

Landscape Design Statement

Clymping Mill



Jonathan Bell studio
December 2017

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1. Introduction

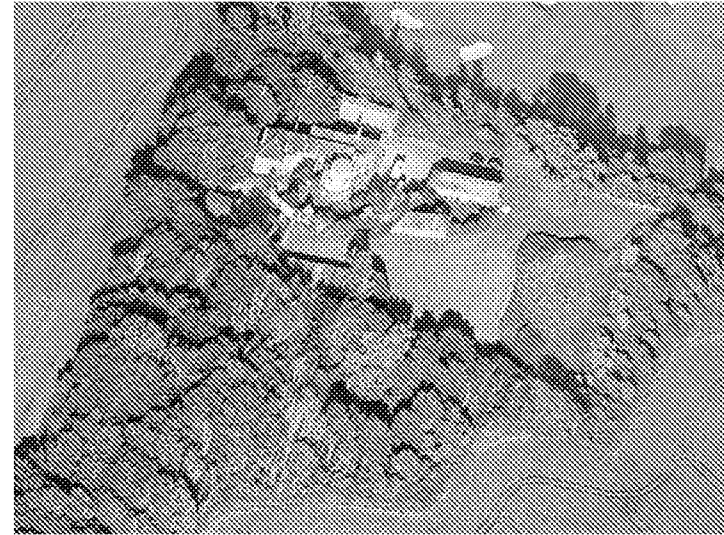
Jonathan Bell studio has been appointed by Gary Love to develop a Landscape Design and Landscape Strategy for the site at Clymping Mill.

The Landscape Design Statement and associated drawings will illustrate the approach taken by the landscape design team, in collaboration with all the other consultants on the Design Team and the clients.

The landscape team have studied the local context in terms of topography, land use, habitat, vegetation and biodiversity and propose a project which, it is hoped, will add considerable ecological enhancement to the site should the Planning Application prove successful.



aerial view from south



aerial view from west



aerial view from north



aerial view from east

2. Context Appraisal

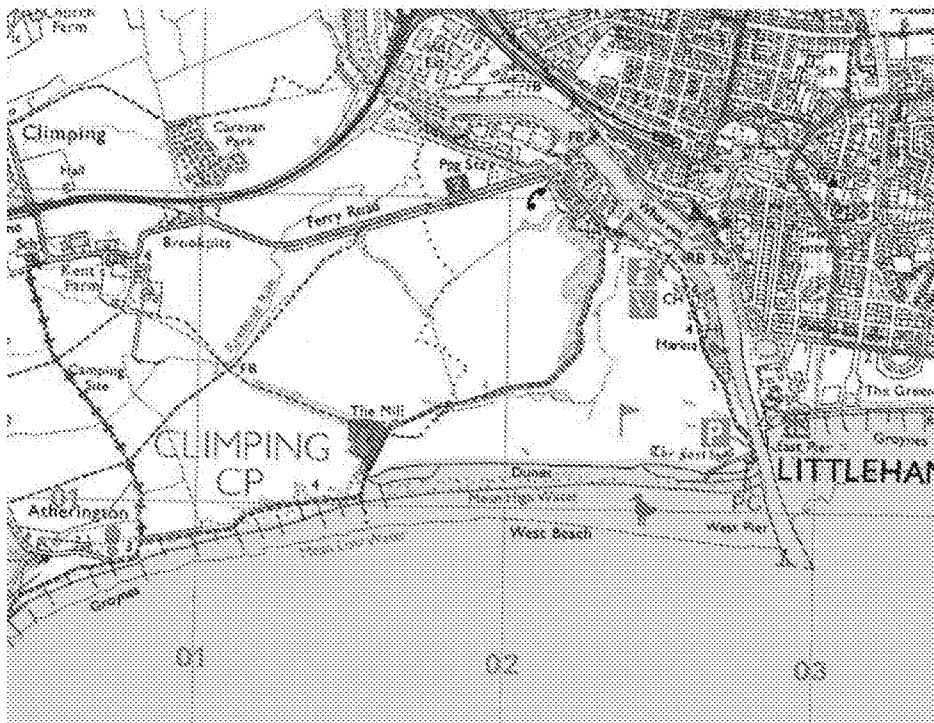
2.1 Location

The proposed Application Site covers an area of approximately 1.6 Hectares and is situated at Clymping Mill, Clymping Street, Clymping, Littlehampton, West Sussex, BN17 5RN

Grid Reference TQ 015 012.

The property is accessed at the end of a long track running parallel to Clymping Beach which ends at the Mill.

The site is indicated in red on the Ordnance Survey extract.



2. Context Appraisal

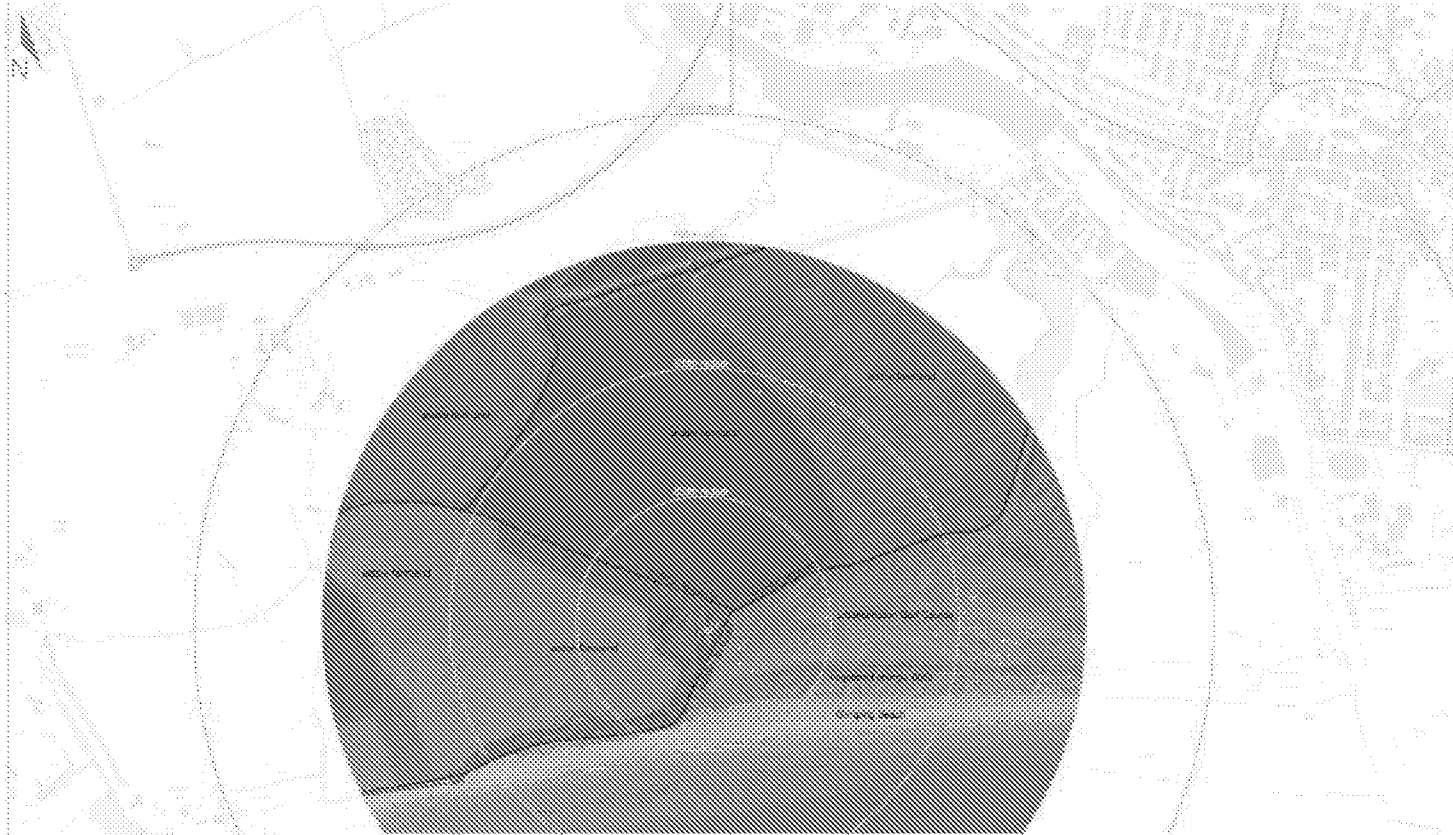
2.2 Adjacent Land Use

The project site lies to the west of Littlehampton.

To the south lies Climping Beach, with Littlehampton Golf Course to the east and arable farmland to the north and west. It sits at approximately 4.0-4.5 metres above sea level.

The perimeter of the land is thickly wooded, giving a sense of privacy and enclosure and mitigating the wind to a certain extent.

A Public Footpath skirts the site on the north and east boundaries, running between the woodland on the north boundary and the adjacent arable field, and between the wood/hedge on the eastern boundary and the open expanse of the Golf Course.



2. Context Appraisal

2.3 Planning

This section provides an overview of the relevant legislation, planning policy and guidance at national, county and district levels relevant to the proposed landscape strategy and the response of the design team to these policies. The site lies within the jurisdiction of Arun District Council.

2.4 National Planning Policy

Chapter 11 of the National Planning Policy Framework covers *Conserving and enhancing the natural environment*; the paragraphs considered relevant to the proposal are listed below.

109. *The planning system should contribute to and enhance the natural and local environment by...providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*

Response: Lizard Landscape Design and Ecology carried out a Preliminary Ecological Appraisal Survey in August 2017 and in their evaluation of the site concluded that *“The site is dominated by improved grassland, hard/bare ground, tall ruderal and as such is considered to be of ‘low ecological value’...Subject to a suitable soft landscape scheme and sensitive management, it is thought that any new development on the site could improve upon the existing baseline and provide biodiversity gains.”*

111. *Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed, brownfield land, provided that it is not of high environmental value.*

Response: significant areas of the site have been previously developed and could be considered brownfield land.

117. *Planning policies should...promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets.*

Response: the landscape team intend to implement both the creation of a biodiverse landscape design and to make recommendations for its long-term maintenance to ensure an incremental increase in biodiversity and ecological gain within and beyond the boundaries of the property.

118. *When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles...proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest...should not normally be permitted...Opportunities to incorporate biodiversity in and around developments should be encouraged.*

Response: The team recognizes the fact that the site lies

close to the SSSI on Climping Beach, and is within the Risk Zone of Climping Beach SSSI. The landscape proposals will ensure that there is no impact on the SSSI by retaining the extensive tree cover on the eastern boundary and will, in addition, incorporate areas of vegetated swale on the roof of the proposed new house, and create a network of seasonally wet “scrapes”, along with the sensitive restoration of the existing rife on site, to provide additional foraging opportunities for wading birds, in particular for the flock of Sanderlings who migrate annually to Climping Beach.

125. *By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

Response: Landscape lighting will be kept to a minimum, with low level fittings pointing downwards onto low reflectance surfaces. There will be no PIR lights used.

In addition, Paragraph 9 of the NPPF states: *Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including...moving from a net loss of bio-diversity to achieving net gains for nature.*

Response: As argued above, all elements of the landscape design will aim to achieve a considerable net gain of biodiversity and ecological benefit.

2. Context Appraisal

2.4 National Biodiversity Action Plan

UK Biodiversity Action Plan: Priority Habitat Descriptions
updated December 2011

The project site offers the opportunity to contribute a significant increase to the National Priority Habitats listed below:

Ponds [Million Ponds Project]

Hedgerows

Traditional Orchards

Lowland Mixed Deciduous Woodland

Lowland Meadows

Reedbeds

Coastal Vegetated Shingle

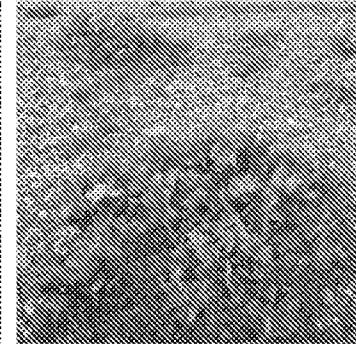
It is recognized that *Biodiversity 2020* published by DEFRA in 2011 has replaced the previous Biodiversity Action Plan led approach in favour of a more generic, less specific set of objectives, but Biodiversity Action Plans remain a useful source of guidance and information.



pond



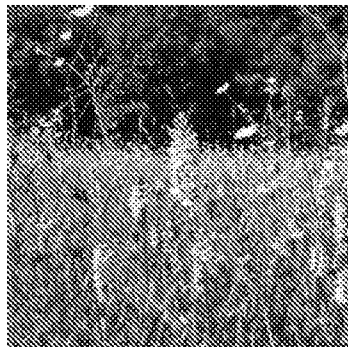
deciduous woodland



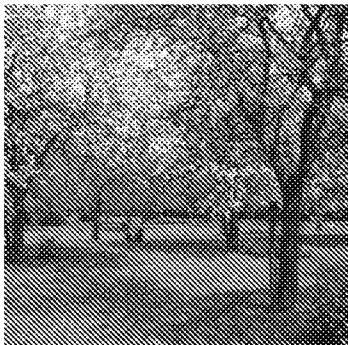
vegetated shingle



hedgerow



lowland meadow



traditional meadow



reedbed

2. Context Appraisal

2.5 County and District Biodiversity Action Plans

The Biodiversity Action Plan for East and West Sussex, and Brighton and Hove, produced by the Sussex Biodiversity Partnership in 2001, lists the following priority habitats and their associated species which are relevant to the land at Clymping Mill:

Hedgerows

Neutral and acid grassland

- barn owl
- brown hare
- brown-banded carder bee
- duke of burgundy
- field cricket
- glow worm
- pheasant's eye
- skylark
- spiked rampion

Coastal plains

- vegetated shingle

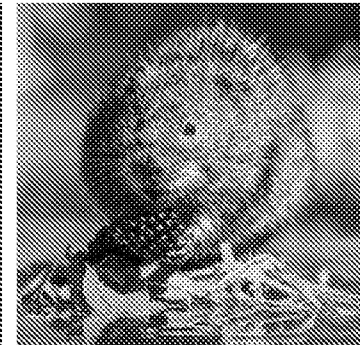
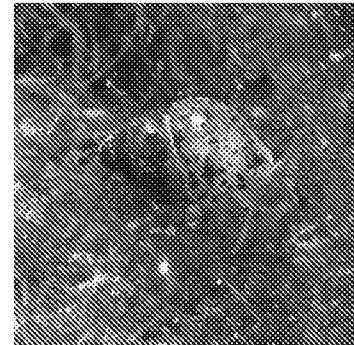
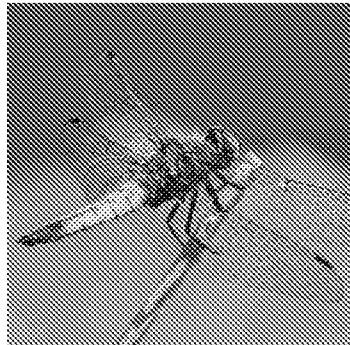
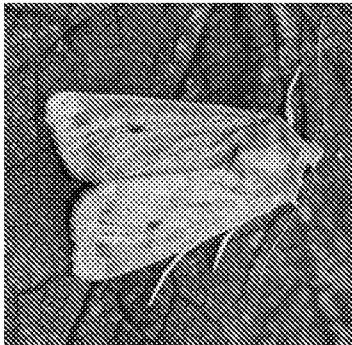
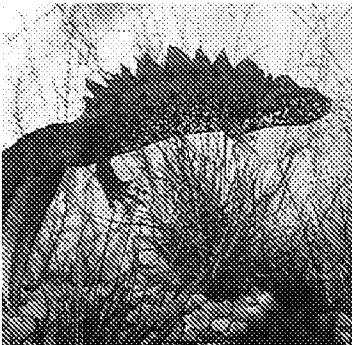
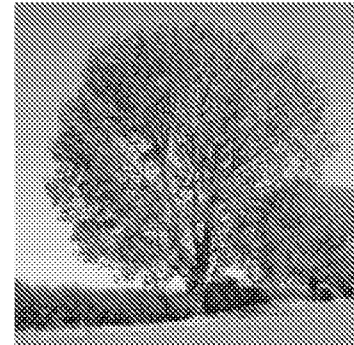
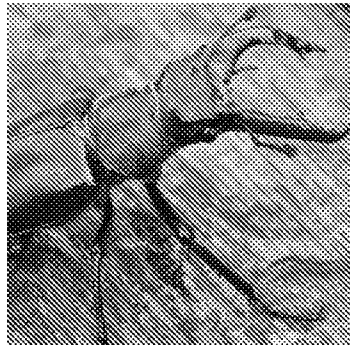
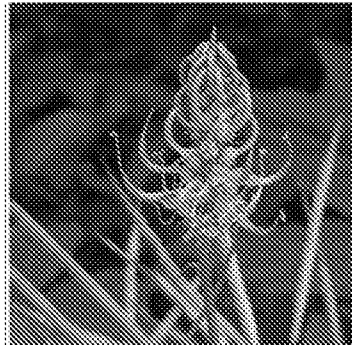
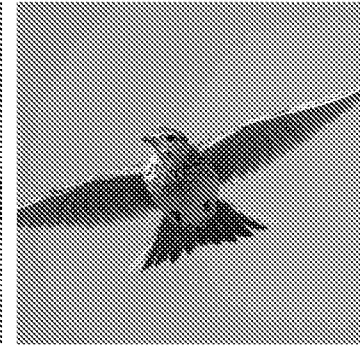
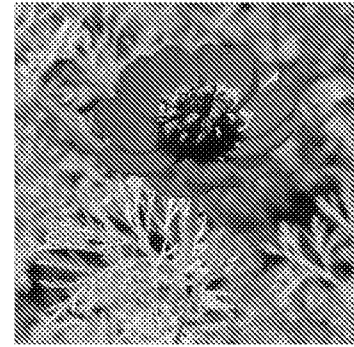
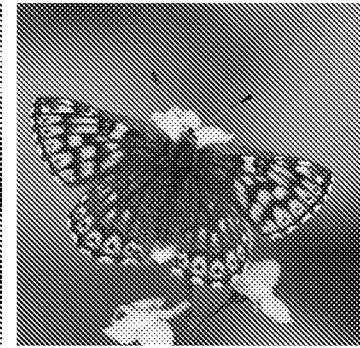
Woodland

- stag beetle

Reedbeds

Standing fresh water

- black poplar
- fen raft spider
- great crested newt
- marsh mallow moth
- scarce chaser
- swollen spire snail
- water vole



2. Context Appraisal

2.5 County and District Biodiversity Action Plans

A Strategy for the West Sussex Landscape produced by West Sussex County Council in 2005 describes the following strategy objectives which are relevant to the proposal.

Objective 3: *re-creating diminishing habitats such as unimproved grassland.*

Response: the landscape design will utilize some of the excavated low-fertility subsoil, if planning permission is granted, to re-create areas of unimproved, species-rich grassland in the garden.

Objective 4: *...conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features.*

Response: the existing woodland will be retained and carefully thinned with the removal of deadwood.

Chapter 4; *County-wide landscape Guidelines* the report continues:

Encourage the planting of mainly native trees and shrub species in association with new development. Use native plant species of local provenance specific to the national Character Area.

Response: all new shrub and tree planting will use native species. In discussion with the LA Landscape Officer, it is hoped to replace the dead and dying Elms with the recently hybridized disease resistant Lutece Elm which will restore the characteristic Sussex skyline in time. In addition it is proposed to plant Native Black Poplars to contribute to the Sussex Black Poplar Partnership, run by the Sussex Wildlife Trust.

Ensure where possible that both landscape and planting schemes are carried out in advance of development.

Response: a planting strategy will be put in place to ensure early planting of trees and hedges during construction.

Minimize the impact of lighting in the landscape.

Response: low impact lighting will be used, pointing down onto low reflectance surfaces. Exterior lighting will be kept to a minimum and operated on daylight sensors rather than PIR to avoid disturbing wildlife.

Incorporate where possible archeological features within landscape schemes.

Response: the existing flint walls on site will be restored sensitively and incorporated into the landscape design.

4.3 Use where possible designs and materials for rural road schemes which are locally distinctive, and road surfaces which complement local building materials.

Response: new tracks will be loose gravel laid into a no-dig cellweb system with a mown grass central strip.

4.11 Promote the protection, conservation and enhancement of ancient woodlands, individual mature and ancient trees of historic importance and other distinctive tree types including pollarded trees

Response: all existing trees that are in good condition will be retained.

4.19 Encourage woodland management planning encourage the appropriate management of shelterbelts by expanding the range of tree and shrub species and removing overmature conifer species where necessary

Response: mixed indigenous hedgerow plants will run around the perimeter of the site to significantly enhance biodiversity and create wildlife corridors. The row of over mature conifers which stood on the north west edge of the site have already been removed.

2. Context Appraisal

2.5 County and District Biodiversity Action Plans

Sussex Biodiversity Records Centre: Biodiversity records for rare, protected and biodiversity action plan species 2001, has identified numerous fauna and flora BAP species and it is intended to ask advice from the Sussex Biodiversity Records Centre and the Sussex Wildlife Trust and to work with both organizations to develop an appropriate habitat creation strategy for the site and to put in place conservation management strategies to create ecological networks and successful natural processes.

As can be seen on the diagrams on this page and the next there is an opportunity to enhance the site in terms of habitat creation, biodiversity, nature conservation and ecological networks. The landscape design team intend to consult with the LA Landscape Officer and the Sussex Wildlife Trust to maximize the ecological gain potential of the site if planning permission is granted.

Figure 12b - Habitat Survey 2008

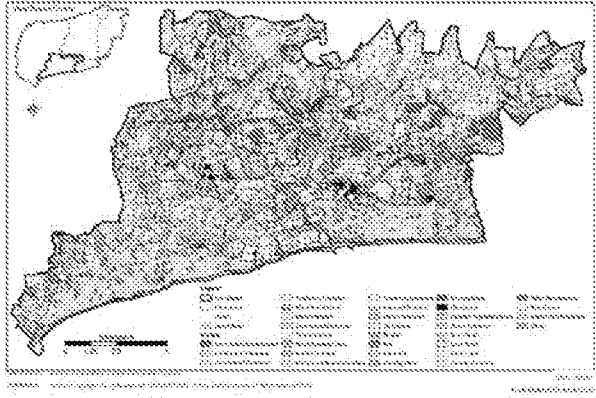


Figure 11 - Areas of High Biodiversity Importance

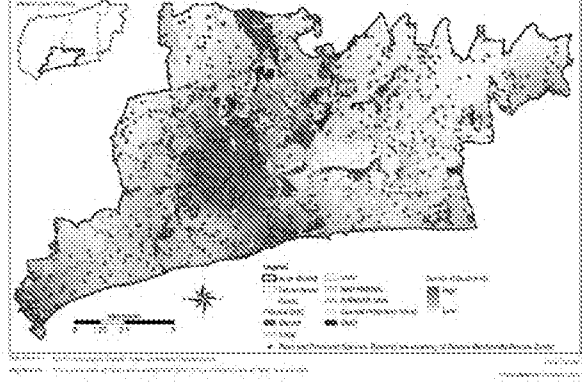


Figure 8 - Potential Sites of Nature Conservation Importance (SNCI)

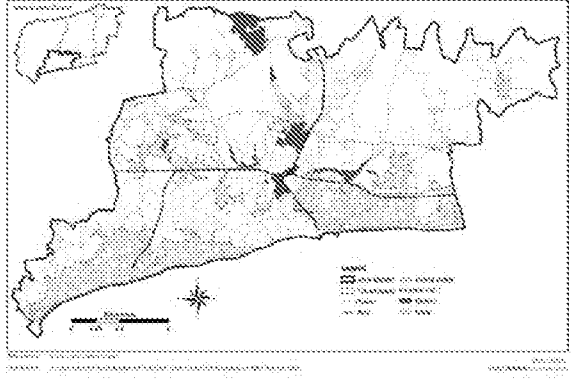
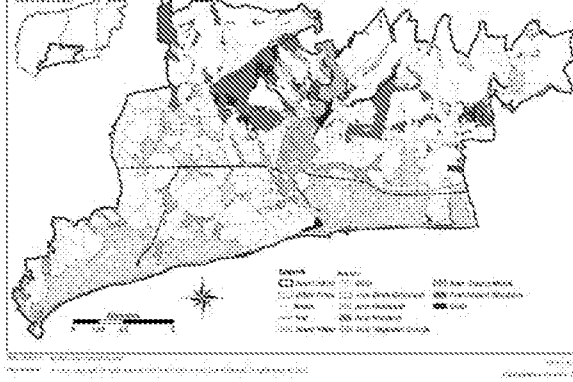
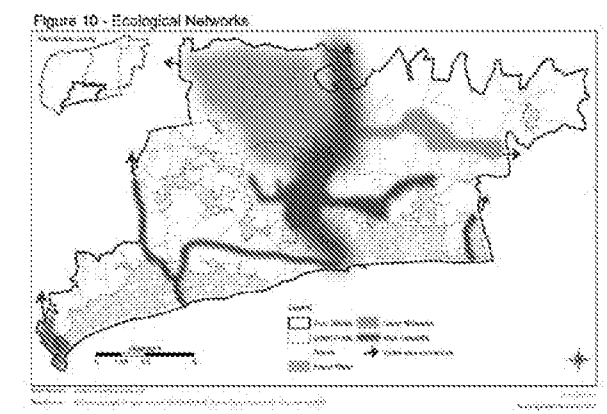
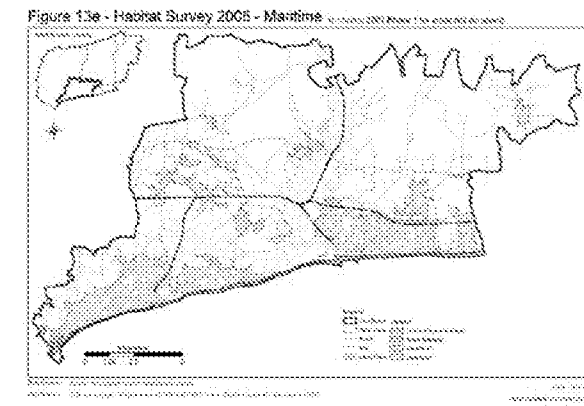
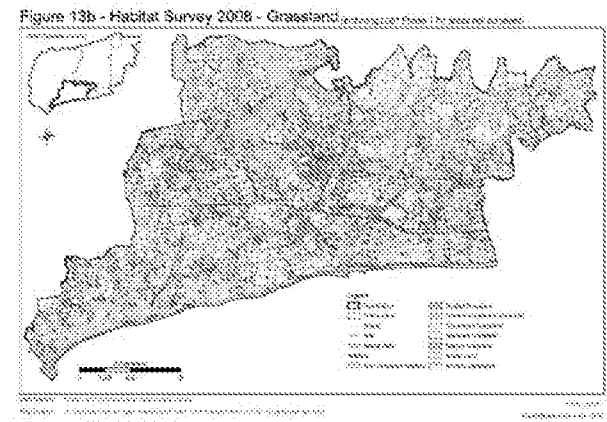
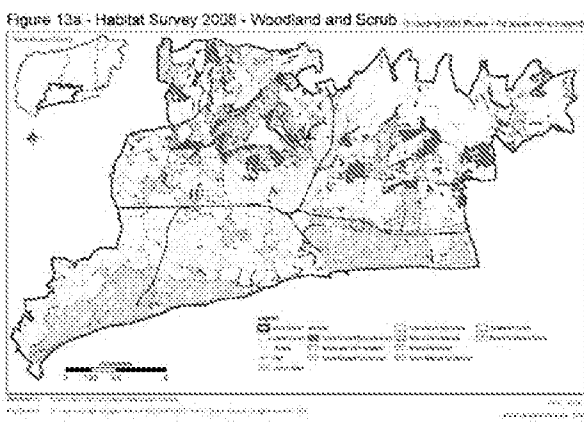


Figure 9 - Current Sites of Nature Conservation Importance (SNCI) and BAP Habitat



2. Context Appraisal

2.5 County and District Biodiversity Action Plans



2. Context Appraisal

2.6 Landscape Character Assessment

From a national perspective, the project site lies within National Character Area 126: South Coast Plain as defined by Natural England. Although the objectives set out in the NCA 126 publication are necessarily rather generic, as it covers such a large area, there are specific objectives that are relevant to Clymping Mill, in particular the objective:

Restoring hedgerow boundaries, where they will help to impede cross-land flows within the catchments of the Arun and Meon. This will aid improvements in water quality and provide food sources for pollinating insects, as well as restoring the character of native hedgerows and traditional field patterns - especially when lost in peri-urban areas. page 17.

Response: There is an opportunity to plant an indigeneous mixed hedgerow around the perimeter of the site, which would amount to approximately 800 meters of new hedgerow. The plants would be locally sourced and planted as whips to acclimatise to the maritime conditions, and in time would be laid as a traditional hedgerow.

At a local level, the land lies within West Sussex County Council's Landscape character Area SC1: South Coast Shoreline, which is described as a *distinctive low, open and exposed landscape which has an overriding visual and physical association with the sea.*

Response: The landscape design incorporates plant species that are in keeping with the seaside conditions and will avoid the introduction of exotic species to enhance the sense of place and to increase natural biodiversity.

The Land Management Guidelines include:

- *Conserve and enhance the natural landscape features of the coast including shingle beaches and banks, saline lagoons, dunes, coastal scrub and trees, rife and ditches through sympathetic management.* **Response:** The roof of the proposed Pond House is to be an extensive green roof, planted as vegetated shingle. This will benefit the Meadow Pipits that presently nest on neighbouring West Beach which are threatened by dogs and foxes, and provide them with a haven inaccessible to predators. In addition, the existing rife on site will be carefully restored, and a series of "scrapes" are planned to provide foraging opportunities for wading birds, in particular the flock of Sanderlings that currently migrate to Climping Beach from the Arctic every year.

- *Conserve and enhance the vegetated shingle habitat.* **Response:** The proposed vegetated shingle roof will contribute to this aim.

- *All new planting to be of coastal tolerant plants which are adapted to the maritime winds and seaside conditions. Particular care needs to be taken in species selection in sensitive coastal habitats.* **Response:** All new planting will be locally sourced salt tolerant indigenous coastal species.

- *Establish new areas of dense scrub and tree groups through the creation of sheltered areas using sympathetic measures such as low stone walls and earth mounds and nurse species for wind protection.* **Response:** Existing woodland and scrub areas will be carefully cleared of dead trees and managed to increase tree and understorey diversity. Existing flint walls and earth bunds will be retained.



Landscape Character Area SC1: South Coast Shoreline

2. Context Appraisal

2.7 Local Landscape Designations & Notifications

Climping Beach SSSI

West Beach LNR

Littlehampton Golf Club & Sand Dunes SNCI

COUNTY: WEST SUSSEX

SITE NAME: CLIMPING BEACH

DISTRICT: ARUN

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981.

Local Planning Authority: ARUN DISTRICT COUNCIL

National Grid Ref: TQ 020910

Area: 65.8 (ha.) 162.6 (ac.)

Ordnance Survey Sheet 1:50,000: 197

1:10,000: TQ 00 SW

Date Notified (under 1949 Act): 1980

Date of Last Revision: -

Date Notified (under 1981 Act): 1985

Date of Last Revision: -

Other Information:

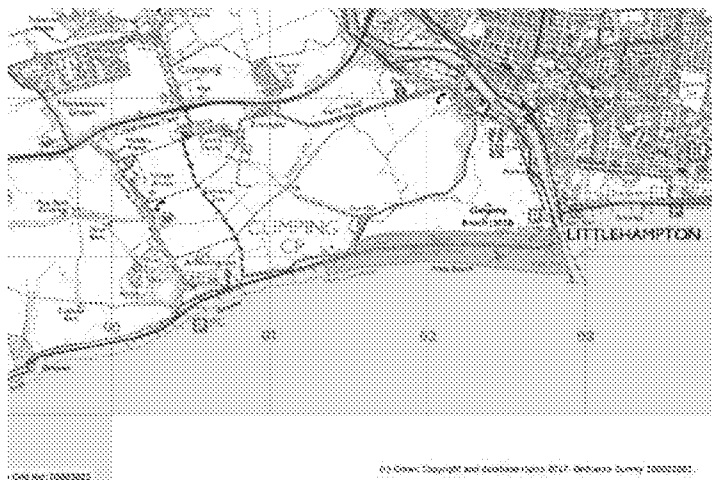
Description and Reasons for Notification:

The site is a stretch of coast with a vegetated shingle beach, behind which is a sand dune system. The intertidal zone supports important populations of wintering birds and the numbers of wintering sanderling, in particular, are of European significance.

Vegetated shingle beaches are a nationally uncommon habitat. The beach at Climping is broad in the west but narrows to the east. Plant communities are mainly restricted to sheltered areas behind the main shingle bank and include yellow horned poppy *Gaucium flavum*, sea dale *Crambe maritima*, sea beet *Beta vulgaris*, curled dock *Rumex crispus* and sea holly *Eryngium maritimum*. Scrub of tamarisk *Tamarix gallica* and hawthorn *Crataegus monogyna* has developed in a few places behind the shingle.

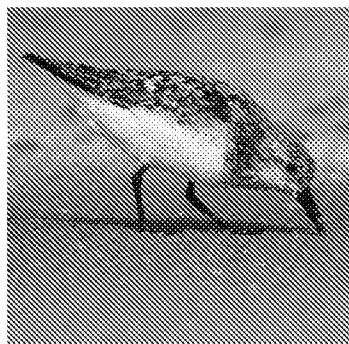
Sand dunes are fragile systems, susceptible to erosion and often unstable. Stabilised parts of these dunes are dominated by marram-grass *Ammophila arenaria*. Other plants which are present include dune fescue grass *Vulpia maritima*, red fescue grass *Festuca rubra*, sand catchfly *Silene acaulis*, sand sedge *Carex arenaria*, viper's bugloss *Echium vulgare* and a locally uncommon plant, Nottingham catchfly *Silene nutans*.

The intertidal zone consists of soft muds and sands which support large populations of marine invertebrates. The invertebrates are an important food source for wintering birds. In particular up to 300 sanderling have been recorded from this site in winter; a figure which represents 1% of the West European population of this bird which breeds in the high Arctic but flies south to winter on sandy coasts and estuaries. Other wintering birds include grey plover and oystercatcher.

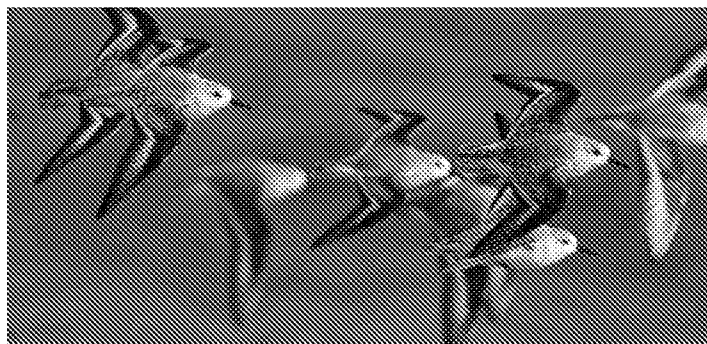


Climping Beach SSSI

vegetated shingle



Sanderlings



2. Context Appraisal

2.8 Public Footpaths & Rights of Way

A Public Footpath runs along the edge of the property on the east boundary, along the edge of Littlehampton Golf Course and on the north boundary through the woodland.



3. Site Appraisal

3.1 Existing Site Description

The site is approximately 1.6 hectares of land set back from Climping Beach.

The existing vegetation consists of an overgrown woodland around the boundary of the site which connects to the block of deciduous woodland leading from the north-west corner of the property.

The area to the middle of the land consists of improved grassland and ruderal species that have colonized the disturbed ground.

There is a line of overgrown hedgerow plants along some of the east boundary, but apart from that there are no hedges.

There is no standing water on site.

The land and the Grade II listed buildings, have been sadly neglected for many years.



3. Site Appraisal

3.2 Site Photographs



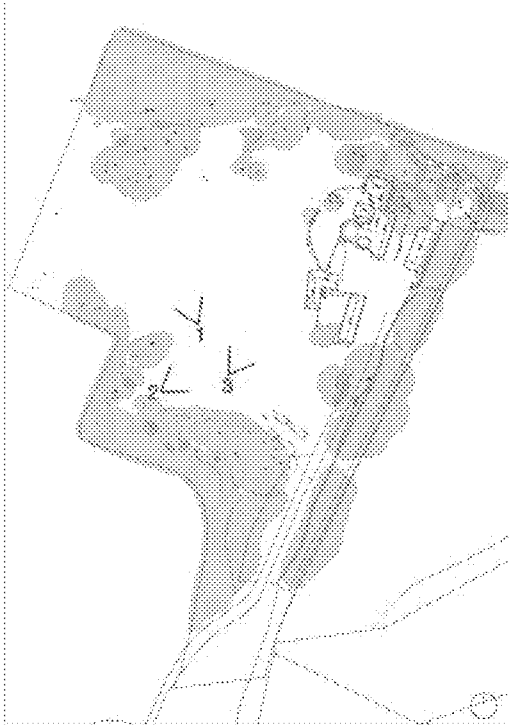
viewpoint 1



viewpoint 2



viewpoint 3



3. Site Appraisal

3.3. Site Access and Public Footpaths



single lane tarmac access track parallel to Climping Beach



Public Footpath along north boundary

3. Site Appraisal

3.4. Existing Trees and Management Strategy

The existing tree cover on site consists of an interesting mixture of predominantly indigenous broadleaved trees. Oak dominates the eastern boundary, with a group of fine Evergreen Oaks thriving in the coastal conditions.

The southern boundary contains mixed woodland of Hawthorn, Elm and Bullace, with a stand of Evergreen Oaks that have been pruned by the wind. To the west stands a thin belt of Willow, Hawthorn, Elm and Birch, and a deeper woodland of Elm, Elder, Hawthorn, Sycamore and Hornbeam runs along the northern boundary, with remnant Hazel coppice. Large Oaks dominate the north-east corner of the site.

An existing shelter belt of over-mature conifers has been removed.

All the elms are either dead or dying, and a group of Oaks in the north-west corner have started to fall, and will need to be felled in due course. The rest of the trees are mainly in good condition, and would benefit from careful thinning and removal of dead wood.

It is proposed to conserve the existing trees on site that are in good condition. All the dead elms are to be removed and new disease-resistant European hybrids, such as Lutece Elm planted, in consultation with the Local Authority Landscape Officer.

In addition it is proposed to plant Native Black Poplar trees, to contribute to the Sussex Black Poplar Partnership initiative, run by the Sussex Wildlife Trust in partnership with Wakehurst Place and the Sussex Black Poplar Working Group.



3. Site Appraisal

3.5. Ecological Survey and Landscape Response.

Lizard Landscape Design and Ecology carried out a Preliminary Ecological Appraisal Survey on 14 August 2017; the results relevant to the landscape design are summarized below, along with the responses of the landscape design team.

4.2.8 [woodland] clearance has resulted in a thin line of 'leggy' vegetation which would benefit from re-enforcement.

Response: the landscape design proposes new planting of locally sourced, coastal tolerant, indigenous mixed hedgerow species around the perimeter of the site. Care will be taken when specifying hedge plants so that shade-tolerant species are planted in the areas of overgrown woodland. Generally it is proposed to put in place a long-term woodland management strategy to improve the biodiversity and arboricultural health of the existing woodland area, and to extend the hedgerow line to provide wildlife corridors around and across the site.

4.4.1 the majority of trees on site...offer no discernible bat roost features.

Response: It is intended to fix Schwegler bat and bird boxes to appropriate trees across the site in consultation with an ecologist to enhance wildlife habitat on site.

5.1 the site is dominated by improved grassland, hard/bare ground, tall ruderal and as such is considered to be 'of low ecological value'

Response: the landscape design intends to re-create areas of unimproved grassland using the low-fertility sub-soil dug during the excavation of the Pond House, if permission is granted. This would facilitate the establishment of areas of locally-sourced wildflower meadow, bringing considerable benefit to insects, in particular to the 71 species of moth that have been

recorded on Climping Beach. The proposed vegetated shingle roof of the Pond House would also provide significant ecological gain to the site as a whole, and a haven for Meadow Pipits threatened by dogs and foxes on West Beach.

5.2 The loss of areas of improved grassland could easily be mitigated through the implementation of a sensitive landscape scheme which incorporates areas of wildflower lawn as well as nectar rich plants.

Response: as noted above, the landscape design will incorporate large areas of species-rich wildflower meadow, cut once a year.

5.6 A single tree -T01 - has been assessed as providing some bat roost suitability...This tree is recommended for retention.

Response: it is intended to retain this tree.

5.7 Lighting of the scheme should be carefully designed

Response: exterior lighting will be kept to a minimum, with low output lights pointing downwards onto low reflectance surfaces. The use of PIR lights will be avoided.

7.0 ECOLOGICAL ENHANCEMENTS

Response: all the suggestions in this clause will be incorporated into the landscape scheme.

4. Landscape Plan

