

Landscape



Landscape Vision

The Landscape Vision for Climping seeks to create a modern, sustainable development that responds sensitively to its edge of settlement setting and relationship to the existing community. The proposals will provide a strong framework that will allow the development to assimilate into the wider landscape and provide a new edge to the Climping settlement.

The landscape proposals have been informed by a detailed analysis and study of the site's current constraints and opportunities, informed by the principles agreed as part of the outline approval, and developed as more up to date site information has been provided by the consultant design team.

Responding positively to these challenges, we have sought to establish an integrated approach to drive a clear vision for the landscape. This not only informs the future masterplanning of the site, but also provides a real opportunity to provide wider green infrastructure network enhancements that meet the needs of the local community to reinforce its sense of place. Together this has informed an integrated response to the landscape design strategy summarised below:

- Provision for a strong sense of arrival to the development from Church Lane through a generous landscape buffer along the eastern boundary;
- The provision for a series of generous informal landscape spaces / open SuDs features that together will provide pedestrian, cycle and ecological connectivity across the site, help define key entrances and support the recreational and play needs for all residents.
- Creation of a strong boundary vegetation buffer to retain the sense of enclosure, provide mitigation to the development / associated infrastructure improvements whilst maximising opportunities to improve the site's biodiversity value.

Based on current best practice, the landscape proposals will create an inspiring place for the existing and future community, that will ensure its ability to thrive in the future and adapt to changes in the climate.



Public Open Space and Play Strategy

The masterplan proposes a series of interlinked, high quality public open spaces that together form part of the movement strategy across the development. These link into key entrances and connections to the wider footpath/cycle network.

The proposed public open spaces will be informal in nature to take account of and strengthen the landscape setting. Easily overlooked from adjacent housing, these spaces will provide a safe place for play and recreation.

Informed by the archaeological features, the design of the open spaces will seek to provide a subtle interpretation of the former enclosures using natural features. These natural features will be such as closely mown grass, meadow and subtle landform planted with trees to help signify the site's historic legacy.

ENTRANCE GATEWAY

The enhanced site access from Church Lane will be strengthened and framed with a strong landscape. The a mix of SuDS features that use modern drainage techniques will improve the ecological and amenity value.

On entering the site, residents and visitors will pass through the landscape buffer (which will be scaled as appropriate to ensure suitable visibility splays) and experience framed views of the two curved gateway buildings. This will provide a strong sense of arrival and a taste of the informal nature of the site wide landscape strategy beyond.



Public Open Space and Play Strategy

CENTRAL PARK

Positioned to the north and south of the main avenue, the Central Green Park will provide an uninterrupted physical and visual link to the existing community to the north. Stretching over 400 metres, this green swathe not only protects the site's below ground archaeological features, but will provide new public footpaths through managed meadows. These will be framed by newly planted native woodland and hedgerows and support informal recreation opportunities.



Public Open Space and Play Strategy

VILLAGE GREEN

Forming a getaway feature to the proposed western residential parcels, the village green provides a generous open space for local residents to gather and build community relationships. Framed by the tree-lined avenue spine road, the village green will include space for informal gathering, games, and an ecologically rich SuDS basin. This will add to the site's biodiversity by providing landscape and wildlife connectivity and encourage residents to connect with nature.



Public Open Space and Play Strategy

‘GRAND PARK’

Provision for a generous parkland on the existing open land to the west of the site will act as a key community park for new and existing residents to come together and socialise. The design of the park will seek to establish a mosaic of wildflower meadows, amenity grassed areas, and native tree/shrub planting. This will support a mix of recreational areas, create historical interpretation opportunities, and create biodiversity enhancements in accordance with the ecological aspirations for the site.

A sensitive palette of materials will include simple hoggin-surfaced paths and rural timber fencing that provide a choice of informal routes facilitating use by wheelchairs and pushchairs. Any street furniture, signage or play equipment should be as simple and natural as possible. Lighting will be limited unless essential for safety.

Subtle landform features planted with clumps of tree planting will be introduced to frame key view corridors and help mitigate the proposed development. This will tie in with the landscape buffers.



Public Open Space and Play Strategy

LANDSCAPE BUFFERS

Connecting and enhancing the existing boundary vegetation, a series of green and blue corridors will be established around the site to provide varying degree of meadow types, wetland areas and woodland planting mitigating any loss of vegetation as a result of any future strategic highway improvements along A259 / Crookthorn Lane.

Planting to the rear of the existing properties south of Horsemere Green Lane will be carefully positioned to provide a sufficient buffer whilst maintaining views to the newly created open spaces.

Provision for new public footpaths through managed meadows, framed by newly planted native woodland and hedgerows within and around the site boundary, will reinforce the informal movement corridor across the site linking back into the development at key junctions to aid safe use of the pathways.



Public Open Space and Play Strategy

PLAY PROVISION

The open space design will include a diverse mixture of natural play equipment suited to the requirement of the development demographic and will encourage interaction with the natural environment.

The quantum of development makes allowance for an assortment of play opportunities and abilities as summarised below:

- 1 No. Local Equipped Areas for Play (LEAP) located within the Central Park which will be designed in accordance with the guidance in Fields in Trust's 'Planning and Design for Outdoor Sport and Play'.
- A Play Trail / Informal Local Areas of Play (LAP) as shown on the illustrative masterplan will be integrated across the open space areas to provide interest and encourage family walks. These will cater for all age groups and will second as supporting informal exercise opportunities.
- A Fitness Trail located along the pathways in the Grand Park. This will encourage health and fitness among people of all ages.



Public Realm

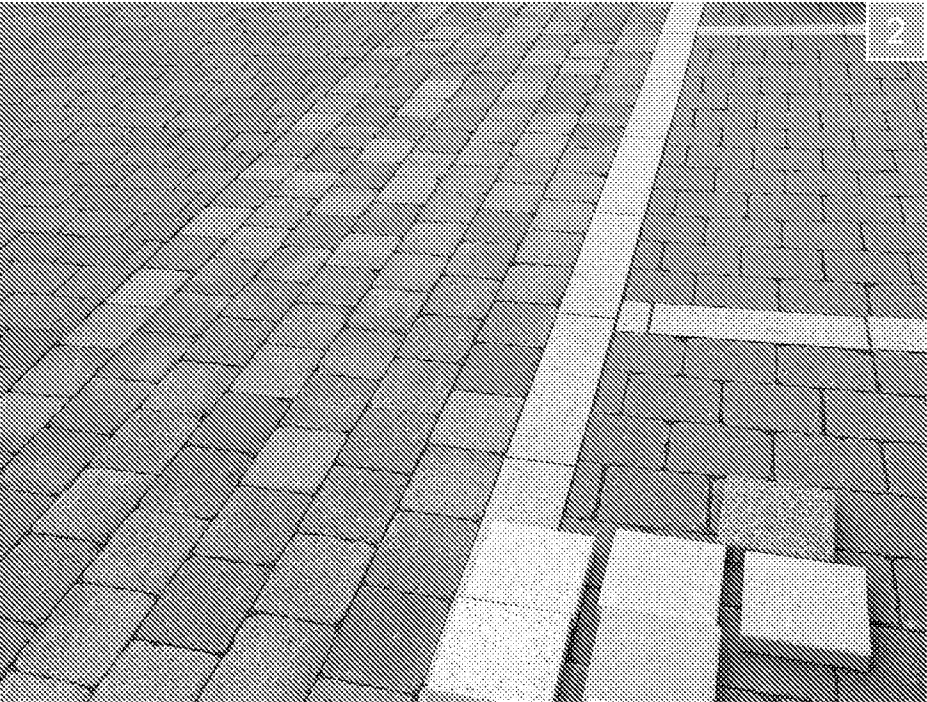
Hard Landscape Palette and Street Furniture

To complement the landscape setting and architectural design, a sensitive palette of materials is envisaged for the landscape that will help provide legibility and create a sense of place. These will be selected for their sustainable credentials, robustness, ease of maintenance and to provide a consistent design language for the public realm areas.

Public Realm

HARD LANDSCAPE AREAS

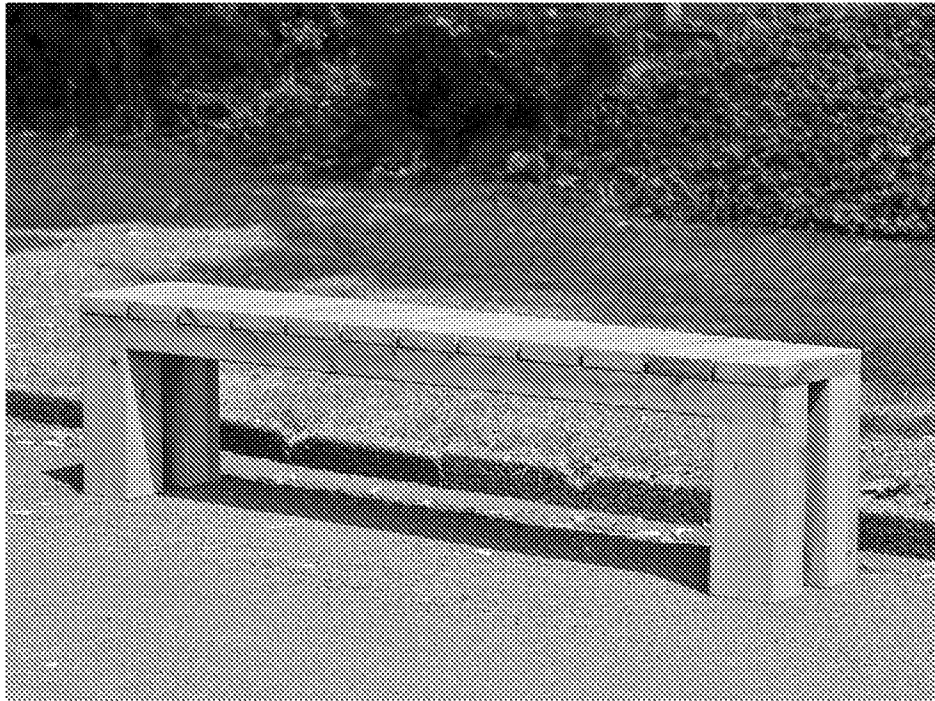
- 1. Bitumen based surfaces to primary roads (adoptable status) to emphasise main routes through the site;
- 2. Subtle use of varying concrete block paving to define key junctions / thresholds and tertiary areas (private drives)
- 3. Slab paving to building entrances / private garden terraces.
- 4. Tarmac to public open space walkways.



Public Realm

STREET FURNITURE AND LIGHTING

- Generous bench / picnic table provision to support use of the external areas and allow views across the landscape.
- Well placed bin provision to tie in with Arun's recycling strategy.
- Allowance for dog bins.
- Cycle rack provision to key open spaces to encourage sustainable means of movement across the site.
- Sensitive low level street lighting to provide safe environment for pedestrian cyclists whilst avoiding unnecessary light spill to the sensitive rural edges and associated wildlife corridors.
- Allowance for fencing to equipped play areas to prevent dog access.
- Proposed FSC approved timber post and rail fence to attenuation ponds - 1.5m high with maintenance access and lifebuoy ring, where necessary.



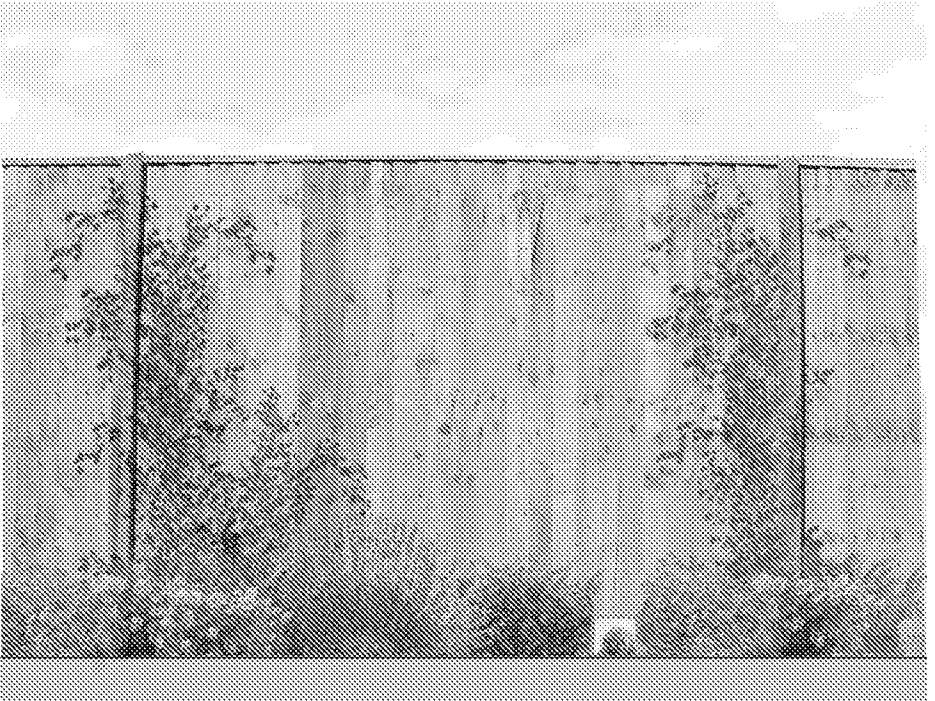
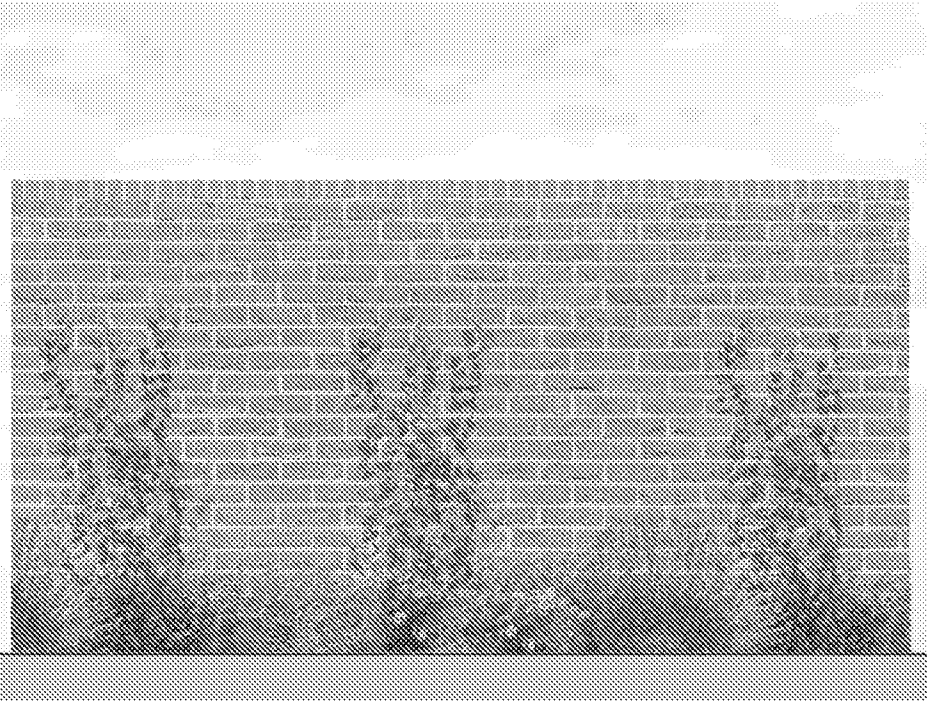
Public Realm

BOUNDARY TREATMENTS

There will be a clear demarcation between public and private space. The proposals will respond to the Climping character to help define these using a blend of both hard and soft, ranging from buildings, walls and fences to planting and varying front garden setbacks.

Obtaining a high level of design quality when treating these boundaries is an important element in achieving the desired character for the scheme. These include:

- Formal Native hedgerows to properties on primary routes where front garden contribute to the streetscape;
- Less formal lawn / amenity planting to front gardens on tertiary / private drive routes / overlooking open space;
- Proposed masonry wall to public facing rear garden boundaries - to complement building masonry design with timber gates; and
- Proposed 'Hedgehog Friendly' FSC approved timber closeboard fence to private rear gardens with gated access.



Planting Strategy

The masterplan identifies a blend of landscape and ecological planting structures that together will bring legibility to the development. These have been carefully formulated to provide a balance between creating a strong landscape structure that reinforces existing and enhanced habitats, landscape setting, and creating more formal developable areas associated with the proposed street design and architectural character areas.

FORMAL PLANTING

Formal groves of native trees along the central spine road and streets will provide room for linear tree planting that will utilise larger specimens to delineate key nodes, view corridors, and end-of-vistas across the residential development. These species will blend into the landscape to provide continuity and legibility to the landscape entrances.

To complement the architectural design, a linear network of formal native hedgerows will help delineate development parcels and provide habitat connectivity.



Planting Strategy

BUFFER / PARKLAND PLANTING

Groups of Parkland tree planting throughout the open space areas will reinforce the openness of the landscape whilst framing views back towards the development entrances. This will create a gradual transition from informal parkland planting to a formal frontage landscape within the development to reflect the architectural design and residential setting.

Native species indigenous to the local landscape will create a diverse woodland habitat around the boundaries of the site. Once established, the woodland will adopt coppice management and underplanting techniques to enrich the ground flora and woodland structure, creating defined clearings and woodland edge habitats.

The planting will support provision for the erection of bird and bat boxes on selected trees in appropriate locations and retain deadwood will provide additional habitat for invertebrates, reptiles and small mammals including Hedgehogs.



Planting Strategy

RESIDENTIAL PLANTING

Complementing the formal street planting, the residential planting will include a variety of Individual specimen trees, shrubs and herbaceous plant to provide year round structure and seasonal interest through scent, colour and texture. A variety of robust planting mixes will reinforce individual street character zones whilst maintaining natural surveillance of the street from properties.

A high proportion of native and locally indigenous species will be used to reinforce the local wildlife responding to climate change and provide urban greening to the streetscape environment.



Planting Strategy

MEADOWS

The creation of a mix of species rich lawns, meadows and areas of long grass contrasting with mown grasses, offers corridors for wildlife, aesthetic interest, delineation of paths, heritage interpretation and seasonal flowering display enhancing the overall enjoyment and flora and fauna diversity.

The wetland areas will mainly consist of dry swales that limit the amount of standing water to encourage a good grass sward to establish.



Future Landscape Maintenance

Realising the landscape vision for Climping requires a long-term commitment and careful consideration to the landscape and ecological management of the site. The landscape framework identifies a number of overarching Green Infrastructure tools which have informed the public open space network. Together these will provide a mechanism for delivering a robust landscape setting to the development.

A comprehensive programme of management will be adopted based on the overarching landscape, ecological management, enhancement recommendations that supports this application. This should guide the on-going landscape management and maintenance operations for the development and will build confidence in the integrity of the landscape strategy and encourage involvement, activity and community ownership.



Landscape Conclusions

The development sense of place is created through the careful use of the sites intrinsic character, existing landscape structure and the implementation of a series of green corridors across the site to frame and contain the development.

A contemporary, sustainable, ecologically rich environment has been generated through an appreciation of landscape character, the site's setting and the creation of a new landscape design respectful of the existing site and parameter conditions.

The proposals outlined in this report are submitted to Arun District Council on the basis that it represents a deliverable contribution to the Council housing needs and would result in a scheme that has the ability to support high quality housing, enhances its quality of the landscape and biodiversity whilst delivering long term benefits for the local community in accordance with current national and local planning guidance.

