

Background

The landscape strategy for the site at Brook Lane has been informed by the site's existing features, its opportunities and constraints, key recommendations from Consultant Reports (Arboriculture, Ecological, and Geotechnical), and the county and local landscape character assessments.

The site is a piece of land approximately 6ha and located in the northern fringes of Rustington. The A259 occupies the site boundaries to the west and north, the London Brighton & South Coast Railway line to the south, and Rustington Stream (part of the Black ditch), to the east.

The land comprises grazing paddocks, a dwelling, and several ancillary buildings. The main body of the site is largely flat, flanked by higher land (bypass and railway embankments) that define the majority of the site boundaries.

There is currently vehicular access from the A259 which will be improved to provide future access. A public footpath crosses the site from south-east to north-west with railway crossings at each corner and good connectivity to the wider Rustington area to the south and countryside to the north.

The majority of existing vegetation on-site forms linear strips along the transportation embankments. There are a handful of free-standing trees close to the existing buildings. The historic field boundary/hedgerow that runs north/south contains a ditch and several mature existing trees of notable quality and with bat roosting potential.

Both existing watercourses offer potential to improve biodiversity, in particular the eastern Rustington Stream, to support water voles. Future attenuation areas also offer the potential to increase and support existing habitats.

From the Landscape Character Assessment, the site falls within the typical characteristics of urban fringe and low-lying flat open landscape (except for the man-made embankments for road and railway) with straight drainage ditches and it is also an area with few hedgerows and hedgerow trees. Notable features from Landscape Character Assessments include the Black Ditch which is a historically significant waterway.

The key aims

By bringing forward this development in the manner shown in the proposals, it benefits the wider landscape area in addition to the site itself, particularly by delivering the strategic landscape aims below;

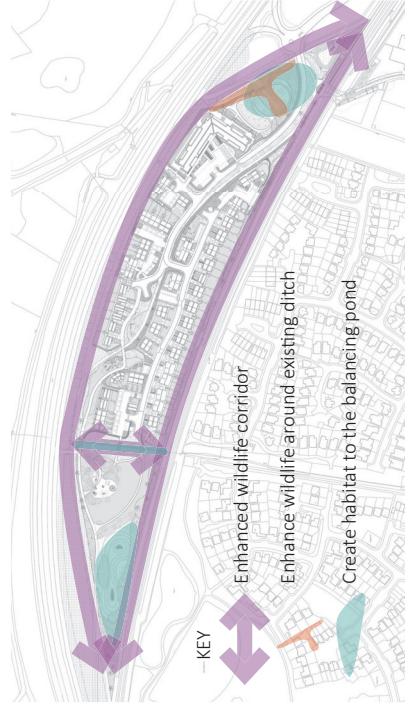
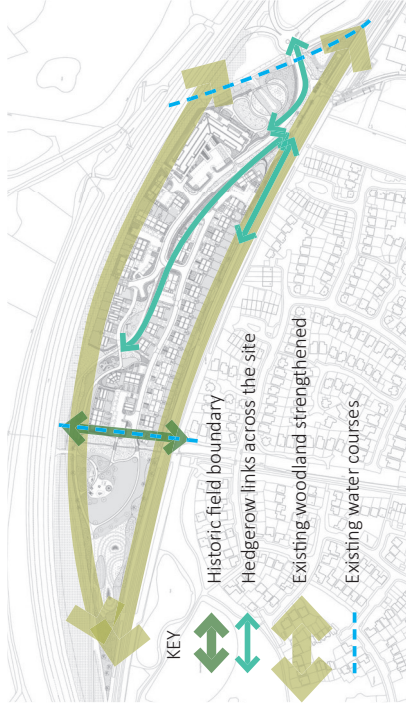
- Strengthen the existing woodlands and tree groups to filter views of Rustington's urban edge
- Increasing the overall amount of planting of woodland, hedgerows, and trees
- Preserve and link existing hedgerows and trees with new planting
- Maintain and enhance field rifles both as a physical entity and as ecological opportunity
- Restore and enhance historical field boundaries where possible

Ecological enhancements by way of:

- Providing a robust planting selection that can tolerate drought and/or waterlogging and salt wind tolerant and include species recommended in the Ecological reports
- Enhancing wildlife corridors, in particular along the rifles/ditches
- An overall increase of opportunities for wildlife by providing a variety of new habitats through planting types.

For the new and existing local residents:

- Provide a series of public open spaces area that are attractive and of high-quality design
- Well designed play areas evenly spaced throughout the development, with an emphasis on wild and informal play features
- Informal sports and exercise opportunities, by way of open space and good pedestrian connections
- Seating and attractive planting, dotted throughout the new residential areas, to prompt social engagement.



On-Site Public Open Space Provision

The masterplan includes the provision of meaningful and generous areas of Public Open Spaces (POS) that provide a high-quality living environment. For the landscape design, Arun District Council's Open Space Supplementary Planning Document (SPD) and associated Open Space and Play Calculator has been used to calculate the on-site POS contributions.

Based on 90 no. dwellings, 6,336m² of POS, and 1,089m² of play space are to be provided on-site. The adjacent diagram highlights these POS and play space areas provided on-site.

Local Area of Play (LAP) areas and Locally Equipped Area of Play (LEAP) are the associated play provisions. Although the Open Space SPD highlights the provision of a LEAP, due to the proximity of the existing Brookfield Park playground to the southwest of the site, a bigger LEAP area has been proposed.

POS Area: 12281 m ²	POS Area: 2938 m ²	LAP 2 Area: 247 m ²	LAP 3 Area: 233 m ²	POS Area: 4810 m ²
LEAP Area: 1650 m ²	LAP 2 Area: 121 m ²			



Play Areas

There are 3 areas of Local Area of Play (LAP) and 1 large Locally Equipped Area of Play (LEAP). These play areas enliven the Public Open Spaces (POS) that are amongst the residential dwellings and within the large POS to the west of the site.

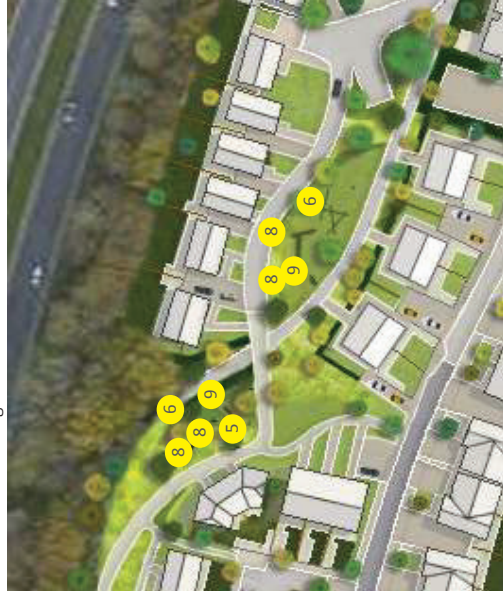
The play areas have been designed to accommodate a diverse range of play experiences for the children. They are all positioned adjacent to pedestrian pathways with several connecting paths, integrating these play areas to the rest of the site.

The following pages demonstrate examples of play equipment that can be used to provide varying play experiences for young and older children.

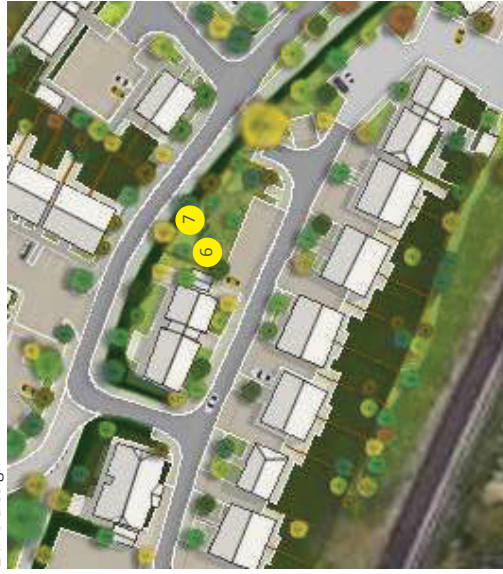
LEAP Design

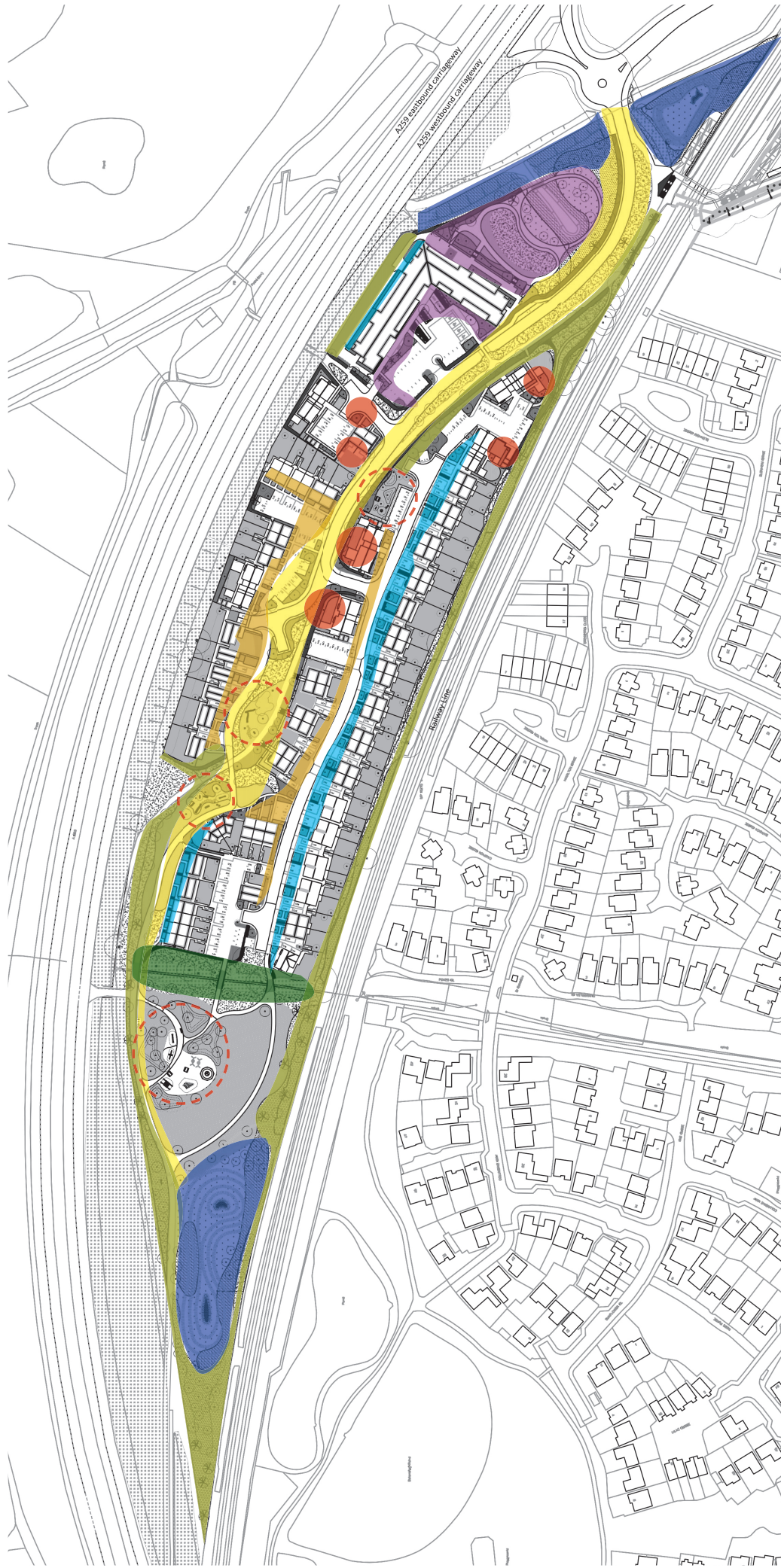


LAP 1 and LAP 2 Design



LAP 3 Design





KEY	Native Edge	North facing front gardens to plot entrances
	Marginal planting to watercourse and attenuation pond	Communal gardens
	Existing historic field boundary	Care home gardens
	South facing front gardens to plot entrances	Perfold Lane entrance road and public footpath character
		Play areas

7. Landscape Strategy
Play Equipment



Climbing structure 1



Rope nest 2



Cradle nest swing 3



Slide 4



Balancing beam 5



See-saw 6



Pairs 7



Timber logs and tree trunks 8



Standing and sitting sheep 9

- Play experiences
- 1 Climbing
 - 2 Social Play
 - 3 Swinging
 - 4 Sliding
 - 5 Balancing
 - 6 Rocking
 - 7 Mental stimulation
 - 8 Natural play
 - 9 Sitting

- LEAP
- Timberplay- Jackstraws see-saw
 - Timberplay- Rope nest
 - Timberplay- Cradle swing
 - Kompan- Embankment slide
 - Timberplay- Balance blocks
 - Timberplay- Double see-saw
 -
 -
 -

- LAP
- -
 -
 -
 - Timberplay- Balancing beam
 - Timberplay- Small see-saw and Wobble dish
 - Timberplay- Pairs
 - Stepping logs and tree trunks
 - Timberplay- Sheep standing and Sheep resting

7. Landscape Strategy Planting Proposals

Existing soils:

The existing soils are a mix of alluvium silty clay, raised beach deposits, white chalks and made ground. This mix of ground conditions will require a robust planting strategy, as plants will need to be able to deal with drought, waterlogging and coastal winds.

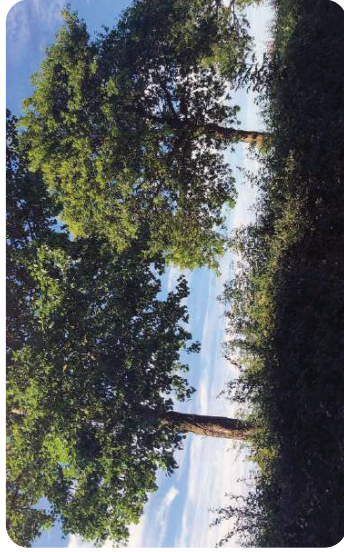
The points below describe the key aims that underpin the planting strategy:

The planting palette has been designed to enhance the overall environment for the residents as well as the existing local community. The proposals offer an overall increase in the amount and diversity of vegetation. There is an emphasis on native planting throughout the development and ornamental planting has been used to bring additional colour and seasonal interest within the built-up areas of the proposals.

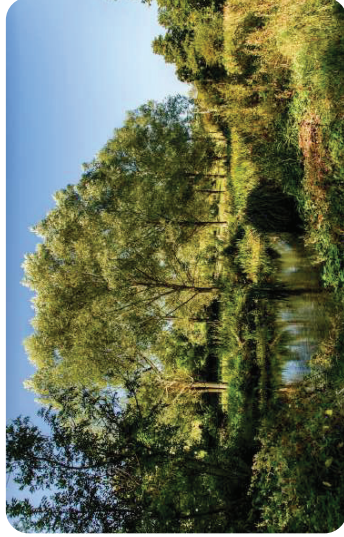
Due to the mix of existing soils and varying ground conditions, a robust planting palette has been developed to deal with drought, waterlogging and particularly coastal winds.

- The specific aims of the planting palette are to:
- Enhance the historic north south hedgerow with new legacy tree planting, understorey and a wide meadow grass margin
- Widen the woodland strips to the site's boundaries with further native structure planting
- Contain wider views of Rustington's urban edge with by including large evergreen tree species
- Support and enhance biodiversity by including suggested species lists from Ecological Reports
- Marginal planting species to attenuation areas, rife / ditches
- Design appealing communal gardens for apartment blocks residents
- Create new gardens and overall setting for the care home, it's residents and staff
- Proposed garden areas to public open space areas including play spaces
- Create attractive planted front gardens with seasonal colour and interest
- Offer orchard trees for every garden

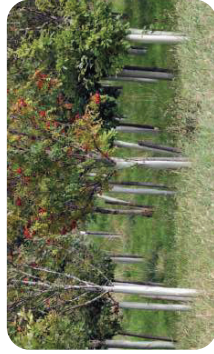
Refer to Detailed Planting Plans (176-201-206) and Plant Schedule (176-SCH-001) for more detail.



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2



3



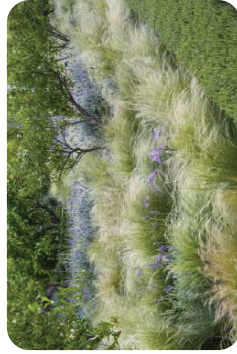
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8



9



10

1. Penfold Lane entrance road and public footpath character
2. Marginal planting to watercourse and attenuation pond
3. Native Edge
4. Care home gardens
5. Existing historic field boundary
6. Play areas
7. Communal gardens
8. South facing front gardens to plot entrances
9. North facing front gardens to plot entrances
10. Rear gardens

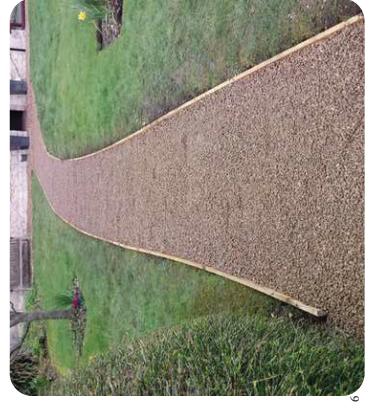
7. Landscape Strategy

Hard Landscape Proposals

Hard Landscape Proposals

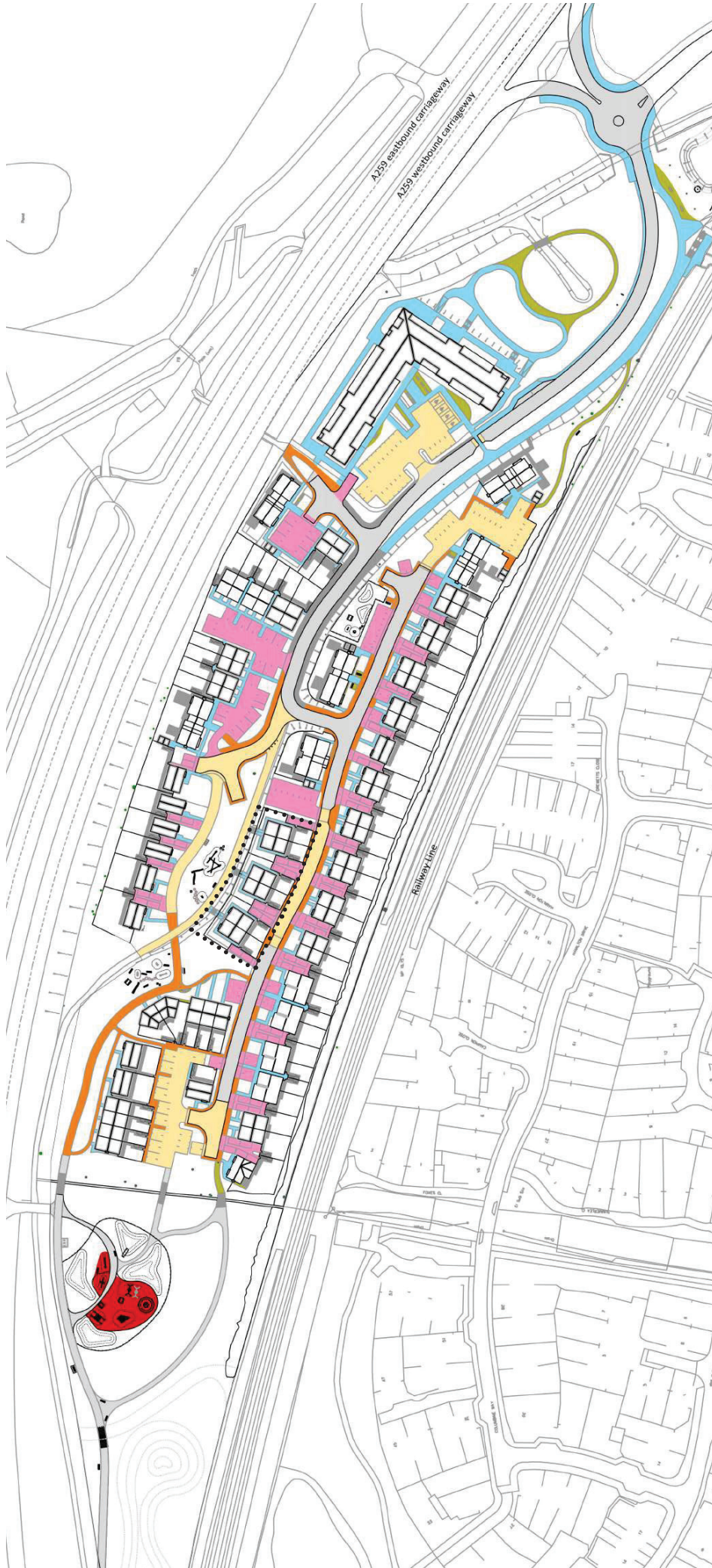
Hard Landscape proposals include using high quality materials for vehicular and pedestrian areas that enhance the overall character of the site and complement the architectural proposals.

Where possible, the principles of a shared surface road and footpath has been proposed within the site. In addition, colour schemes are used to create differentiation between the category of spaces. For example, lighter buff coloured materials are proposed in the infrastructure/ shared surface areas, with the darker greyer colours used to define the private/ semi-private and the public areas.



1. SF1- Asphalt (vehicular and pedestrian)
2. SF2- Shared surface (vehicular)
3. SF3- Shared surface (pedestrian)
4. SF4- Shared surface and infrastructure paths (pedestrian)
5. SF5- Driveways and parking courts (vehicular)
6. SF6- Crushed gravel (pedestrian)
7. E1- Conservation kerb, upstand
8. E2- Conservation kerb, flush
9. E3- Edging, 50mm wide
10. E4- Timber pink kerb

7. Landscape Strategy
Hard Landscape Proposals

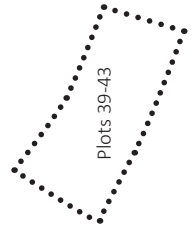


KEY

- SF1 - Asphalt- Vehicular
- SF2 - Asphalt- Pedestrian
- SF3 - Shared surface- Vehicular- High quality concrete blocks
- SF4 - Shared surface- Pedestrian- High quality concrete blocks

- SF5- Driveways and Parking Courts High quality concrete blocks
- SF6- Entrance paths- Pedestrian High quality concrete blocks
- SF7- Informal Paths- Crushed gravel

- SF8- Residential garden patios- High quality concrete blocks
- SF9- Play area surfacing- Tiger mulch
- SF10- Informal paths Crushed gravel, no-dig solution



Plots 39-43

Plots 39-43 will be accessed primarily from the south, with level access to the front and rear doors via the parking spaces and adjacent footpaths. These routes connect back to the pedestrian footpaths within the POS to the west of these plots.

A secondary route has been provided to the north of the properties. This is a stepped access that provides additional links to the footpath and adjacent LAP. In addition, this route will create passive supervision over the POS.

Boundaries Proposals

There is a simple pallet proposed for the boundaries treatment around the site.

Within the rear gardens of private residential dwellings, away from the public view, timber fencing has been proposed. In areas that are on public views, such as rear and side gardens, a combination of hedging and brick walls are proposed.

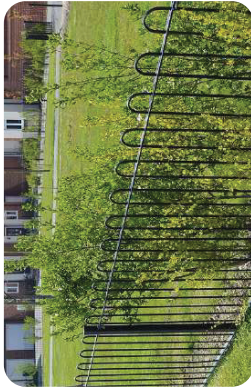
For safety purposes, estate railing and hedging are used around the care home facility. Fencing has also been proposed around the LEAP to ensure safety in the play area.

As the site is bounded by the railway line to the south and A259 to the north, acoustic fencing has been proposed for noise screening to the residential properties along the northern and southern boundaries.

Street Furniture Proposals

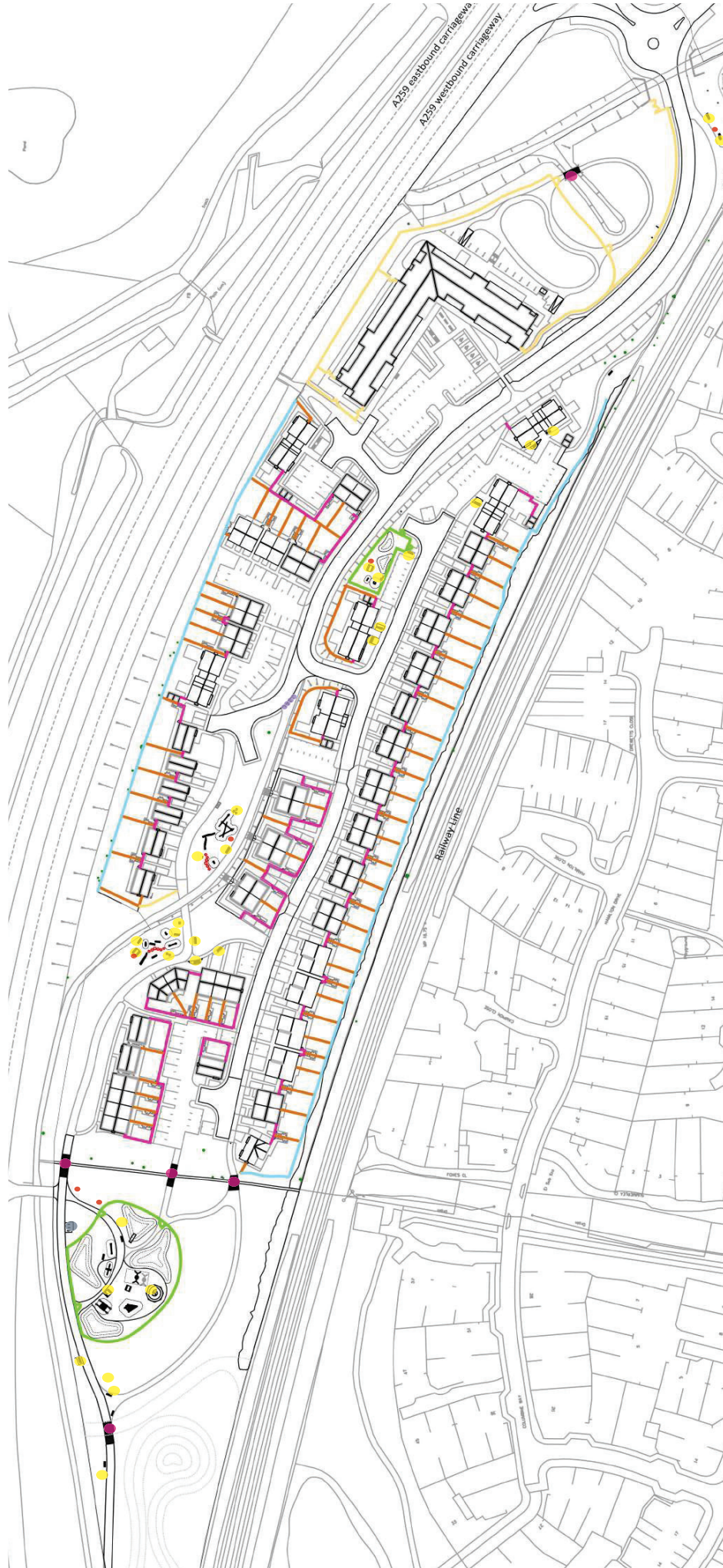
Street furniture across the site enhances the POS areas, providing basic and fun seating opportunities for social gathering and rest. Bicycle stands have also been provided near the LEAP play area and bins placed in appropriate areas.

Where paths are crossing the existing watercourses, timber bridges have been proposed.



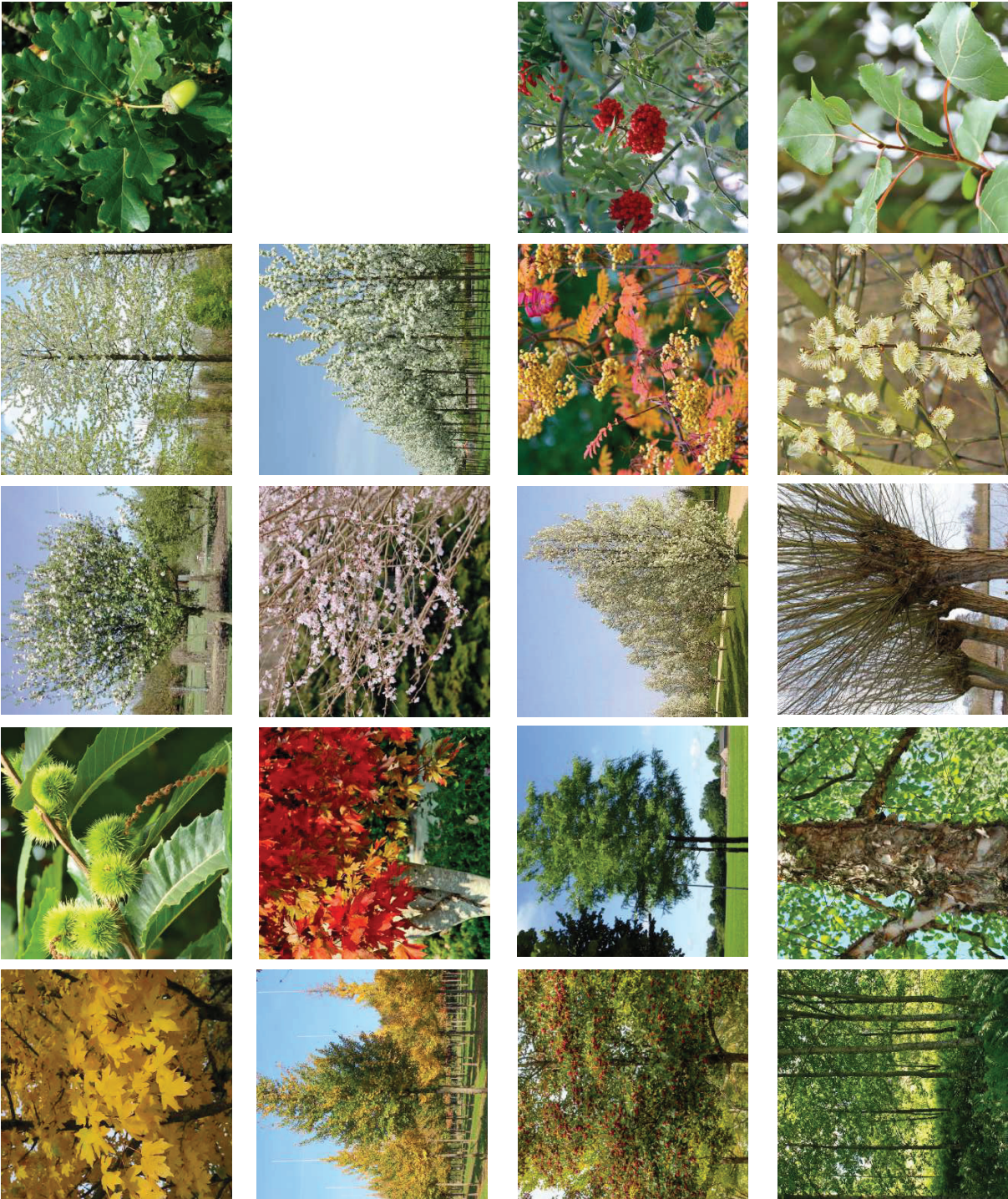
1. B1- Featherboard timber fencing
2. B4- Play area fencing
3. B2- B2- Brick walls
4. B5- Estate railing
5. B3- Acoustic fencing
6. F1- Bicycle stand
7. F2- Dog waste bin
8. F3- Hardwood bin
9. F4- Bench with backrest
10. B6- Hardwood timber bridge
11. F7- Dog waste bin
12. F5- Backless bench
13. F6- Cube seat
14. F9- Hardwood timber bollard

7. Landscape Strategy Boundaries Proposals and Street Furniture



KEY	
	B1- Featherboard timber fencing
	B2- Brick walls
	B3- Acoustic fencing
	B4- Play area fencing
	B5- Estate railing
	Seating areas
	Bin locations
	Bridge locations
	Bollard locations

7. Landscape Strategy
Trees to Street, Parking Courts and Pond Areas



Entrance Road and Meadow
Species
Acer campestre
Castanea sativa
Malus sylvestris
Prunus avium 'Plena'
Quercus robur
Southern Lane
Acer campestre 'Elsrijk'
Acer x freemanii 'Autumn Blaze'
Prunus x subhirtella 'Autumnalis Rosea'
Malus bacatta 'Street parade'
Parking Courts
Crataegus x persimilis 'Splendens'
Gleditsia triacanthos 'Shademaster'
Pyrus calleryana 'Chanticleer'
Sorbus aucuparia 'Joseph Rock'
Sorbus aucuparia 'Sheerwater Seedling'
Pond Area
Alnus glutinosa
Betula nigra
Salix alba
Salix caprea
Populus nigra

7. Landscape Strategy
Planting Proposals- Tree to Boundaries, Care Home Gardens and Fruiting Species



Boundaries
<i>Carpinus betulus</i>
<i>Corylus avellana</i>
<i>Fagus sylvatica</i>
<i>Prunus avium</i>
<i>Quercus robur</i>
<i>Quercus ilex</i>
<i>Sorbus aucuparia</i>
<i>Sorbus torminalis</i>
Care Home
<i>Juglans regia</i>
<i>Liquidambar styraciflua</i>
<i>Quercus robur</i>
<i>Quercus ilex</i>
<i>Malus 'Cox's Orange Pippin'</i>
<i>Malus 'Egremont Russet'</i>
<i>Malus 'Scrumptious'</i>
<i>Pyrus communis 'Concorde'</i>
Fruit/ garden trees
Species
<i>Malus domestica 'Sunset'</i>
<i>Malus domestica 'Falstaff'</i>
<i>Prunus domestica 'Victoria'</i>
<i>Prunus domestica 'Sunburst'</i>
<i>Prunus domestica 'Oullins Golden Gage'</i>
<i>Pyrus communis 'Sensation'</i>

7. Landscape Strategy
Pond Planting Mix





Planting Mix A- Central Area



Planting Mix C- Play Area and Pocket Parks



Planting Mix B- Parking courtyards and shared surfaces



Planting Mix D- Woodland Glade