL	PB	JBA	JBA	May 2020
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● Sussex Village

● The Avenue

● Sussex View

● Parkland Edge



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BACKGROUND

This document establishes the principles for the landscape proposals to the residential development at Land south of Water Lane, Angmering.

The area (approximately 9ha) is located adjacent to the existing settlement edge of Angmering and is currently in agricultural use. The Site, which is irregular in shape comprises two principal areas which are divided by Avenals Farm. Currently there is no built development on any part of the Site.

The Site comprises two principal areas. The eastern field lies to the direct south of Water Lane with the A280 running parallel to the eastern site boundary. The western edge of the South Downs National Park lies beyond the A280 to the east. To the south the parcel is bound by a number of properties associated with Angmering High Street, including residential dwellings and The Spotted Cow Public House.

The western parcel comprises a smaller area of agricultural land with some tree planting to the northern, eastern and southern boundaries. A field access gate provides access onto Weavers Hill.

The northern part of the site is dominated by an existing wetland stretching along Water Lane, with prominent existing vegetation including marginal scrub and trees, and a wide extent of wetland meadows. This area is to be retained and managed.

The western parcel is located within a close proximity to the Angmering Conservation Zone and is therefore strongly influenced by the local character. Playable Public Open Space with LAP at the entrance to the site has been designed following the Natural Play principles in keeping with the local landscape character and the proximity to the Conservation Area.

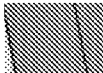
Substantial strategic landscape has been provided along the boundaries of the site, especially along the eastern boundary with the A280 and enforcement of existing hedges and tree planting along the western boundary.

LANDSCAPE MASTERPLAN

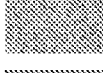
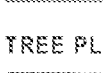


KEY TO MASTERPLAN

HARD LANDSCAPING

-  Proposed principle roads, adoptable pavements, POS paths and private parking courts to be Tarmac.
-  Adoptable block paving.
-  Private block paving.

SOFT LANDSCAPING

-  POS grass areas. Amenity grass seed.
-  Wildflower meadow.
-  Spring flowering bulbs.
-  Wet Wildflower
-  Back garden. Turf.
-  Front garden. Turf.
-  Proposed Native Buffer planting.
-  Proposed shrub planting.
-  Proposed ornamental hedge planting.
-  Proposed native hedge planting.

TREE PLANTING

-  Proposed native trees.
-  Proposed feature trees
-  Proposed broadleaf evergreen.
-  Proposed avenue/street trees.
-  Proposed ornamental trees.

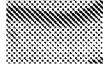
EXISTING PLANTING

-  Existing trees to be retained.
-  Existing buffer planting / hedgerow to be retained.

ENCLOSURES TO FRONTAGES AND POS

-  Timber kneerail, 450mm high.
-  1.2m post and rail fence
-  0.9m metal railing
-  0.9m brick wall with timber gate

PLAY AREA & POS

-  Proposed LEAP including play equipment for toddlers and juniors.
-  Proposed play mound, and play boulders to encourage natural play.
-  Bench.

SUDS

-  Proposed wet SUDs ponds with marginal planting.

PUBLIC OPEN SPACES



- ① Entrance Gateway
- ② Typical Open Space
- ③ LEAPs & LAPs
- ④ SuDS Features
- ⑤ Existing Riparian Grassland with Public Access

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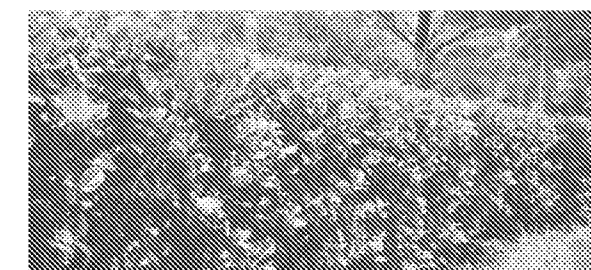
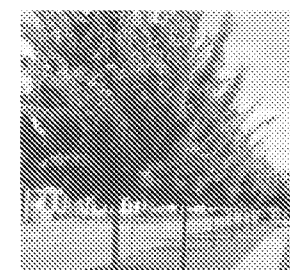
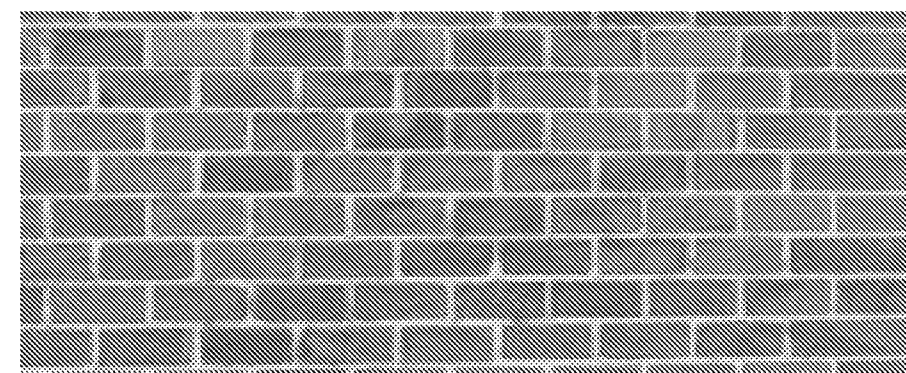
1 ENTRANCE GATEWAY

The main entrance into the development will include a feature brick wall with ornamental planting and feature *Tilia cordata* trees. The gateway into the development will be lined with a single line of native character trees such as *Carpinus betulus* 'Frans Fontaine'.

The site boundaries will be treated in a way that aims to provide separation and privacy to the plots located on the edge of the development from the adjacent roads. This will mainly be achieved through a combination of hedge and tree planting. The boundary will be treated with turf and/or wildflower. Trees will be planted wherever possible in order to further contribute to the strategy described.

The key objectives of the entrance gateway are:

- To create clear boundary demarcations between the public and private realm.
- To provide an attractive and welcoming approach into the heart of the development.



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2 PUBLIC OPEN SPACE

Landscape dominated edge and the open space at the centre of the development will create a sensitive transition to the wider countryside to the north and east and break up the appearance of the new settlement edge.

The strategy for private drives adjacent to the areas of open space will adopt a green approach softly opening onto a green corridor incorporating sustainable drainage swales, mounds and native trees. The aim is to create an inspiring and aesthetically pleasing setting for the new housing, which will be sympathetically embedded in the existing landscape.

Native hedgerows, areas of mixed native planting and trees will provide a rural appearance and maintain natural levels of surveillance.

The groups of native trees as well as heritage varieties of fruit trees dotted around in the open space will enhance the natural character of the area. Fruit trees can be a valuable resource for the residents increasing the sense of ownership of the green space, but it can also be of wildlife importance providing pollen, fruit and habitat opportunities.

The majority of the space will receive amenity grassland wildflower meadow seeding which will be mown once or twice a year with an aim of minimizing the maintenance regime as part of the wider sustainability objective.



INDICATIVE SECTION

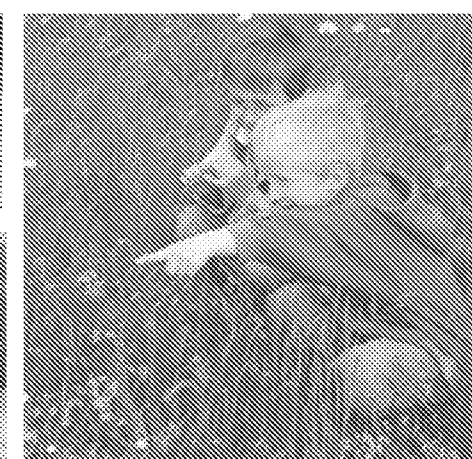
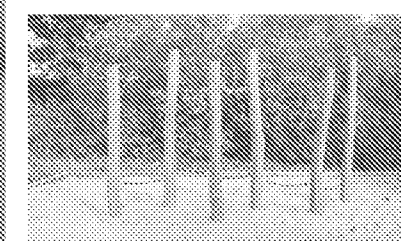
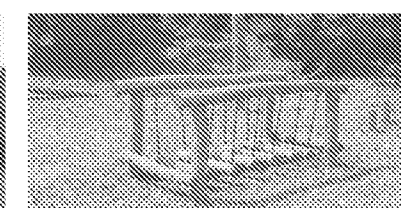
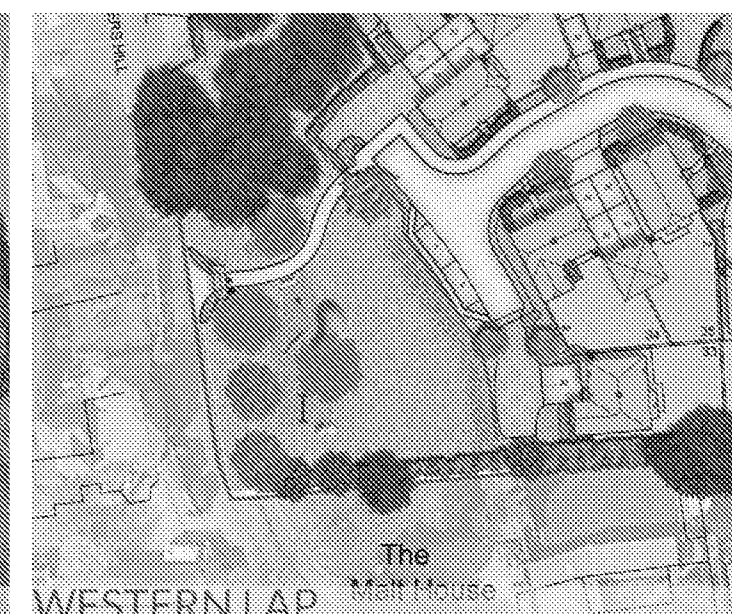
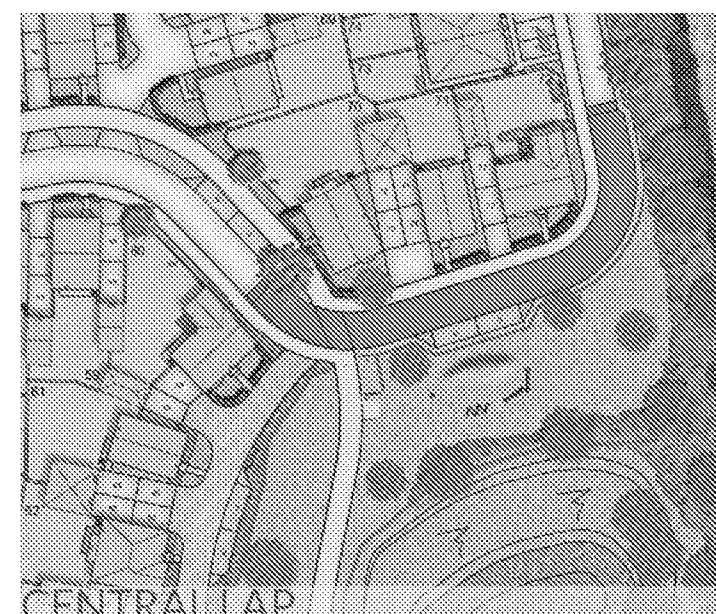
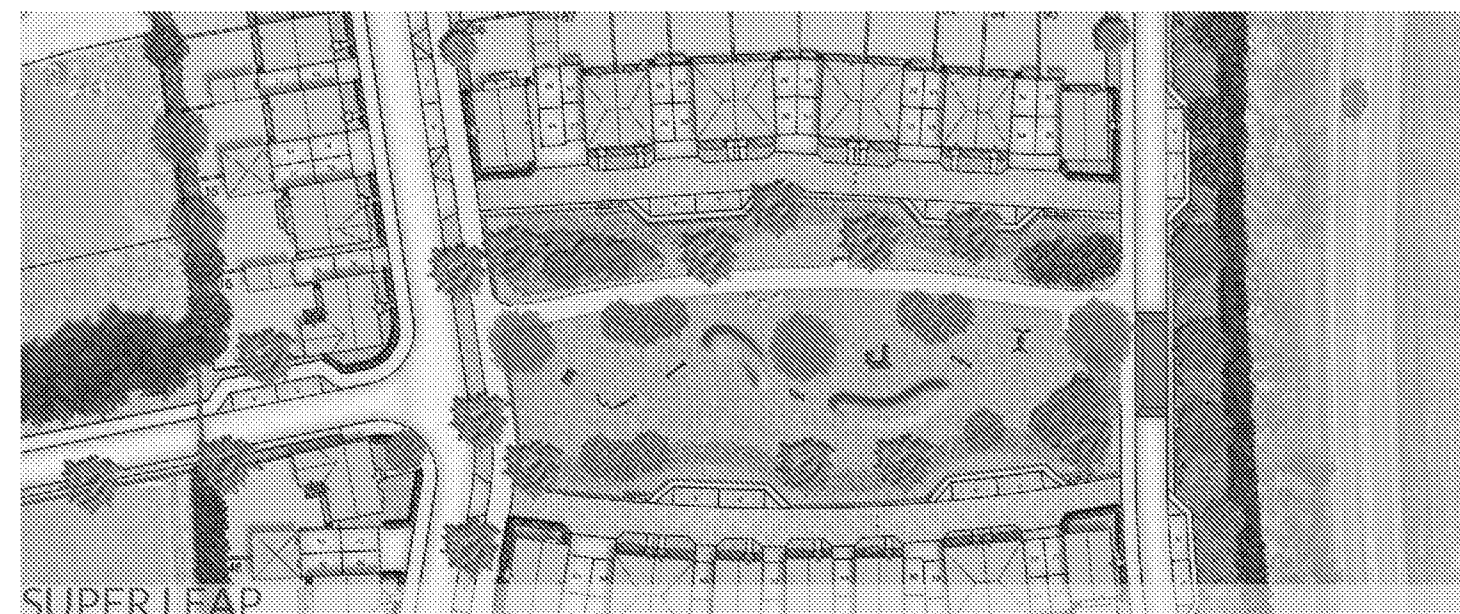


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3 Super LEAP & Playable Green Spaces with Landscaped LAP

One Natural Style Children's Super Local Equipped Areas for Play (SuperLEAP) and two equipped Local Areas for Play (LAPs) are provided throughout the site. The Super LEAP is in excess of 400 sq.m, similarly each of the LAPs are also approximately 400 sq.m each - all with a combined play areas provision of 1600 sq.m. The design of the play area is to be creative, imaginative, innovative and stimulating; suitable for the rural context with areas for both younger and older children. The Super LEAP is to incorporate a range of elements such as landform, tunnels, boulders, planting, meadow / grass along with traditional and individual items of play equipment (predominantly timber) to provide a range of play activities and physical challenge - climbing, running, swinging, rotating, balancing and rotating as well as natural and social play.



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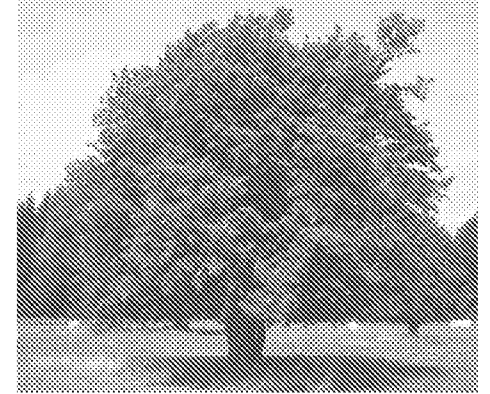
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4 TYPICAL SUDS FEATURES

The proposed surface water management system is focused on a balancing lagoons to the in both the north and south of the Site. These areas will be designed as multi-functional space with opportunities for wildlife and recreation. The balancing lagoons will be seeded with a wet wildflower mix and some plug planting. There are also opportunities for fruit tree planting near the lagoon, particularly the local apple and gage varieties as a reference to the heritage of the area.

Upstream treatment will be provided by potentially permeable paving within shared drives, delivering habitats serving the nature as well as people. During the dry weather the space will be open for all to access as an informal recreation grassed area. Infrequent mowing will ensure maximum biodiversity gains, but there can be grass paths and small opening cut shorter and more frequently to provide safe walking routes.



INDICATIVE LONG SECTION THROUGH THE POND DURING DRY WEATHER



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4 SUDS FEATURES AND MULTIFUNCTIONAL USE OF OPEN SPACES

Multifunctionality is central to the green infrastructure concept and approach. It refers to the potential for green infrastructure to have a range of functions, to deliver a broad range of ecosystem services. The Public Open Space as part of the Green Infrastructure as indicated on the proposals will be 'multifunctional', enabling the land to perform a range of functions, such as the provision for healthy recreation whilst performing services to alleviate flood risk through the use of sustainable drainage systems. These functions are not limited to drainage/SUDS and recreation, but also include ecological enhancement and visual amenity improvement and mental and physical health benefits for the users.

Environmental benefits of green space include flood water alleviation, green travel routes, water purification, cooling temperatures, pollution management and enhancing biodiversity and ecological and climatic resilience. Green infrastructure contributes to the reduction of water pollution, through exploiting the natural processes of sedimentation, filtration and biodegradation to remove pollutants. Increased surface permeability may also make a small contribution to recharge of groundwater supplies, helping to maintain water levels over the year and prevent drought over the summer months.

ILLUSTRATIVE CROSS SECTION THROUGH THE POND WHEN PERIODICALLY WET



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Public health benefits include having a positive impact on both physical and mental health. Recent analysis suggested that people experiencing mental distress frequently use physical activities such as walking and exercise to help lift their mood, reduce stress and reduce their vulnerability to depression. Green space also provides outdoor spaces for exercise and fitness and the children play area offers a meeting place to socialize for both children and parents.

The Green Infrastructure is also key to creating the “sense of place” and the right setting for the proposed housing development. The proposed landscape buffers and meadows not only visually connect the development to the wider landscape, but also help to embed the new architectural fabric in the existing built and open countryside environment making it an attractive place to live. The proposed landscape structure will have a positive impact on overall ecological services of the site and responds to the need to minimise habitat fragmentation. The previous agricultural use of land was heavily dependent on pesticide and generally non-environmentally friendly practices serving one purpose, which is agricultural production. What is now proposed is a far more positive and complex mosaic of habitats serving the nature as well as people. The new pond and swales are a direct reference to the local landscape character and create important opportunities locally to restore wetland habitats.

Paved footpath creates an opportunity for all to access the space safely and unlawful car parking on the green verges will be controlled by the use of kneerails, swales, earth bunds and planting.

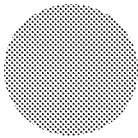
The pond's embankments will be gently sloping and seeded with a mix of grasses and wildflowers 80:20 ratio with additional marginal plug planting around the headwalls. During the dry weather the space will be open for all to access as an informal recreation grassed area.

Infrequent mowing will ensure maximum biodiversity gains, but there can be grass paths and small opening cut shorter and more frequently to provide safe walking routes.



ILLUSTRATIVE CROSS SECTION THROUGH
THE SWALE WHEN PERIODICALLY WET





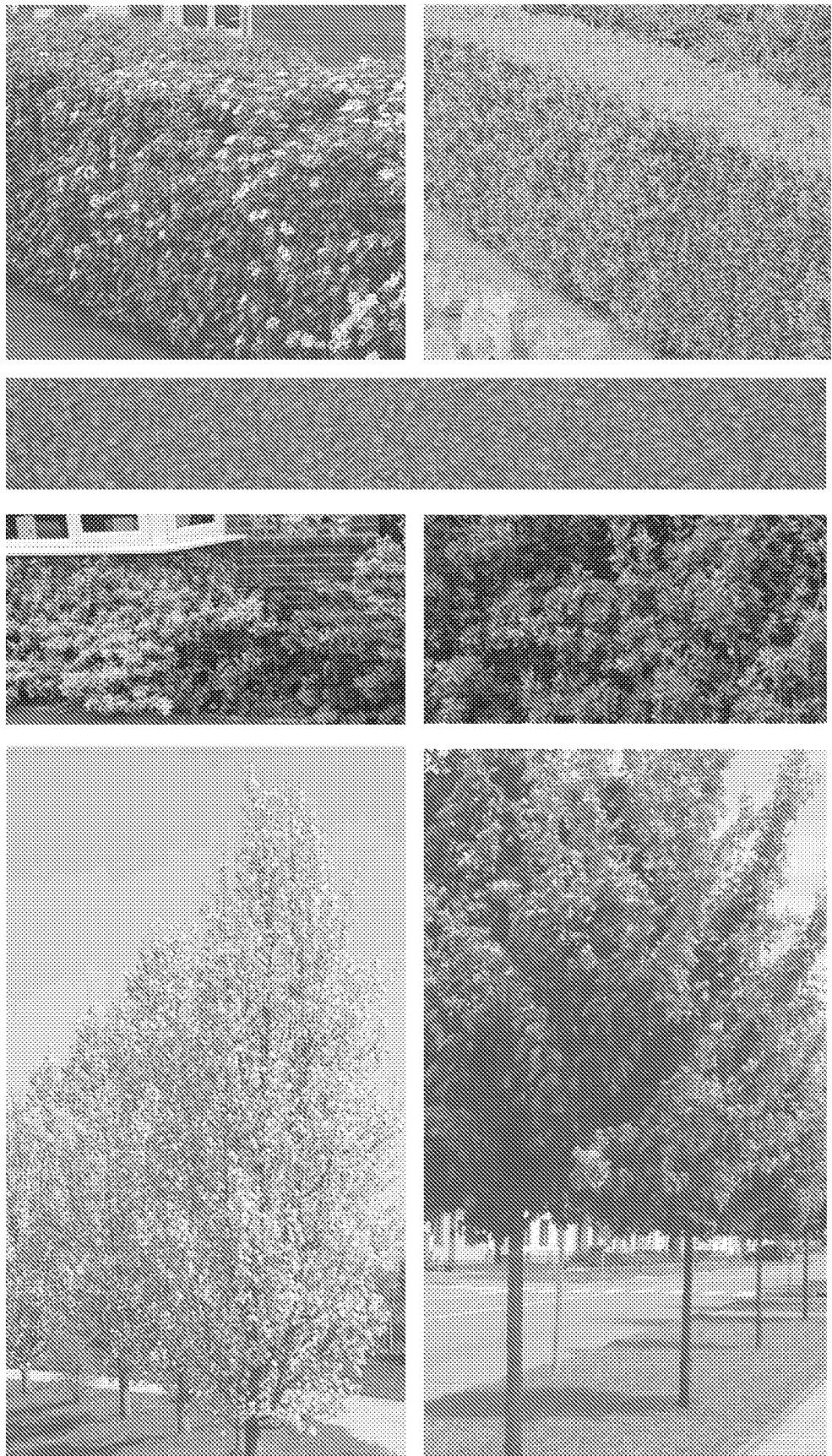
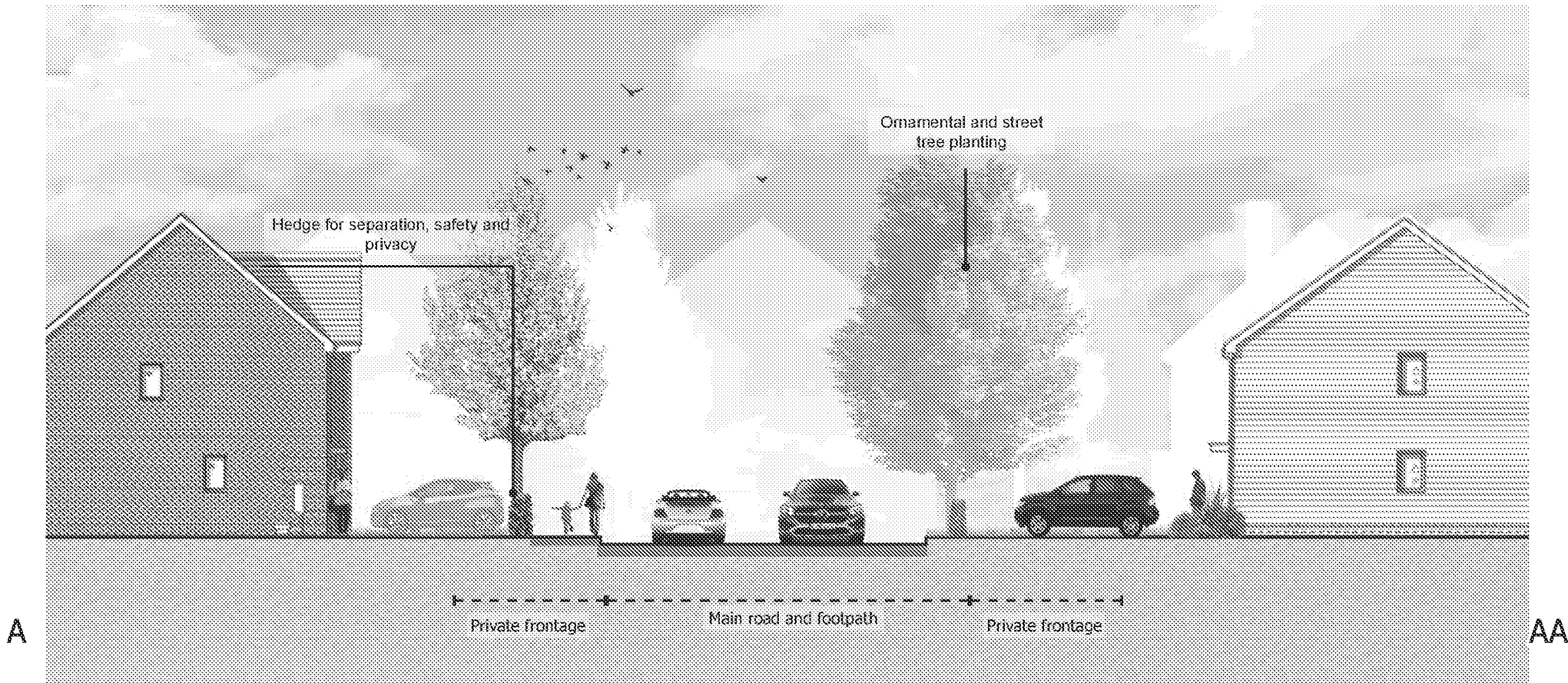
SUSSEX VILLAGE

This part of the development has been designed to respond to the local character of the adjacent conservation area. Along the access street the landscape works will reflect the urban street character and provide a welcoming approach. Houses typically face the vehicular route with wide front gardens. The main street will be constructed using asphalt to an adoptable standard with a block paved raised table, and will have footways on either side of the carriageway. There will be predominantly ornamental tree planting in the plot frontages to soften the form of the development, add seasonal colour and assist in creating an overall village character.

Medium-sized tree species will be used, such as *Acer campestre* 'Streetwise', *Pyrus calleryana* 'Chanticleer' and *Prunus* 'Amanogawa' where space is limited. Private frontages will be delineated from the public spaces using evergreen hedges using species such as *Viburnum tinus*, *Euonymus japonicus* (varieties) and *Buxus sempervirens*.

A small area of local play will be located off the access to the site from Weavers Hill through a Litch Gate. Desined to stay in character with the local context, this small area of play will be very informal with paths mown in grass and it will use timber play equipment. Enclosed with native hedge and wildflower meadow, this area will provide a calm spot for respite and childrens play with easy access to the village beyond.

INDICATIVE SECTION



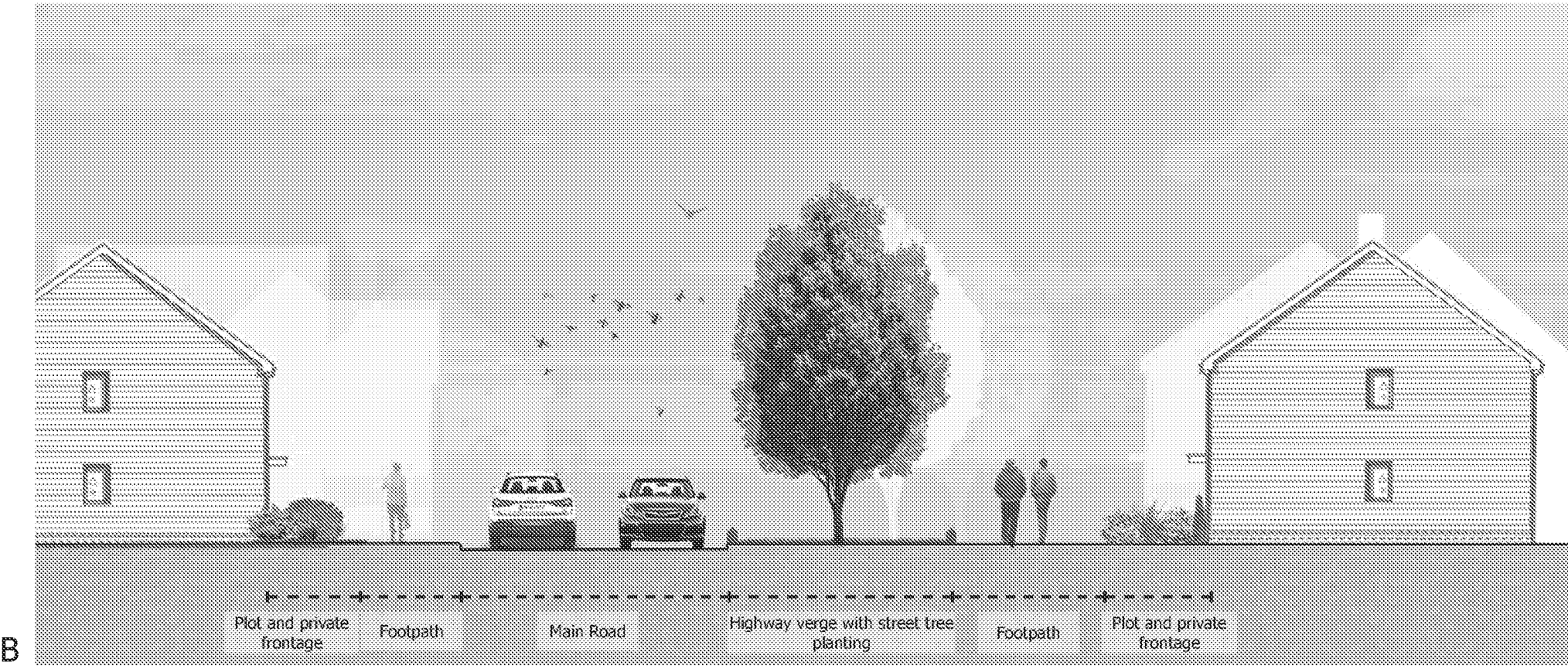
THE AVENUE

The primary character of this area is focused around the spine route through the development, providing connectivity and linking all character areas together. The main avenue with grass verge to one side of the main road with street character tree planting forms the spine route, with plot frontages opening onto the main road with ornamental planting against the buildings and turf to the front of the plots. A focal Green with a shared drive and a cul-de-sac opening onto the open space to the south form a diversion from the otherwise formal and regimented character of this zone providing opportunity for a more informal and villa-feel character, with clipped hedges enclosing the frontage and tree planting providing height and vertical impact. These tranquil and quiet areas are dominated by ornamental tree and shrub planting. The paved areas will take the form of a shared access drive serving detached houses fronting onto areas of public open space. This will ensure good surveillance and ownership of the space encouraging good maintenance practices and upholding high aesthetic standards long term.

Where space allows, small-scale ornamental focal trees will be planted in these areas such as *Prunus 'Amanogawa'*, *Cercis siliquastrum* and *Amelanchier lamarkii*.



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SUSSEX VIEW

These will be predominantly paved areas, with very low vehicle speeds. In these areas parking is located to the front of the houses or in a courtyard style outside the flats.

These will be non-adoptable, with opportunities for permeable paving as part of SuDS. Since all surfaces are flush, timber knee rails may need to be used to stop unauthorised parking and to protect private frontages, which will be very narrow.

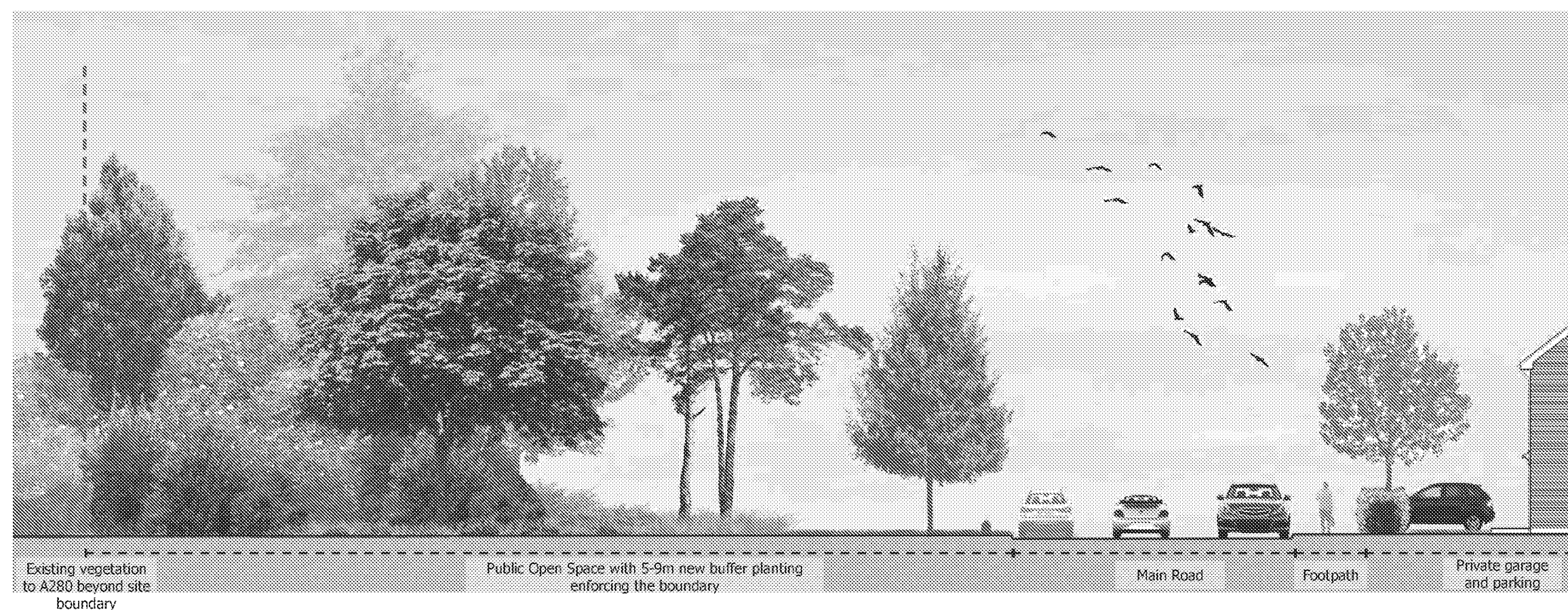
Trees will be planted strategically where space allows to add a softer feel to these spaces. Walls and fences can be utilised for climbing shrub planting to offer further softening. Species shall be such as *Pyrus callaryana* "Chanticleer" and *Acer campestre* "Streetwise".

Private frontages will be planted with vernacular style planting in keeping with the overall character. These plants will include species such as *Geranium spp.*, *Cistus spp.*, *Hebe spp.*, *Euonymus spp.*, *Weigela* "Alexandra", *Philadelphus* "Manteau d'Hermine", *Lavandula spp.*, *Buxus sempervirens*, *Laurus nobilis*.

The eastern boundary from A280 will be enhanced with a 5-9 meter wide new buffer planting, in accprdance with the Outline Planning permission parameter.



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PARKLAND EDGE

This area is repopsible for creating a sense of arrival and forms a transitional edge between the existing wetland area to the north of the site and the development edge. The development boundary will be treated in a way that aims to provide separation and privacy to the plots located on the edge of the development from the adjacent roads adn the retained open space beyond to the north. This will mainly be achieved through a combination of hedge, tree planting and low timber knee rail to enclose the private and shared drives directly adjoining the open space. The boundary will be treated with turf and/or wildflower. Native trees and varieties of native species of trees will be planted in order to enforce the natural boundary and transition to the open space, the choice of species and location of planting driven by consultations with the ecologist team to ensure alignment with local character, provenance and requirements for enriching biodiversity.



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