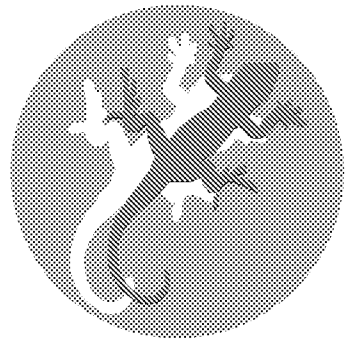




LIZARD

Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH

BEACHCROFT HOTEL

GULL POINT SUITES, BEACHCROFT HOTEL

Clyde Road, Felpham, PO22 7AH

LLD1268-LAN-REP-001

Landscape Design Strategy

Planning Issue

Project Reference	LLD1268
Prepared by:	TT
Checked By:	JJ
Revision	00
Date:	24.10.2017

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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Beachcroft Hotel to develop a Landscape Design Strategy for the proposed development at the Gull Point Suites, Beachcroft Hotel, Felpham, PO22 7AH.
- 1.2 The design strategy was informed by local Planning Guidance, the *Preliminary Ecological Appraisal Survey* prepared by Lizard Landscape Design and a site visit undertaken on 5th September 2017 to appraise existing features on Site and the surrounding area.
- 1.3 The Landscape Design Strategy for this development site has been prepared by Tomasz Tandecki (*Landscape Architect BA (Hons) LA DipLA*); at Lizard Landscape Design and Ecology, Worthing.

2.0 EXISTING SITE INFORMATION

The Site

- 2.1 The proposed development site (The Site) of some 0.04 hectares land at Gull Point Suites, The Beachcroft Hotel is located to the southern suburb of Felpham, West Sussex and relatively close to Bognor Regis town centre (*Grid Reference: SZ 948 993*). The Site is located to the north of properties of The Old Gun Post, and accessible from the north through Clyde Road (See **Figure 2.1**).
- 2.2 The site comprises an area of former garden with patch of amenity grassland is situated at the centre, with hard standing access areas to the edges. The site is bounded by closeboard fences and the wall of the adjacent property. Several ornamental hedges line the fences within the site. (See **Photographs A-F**).
- 2.3 Soil type across the surrounding landscape comprises loamy and clayey soil of the coastal flat with naturally high groundwater. The Site is relatively flat and lies at approximately 4.0m above Ordnance Datum (AOD).

Existing Vegetation

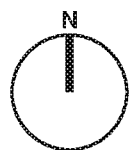
- 2.4 Vegetation on Site consists of a patch of amenity grassland at the centre, which once constituted the lawn of the adjacent property. The sward was mainly composed of common species such as white Clover (*Trifolium repens*) however other species tolerant of exposed conditions were also noted, including Fescue (*Festuca sp.*) and Fox and Cubs (*Pilosella aurantiaca*).
- 2.5 Scattered trees and occasional introduced shrub vegetation is located along the boundaries only, providing an open pattern.
- 2.6 The site is surrounded by ornamental hedges dominated by Tamarisk (*Tamarax sp.*) with some red Escallonia (*Escallonia rubra*).

Boundaries

- 2.7 The Site is located on the southern fringe of Felpham and surrounded to the south and west by residential dwellings, to the north by Clyde Road and the Beachcroft Hotel, and to the east by the Bognor Regis Promenade and the beach.
- 2.8 The northern boundary with the site access is adjacent to Clyde Road and formed of low brick wall with closeboard fencing on the top and mature Tamarisk hedge.
- 2.9 The eastern boundary is adjacent to the Promenade and formed by low closeboard fence on top of the existing low wall sea defence and mature Tamarisk hedge.
- 2.10 The southern boundary is edged by the The Old Gun Post building with associated hard standing area.
- 2.11 The western boundary is formed by a timber closeboard fence which screens and secures the private area of the adjacent Greenock Villa property at Clyde Road.

Surrounding Landscape

- 2.12 The site is located on the seafront between Bognor Regis and Felpham. The area is characterised by residential properties, the Bognor Regis Promenade and holiday parks such as the Butlins centre to the west.
- 2.13 The immediate surroundings are very lightly-wooded due to its urban and coastal location; the woodland within Hotham Park is the notable exception. The nearest area listed on The National Forest Inventory is the 0.8 Hectare broadleaved woodland adjacent to Hotham Park, 650.0 m to the north of the site, while the nearest Ancient Woodland (0.59 Ha) is located within North Mundham, 6.0 km north-west of the site.



Legend



Application Site Boundary

Figure 2.1. Development Site Location



Photograph A. View of the Site and the northern boundary



Photograph B. View of the southern boundary edged by the The Old Gun Point building and area of hardstanding



Photograph C. View of the eastern boundary, adjacent to the Promenade



Photograph D. View of the western boundary with the scattered trees and closeboard fence



Photograph E. View of the western boundary from the Promenade



Photograph F. View of the northern boundary along Clyde Road, and the existing access

3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposals comprise the construction of a new 9 no. bedroom suites building with undercroft car park and associated hard and soft landscape elements. The proposed development would be enhanced through the implementation of a soft landscape planting scheme suited to the local maritime environment.
- 3.2 The proposed access point would be off Clyde Road, at the north of the Site and formed by textured permeable concrete blocks paving with feature banding for both pedestrian and vehicular access.
- 3.3 The proposed undercroft car park would be offering total of 9 no. spaces including 1 no. disabled parking bay. Sustainable transport would be promoted through a secure cycle store comprising covered cycle shelter with 2 no. bike stands for total of 4 no. bikes.
- 3.4 Through reference to the *Preliminary Ecological Appraisal Survey (October 2017)* prepared by Lizard Landscape Design and Ecology, the following ecological enhancements were proposed:
- 'The use of flowering plants as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates;'
- 'Incorporation of native trees, shrubs and plants within the development proposals which reflect those found in the surrounding area, will tolerate the coastal environment and provide a foraging resource for birds and invertebrates. These could be incorporated into a 'shingle garden' or similar planting scheme to reflect and complement local habitats of significance'; (For further ecological recommendations, refer to the original report.)
- 3.5 The proposed planting areas would offer features at focal points of the Site, provide interest and sense of place and soften the built structures and hard surfaces.
- 3.6 The scheme aims to enhance the biodiversity through careful design and suitable landscape management. Details of the proposed landscape scheme are provided within the subsequent sections.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

- 4.1 The design strategy was informed by local Planning Guidance, the *Preliminary Ecological Appraisal Survey* prepared by Lizard Landscape Design and Ecology and a site visit undertaken on 5th September 2017 to appraise existing features on Site and the surrounding area.
- 4.2 Relevant guidances have been reviewed, including policies within *Felpham Neighbourhood Plan 2013-2029*.
- 4.3 Strategic objectives of the proposed Soft Landscape Design Strategy include:
- Reinforcement of the boundary features to provide a strong landscape framework for the new development and enhance green infrastructure;
 - Enhancement of the local landscape character through a suitable planting scheme and materials palette;
 - Provision of suitable boundary treatments to screen and secure the site whilst retaining the long distant views of the coast;
 - Supporting local wildlife and connectivity by planting of native and ornamental species offering opportunities for foraging, shelter and breeding.
- 4.4 The objectives of the Landscape Strategy are illustrated on associated *Landscape Masterplan (LLD1268-LAN-DWG-10)*.

Soft Landscape

- 4.5 The emerging soft landscape scheme aims to integrate the proposed built form within the existing landscape setting. The objectives of the soft landscape design include:
- *Promotion of opportunities for wildlife within the development and linking the scheme with existing habitats;*
 - *Integration of built and natural environment.*
- 4.6 The proposed site frontage to Clyde Road would be defined with low retaining walls and gabion fence with feature metal gates forming raised planting areas. The proposed planting would soften the boundary with a scheme of feature climbers trailing onto the gabion fence, ornamental flowering shrub, accent planting and native shingle planting providing vertical and seasonal interest and enhancing local shingle habitat.
- 4.7 The proposed raised planting areas to the seafront and promenade would be formed by low retaining walls to the edge of the car park and enclosed with small timber walls adjacent to the low concrete sea defence wall and the promenade. The seafront area would be enhanced with large specimen of hardy palm trees, feature planting of flowering shrubs, grasses and native shingle plants providing visual interest; increasing habitat potential and ecological connectivity across the site.
- Outline Plant Schedule and Specification**
- 4.8 The Planting Palette has been composed to contribute to the local environment and landscape context. The aesthetic aspect has also been considered important in bolstering the visual amenity for the benefit of future residents.
- 4.9 The soft landscape design proposals have also been informed by *Preliminary Ecological Appraisal Survey* by Lizard Landscape Design and Ecology and includes species recommended in RHS *'Perfect for Pollinators'*.
- 4.10 The soil type within the development site area is designated as *'Loamy and clayey soils of coastal flats with naturally high groundwater'* (*Cranfield University Soils*). The outline plant specification for the proposed development site is illustrated below

Hardy Palm Tree Planting				
Name	Size	Pot	Density	Number
<i>Trachycarpus fortunei</i> (Chinese Windmill Palm)	TFO-350 4.0 - 4.5 m height; 3.0 - 3.5m Clear Trunk	500 ltr CG	Specimen	--
<i>Cordyline australis</i> (Cabbage Palm)	4.0 – 4.5 m height; 3 Stems	500 ltr CG	Specimen	--

Ornamental Hedge Planting				
Name	Size	Pot	Density	Number
<i>Elaeagnus x ebbingei</i>	90 – 120 cm height. Multi–Branched.	10 ltr CG	400 mm centres	--

Evergreen Climber Planting				
<i>Clematis armandii</i>	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--
<i>Clematis urophylla</i> 'Winter Beauty'	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--
<i>Hydrangea seemannii</i>	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--
<i>Pileostegia viburnoides</i>	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--
<i>Trachelospermum jasminoides</i>	80 - 100 cm Cane trained height.	3 ltr CG	Specimen	--
(80-100cm height; Several Shoots; Fan Trained Climbers)				

Native Coastal Shingle (Plug) Planting (refer to Flora Locale code of practice)				
Name	Size	Pot	Density	Number
<i>Armeria maritima</i> (Thrift)	--	Plug (55cc)	Specimen	--
<i>Beta vulgaris ssp. maritime</i> (Sea-beet)	--	Plug (55cc)	Specimen	--
<i>Crambe maritime</i> (Sea-kale)	--	Plug (55cc)	Specimen	--
<i>Echium vulgare</i> (Viper's-bugloss)	--	Plug (55cc)	Specimen	--
<i>Eryngium maritimum</i> (Sea-holly)	--	Plug (55cc)	Specimen	--
<i>Glaucium flavum</i> (Yellow Horned-poppy)	--	Plug (55cc)	Specimen	--
<i>Sedum acre</i> (Biting Stonecrop)	--	Plug (55cc)	Specimen	--
<i>Silene uniflora</i> (Sea Champion)	--	Plug (55cc)	Specimen	--

Structural and Specimen Planting				
Name	Size	Pot	Density	Number
<i>Carex oshimensis</i> 'Evergold'	Full Pot.	7 ltr CG	Specimen	--
<i>Caryopteris x clandonensis</i> 'Heavenly Blue'	30 – 40 cm height; Branched.	3 ltr CG	3 / m²	--
<i>Ceanothus</i> 'Blue Mound'	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
<i>Choisya</i> 'Aztec Pearl'	40 – 60 cm height; Bushy.	15 ltr CG	Specimen	--
<i>Cistus x corbariensis</i>	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
<i>Cistus x purpureus</i>	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
<i>Escallonia laevis</i>	30 – 40 cm height; Bushy.	3 ltr CG	3 / m²	--
<i>Helleborus argutifolius</i>	Full Pot;	3 ltr CG	3 / m²	--
<i>Hebe albicans</i> 'Red Edge'	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
<i>Lavandula angustifolia</i> 'Hidcote'	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
<i>Lonicera nitida</i> 'May Green'	30 – 40 cm height; Bushy.	7 ltr CG	3 / m²	--
<i>Molinia caerulea</i> 'Variegata'	Full Pot.	7 ltr CG	Specimen	--
<i>Pennisetum alopecuroides</i> 'Hameln'	Full Pot.	7 ltr CG	Specimen	--
<i>Phormium</i> 'Cream Delight'	Triple Crown	10 ltr CG	Specimen	--
<i>Phormium tenax</i> 'Yellow Wave'	Triple Crown	10 ltr CG	Specimen	--
<i>Potentilla fruticosa</i> 'Tangerine'	30 – 40 cm height; Bushy.	3 ltr CG	4 / m²	--

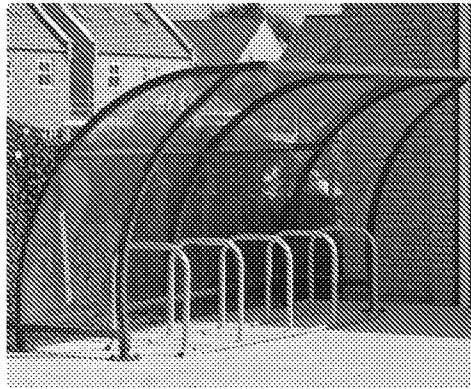
Structural and Specimen Planting (cont.)				
Name	Size	Pot	Density	Number
<i>Perovskia</i> 'Little Spire'	20 – 30 cm height; Bushy.	2 ltr CG	4 / m²	--
<i>Persicaria affinis</i> 'Darjeeling Red'	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
<i>Philadelphus</i> 'Belle Etoile'	60 – 80 cm height; Bushy.	15 ltr CG	Specimen	--
<i>Potentilla fruticosa</i> 'Tangerine'	30 – 40 cm height; Bushy.	3 ltr CG	4 / m²	--
<i>Rosa rugosa</i> 'Alba'	40 – 60 cm height; Bushy.	7 ltr CG	3 / m²	--
<i>Santolina</i> <i>chamaecyparissus</i>	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--
<i>Sarcococca hookeriana</i> <i>var. humilis</i>	40 – 60 cm height; Bushy.	3 ltr CG	3 / m²	--
<i>Skimmia japonica</i> <i>reevesiana</i>	20 – 30 cm height; Bushy.	3 ltr CG	4 / m²	--

Ornamental Herbaceous / Accent Planting				
Name	Size	Pot	Density	Number
<i>Achillea</i> 'Moonshine'	Full Pot;	2 ltr CG	Specimen	--
<i>Agapanthus</i> <i>Headbourne Hybrids</i>	Full Pot;	2 ltr CG	Specimen	--
<i>Allium sphaerocephalon</i>	Bulb size: 5/-	bulbs	Groups of 15 no.	--
<i>Astrantia major</i>	Full Pot;	3 ltr CG	Specimen	--
<i>Elymus magellanicus</i>	Full Pot;	2 ltr CG	Specimen	--
<i>Geranium</i> 'Johnson's Blue'	Full Pot;	3 ltr CG	Specimen	--
<i>Geranium</i> 'Wargrave Pink'	Full Pot;	2 ltr CG	Specimen	--
<i>Helleborus argutifolius</i>	Full Pot;	2 ltr CG	Specimen	--
<i>Knautia macedonica</i>	Full Pot;	3 ltr CG	Specimen	--
<i>Phlomis lanata</i>	Full Pot;	2 ltr CG	Specimen	--
<i>Penstemon</i> 'Garnet'	Full Pot;	2 ltr CG	Specimen	--
<i>Rudbeckia laciniata</i> 'Goldquelle'	Full Pot.	2 ltr CG	Specimen	--
<i>Sedum spectabile</i> 'Iceberg'	Full Pot;	3 ltr CG	Specimen	--
<i>Stachys lanata</i> 'Silver Carpet'	Full Pot;	3 ltr CG	Specimen	--

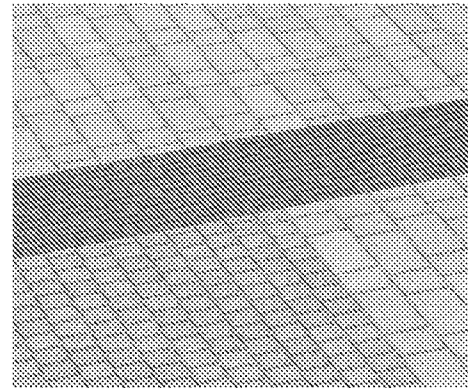
CG – Container Grown Stock.



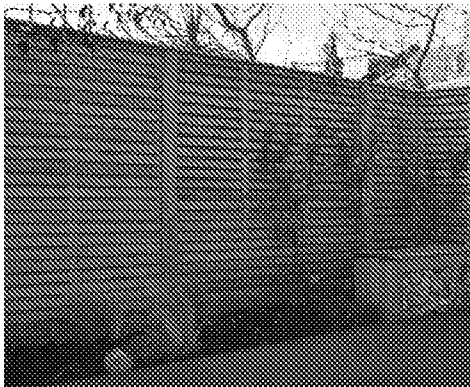
Gabion fence with flint stone infill and trailing climbers



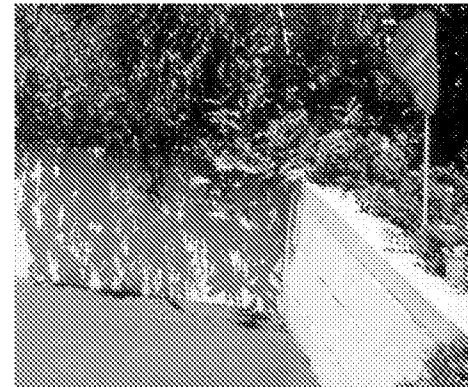
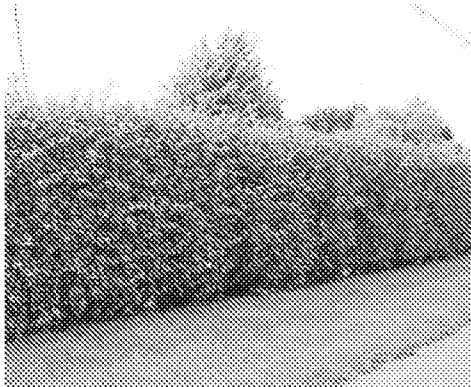
Covered cycle store



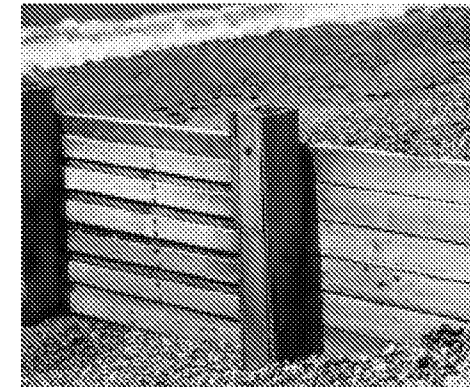
Textured, permeable feature block paving and pebble 'mulch' to planting areas



Boundary Treatments: Timber fence and ornamental hedgerows



Cast concrete retaining wall and low timber wall



Hard Landscape

4.11 The proposed hard landscape areas encompass the pedestrian and vehicular access; undercroft car park and low retaining walls forming raised planting areas. The objectives of the proposed scheme include:

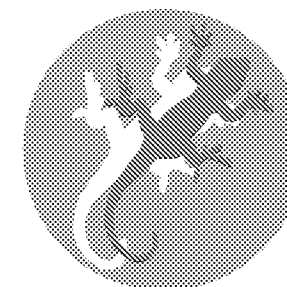
- *Emphasis of local character through hard landscape: use of natural materials such as flint stone, beach pebbles and timber;*
- *Provision of suitable boundary treatment: gabion fence; sculptural gates; low timber wall and horizontal slats fencing;*
- *Delivery of sustainable surface water management through incorporation of permeable paving areas;*
- *Supplying of flint stone infill to gabion fence to provide softer appearance and beach pebble 'mulch' to planting areas referring to the site location and context.*
- *Provision of secure bike store sympathetic to the location and safely accessible.*



Large palm tree to the seafront



Shingle planting



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