

ILLUSTRATIVE LANDSCAPE SECTIONS
LAND NORTH OF WATER LANE IN ANGMERING

Prepared for:
CALA (South Home Counties) Ltd / Bellway Homes Ltd

MAY 2022



ILLUSTRATIVE SECTION 1

Northern boundary buffer

The northern boundary will incorporate a 1.8m high bund planted with a belt of native woodland planting, providing compensatory Dormouse habitat and also providing visual and aural screening to/from the A27 and South Downs National Park. A native species-rich mix of trees and shrubs will be planted to span the northern edge of the site, with larger trees (including Advanced Nursery Stock) planted on the northern side and pockets of scrub understorey providing essential foraging and habitat opportunities for Dormice. Varied planting sizes will be used to provide structural diversity. A mix of native thorny understorey species will be planted in the longer term along the southern edge of the woodland block to prevent public access. The bund will incorporate a steeper northern slope (facing away from the site) of around 1:2.5 with the more gentle grading to the south facing the public open space and development.



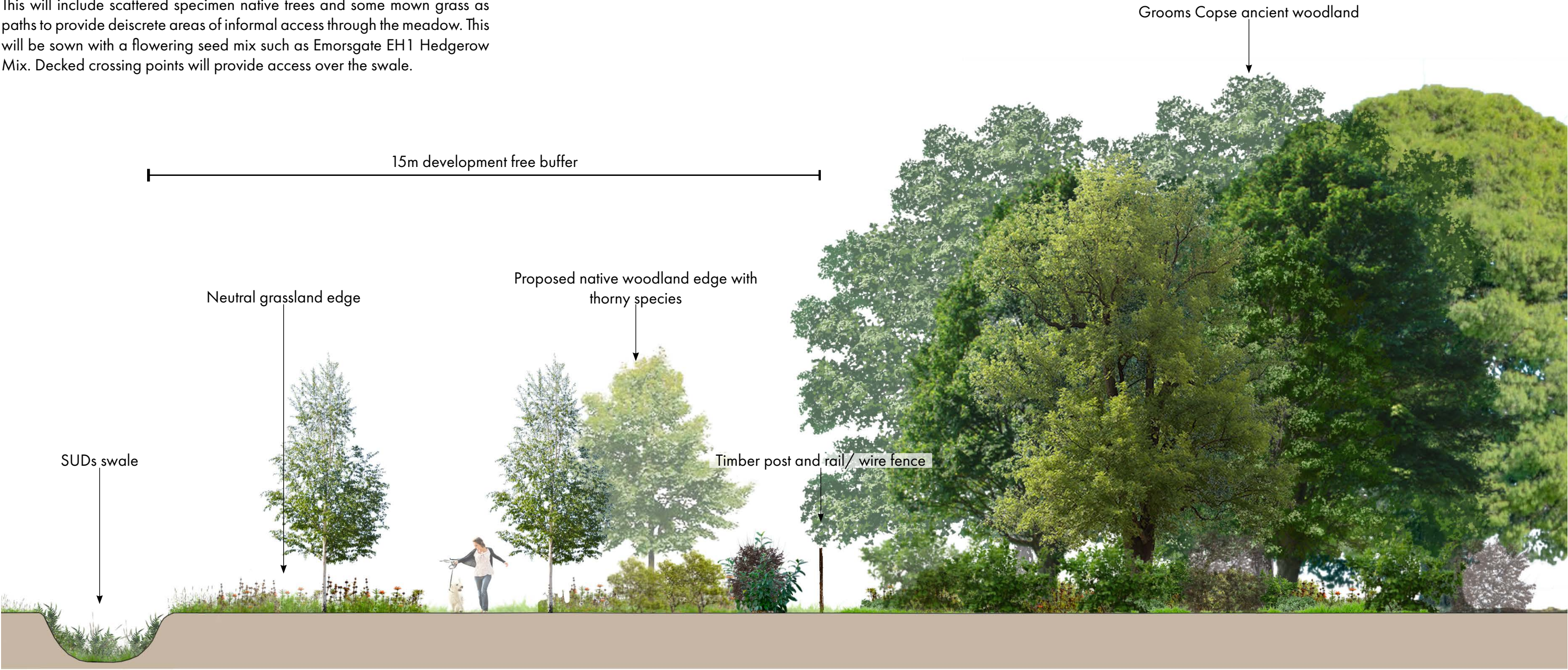
ILLUSTRATIVE SECTION 2

Buffer to Grooms Copse

A 15m wide buffer will be established to the Ancient Woodland. This will be marked by a timber post and rail or wire fence to the Ancient Woodland side with a staggered native hedgerow established inside of the hedge line.

The buffer will incorporate a 5-10m wide belt of native woodland trees and shrubs along the eastern side and set out with a waved edge. This will incorporate thorned species on the western side to discourage public access.

A wide edge of neutral grassland will be established on the western side of the buffer and adjoining a new swale at the edge of the built development. This will include scattered specimen native trees and some mown grass as paths to provide deiscrete areas of informal access through the meadow. This will be sown with a flowering seed mix such as Emorsgate EH1 Hedgerow Mix. Decked crossing points will provide access over the swale.



ILLUSTRATIVE SECTION 3

Southern Site Boundary (East)

Existing hedgerow vegetation on the southern site boundary (Hedge H3 in the Ecological Assessment) will be retained as much as possible. Selected species in the hedgerows will be allowed to grow out to form trees. Some gapping up will be required to augment the hedgerow, increase botanical diversity and establish a more intact landscape feature.

North of the hedgerow, a bund will be created forming the southern edge to the new attenuation basin area. This will be planted with native woodland species to augment the hedgerow and strengthen the southern site boundary so that it provides more effective screening and visual softening of the development from the South Downs National Park to the south. This belt of boundary planting will also provide a habitat connection to the offsite Grooms Copse.

This vegetation will be augmented with additional native planting to establish robust boundary treatments that also provide wildlife corridors and screening value as well as assisting with landscape integration.

New planting will incorporate a high percentage of trees and coniferous species to assist with visual screening. Planting will be predominantly bare root and rootballed stock varying in size and form from transplants and whips (minimum 60-80cm high) to feathered trees and advanced nursery stock and will be planted at 1m centres (depending on location). Refer to separate planting plans for planting details and specification.

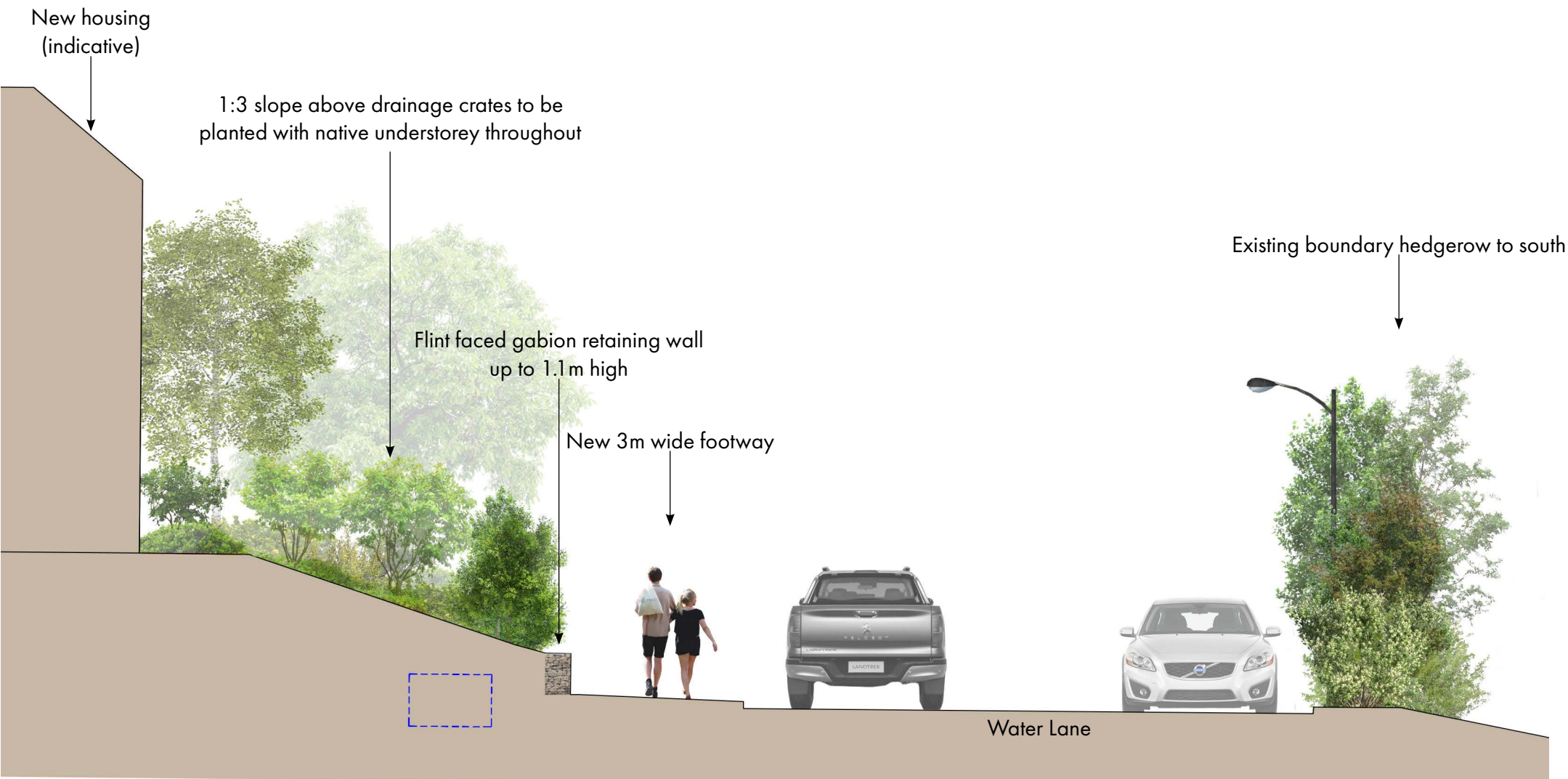


ILLUSTRATIVE SECTION 4

Southern Site Boundary (West)

On the western side of the southern site boundary, a new 3m wide footway is required to be installed. This will necessitate removal of the existing hedge boundary to Water Lane (Hedge H11 in the Ecological Assessment). A flint faced gabion retaining wall will be installed along the back of the footway to allow a planted landscape buffer to be established on the sloping ground between the footway and the new development. Drainage crates will be buried throughout much of the slope with the design accomodating gaps in the crate locations to allow a block of tree planting to be established.

The slope will be planted with a native woodland understorey mix incorporating coniferous species including holly and yew to increase screening value. Native trees will be planted in 'pockets' between the drainage crates.



ILLUSTRATIVE SECTION 5

Western Site Boundary

On the western site boundary, the existing ditch and boundary vegetation will be retained and augmented with additional native tree and shrub planting to establish a robust boundary. The planting will provide screening value and a wildlife corridor as well as assisting with landscape integration.

New planting will incorporate a high percentage of trees and coniferous species to assist with visual screening. Planting will be predominantly bare root and rootballed stock varying in size and form from transplants and whips (minimum 60-80cm high) to feathered trees and advanced nursery stock and will be planted at 1m centres (depending on location).

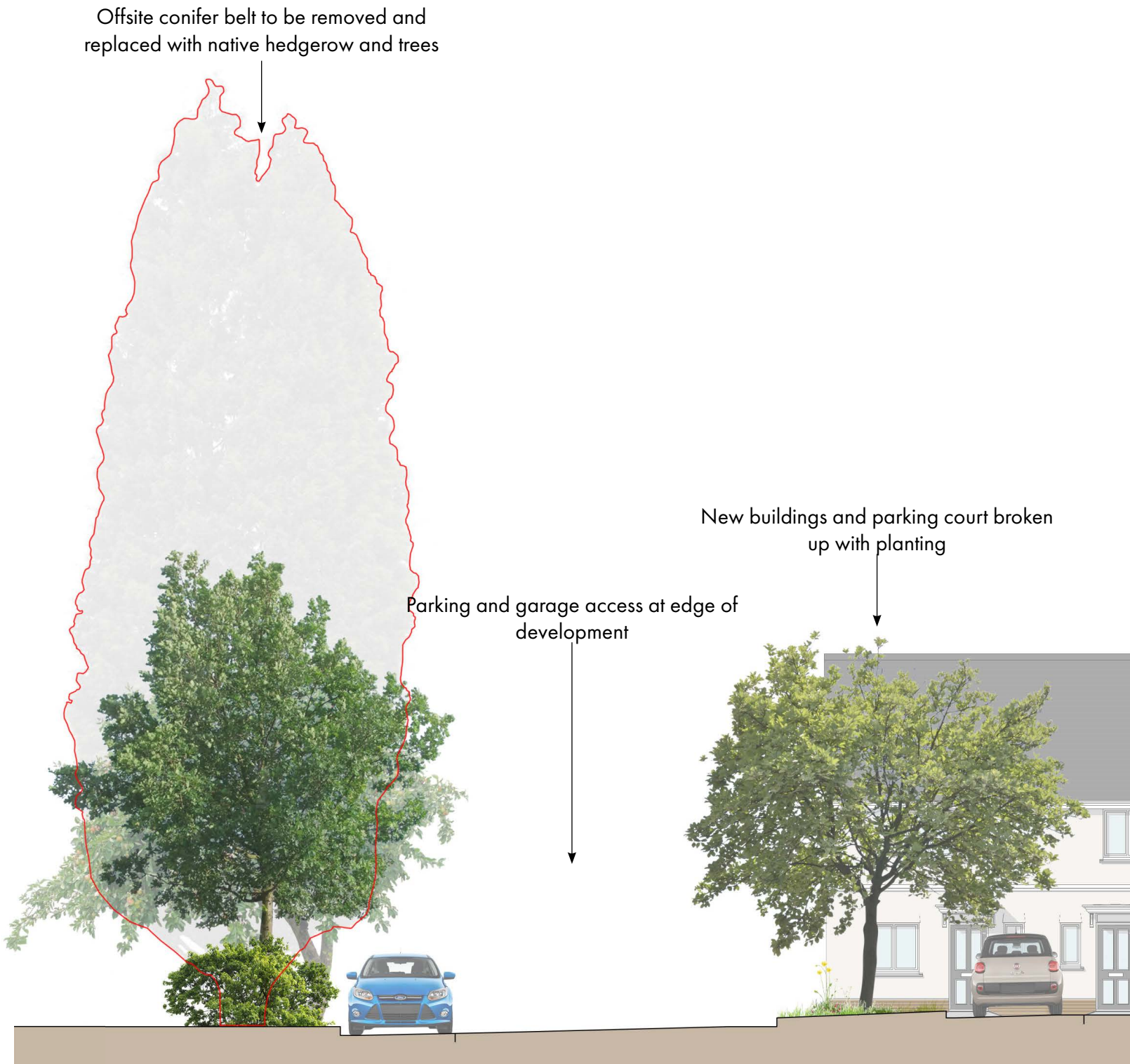
Trees will also be used to help break up parking areas. The existing ditch will be retained and cleared to provide better drainage.



ILLUSTRATIVE SECTION 6

Southern Site Boundary (Close to Stables)

An offsite cypress hedge (Hedge H9 in the Ecological Assessment) is proposed to be removed along the southern site boundary, close to stables, and be replaced with a native hedgerow with intermittent trees, within and offset from the hedgerow. This will provide a more robust and valuable boundary to the new development that will be more in-character and offer greater landscape connections and ecological function in the longer term.



ILLUSTRATIVE SECTION 7

Eastern central link

Through the centre of the site, mature trees and significant vegetation along the east-west spine that sits south of the Oval Racetrack will be retained and the badger sett preserved and protected. An existing tyre wall bund will be carefully removed and the area sensitively grading to a more natural landform.

New planting will be carried out to establish a link between this vegetation and Grooms Copse, creating a wildlife corridor and strengthening the landscape feature. A belt of thorny species will be incorporated around this woodland edge to prevent public access into the valuable wildlife habitat. This area also forms an important link and transition between Grooms Copse and the community hub to the west.

On the northern side of this area, a footway will be provided to allow a pedestrian 'circuit' through the public open space network. Incidental informal pockets of space and play and seating installations will provide opportunities for 'play on the way' throughout this buffer area.

The SUDs swale to the north will form an integral part of the space and contribute to its setting with decked crossings allowing permeability and greater interaction.

