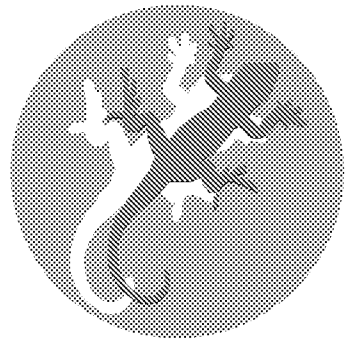




# LIZARD

Landscape Design and Ecology

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

## BATCHELLER MONKHOUSE

## LAND WEST OF THORNLEY PARK

Old Mead Road, Wick, Littlehampton

LLD1249-LAN-REP-001

Landscape Design Strategy

**Draft Issue**

|                   |            |
|-------------------|------------|
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| Prepared by:      | SL         |
| Checked By:       | KM         |
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| Date:             | 13.09.2017 |

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## 1.0 INTRODUCTION

### General

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Batcheller Monkhouse to develop a Landscape Design Strategy for the proposed park home development at the Land West of Thornlea Park, Wick, Littlehampton.
- 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 6th October 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 Suzie Lieber (Senior Landscape Architect, CMLI); at Lizard Landscape Design and Ecology, Worthing.

## 2.0 EXISTING SITE INFORMATION

### The Site

- 2.1 The proposed development site (The Site) of some 0.8 hectares is to the West of Thornlea Court park homes, half way between Wick and Lyminster (*Grid Reference: TQ 021 042*). The Site is located to the north of properties of Glenvilla and The Bungalow, and accessible from the south through Old Mead Road (See **Figure 2.1**).
- 2.2 The site comprises existing improved grassland to the frontage of The Bungalow and semi-improved grassland to the northern field, maintained with annual hay-cutting (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, associated with the adjacent stream and the proximity of River Arun. The typical habitat of the area is wet brackish coastal flood meadow.
- 2.4 The Site is relatively flat and lies at approximately 4.0 m above Ordnance Datum (AOD).

### Existing Vegetation

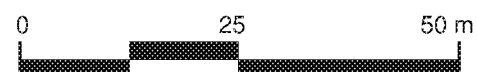
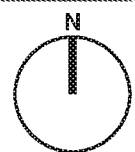
- 2.5 Vegetation on Site is dominated by grassland. Improved grassland to the site frontage is well maintained resulting in a uniform sward. Tall ruderal and species-poor semi-improved grassland is specific to the northern sector of the property.
- 2.6 Scattered trees and occasional scrub vegetation is located along the boundaries only, providing an open, uniform field pattern.
- 2.7 The most established boundary vegetation is to the west, where the slope to the caravan park is covered with scrub and newly planted Leylandii hedge.
- 2.8 The northern boundary is fairly open with scattered trees and shrubs along the stream. The wooded vegetation at this boundary is mainly comprised of hawthorn, with some willow and cherry, and a mature ornamental cedar.

### Boundaries

- 2.9 The Site is located on the north-western fringe of Wick, in a highly rural area, surrounded by countryside and rural developments. Due to the surrounding topography and lack of boundary vegetation, the field has an open character. The northern boundary is formed by the Black Ditch, with scattered trees along, allowing open views towards the countryside and Arundel in the distance.
- 2.10 To the north-west, the adjacent caravan park is located on raised ground. The vegetated slope outside the Site boundary is secured with wire mesh fence to the toe and timber trellis fence to the top of the bank, providing a double line of boundary treatment. To the south-west, the glasshouses form the boundary line.
- 2.11 The southern boundary is formed by timber post and rail fence. The residential property of The Bungalow is currently accessible through a timber gate and long driveway which, along with the private garden area of the property, would be retained within the development.
- 2.12 The western boundary is formed by a timber closeboard fence which secures and screens the private garden areas of the properties at Arundel Drive, Thornlea Court.

### Surrounding Landscape

- 2.13 The surrounding landscape offers an open, rural character with arable fields, large greenhouses of the nearby nurseries, park home sites and caravan parks.
- 2.14 The main settlement of Wick is located some 300 m to the south of the Site, just opposite the railway which runs in an east-west direction. River Arun meanders some 1.0 km west of the Site, through the flat, open landscape to the west and north of the Site. This landscape provides open views from the Site towards Arundel Castle and the Cathedral, on the hillsides in some 3.0 km distance.
- 2.15 To the east, behind Thornlea Park park home site, further caravan parks and nurseries occupy the landscape.



Legend

-  Application Site Boundary
-  Ownership Boundary
-  Right of Way - 10' access retained to adjacent property

Figure 2.1. Development Site Location



**Photograph A.** View of the Site and the northern boundary



**Photograph B.** View of the Site, looking towards the south



**Photograph C.** View of the eastern boundary, with the static homes at Arundel Drive



**Photograph D.** View of the northern boundary and the scattered trees along Black Ditch



**Photograph E.** View of the western boundary and the bank towards the caravan park to the west



**Photograph F.** View of the southern boundary along Old Mead Road, and the access to the private property of Glenvilla

### 3.0 DEVELOPMENT PROPOSAL

- 3.1 The Scheme includes the allocation of 25 double park home units, with private, turfed front and rear gardens and associated fencing, private parking bays and sheds (*for details refer to Supplier's Proposals*).
- 3.2 The proposed access point would be off Old Mead Road, at the south of the Site. Further to the private parking areas, visitor parking bays would also be provided at the site entrance. Sustainable transport would be promoted through a secure cycle store.
- 3.3 Through reference to the *Preliminary Ecological Appraisal Survey (August 2017)* prepared by Lizard Landscape Design, a min. 3.0 m buffer zone from the toe of the bank should be provided along the Black Ditch to the north of the Site, to protect and improve water vole habitat. For further ecological recommendations, refer to the original report.
- 3.4 The Ecology Report recommends the removal of woody scrub along the stream to maintain optimal water vole habitat. Mature trees and shrubs are proposed to be retained and protected on Site but would be subject to detailed tree survey and an Arboricultural Impact Assessment to assess extent of Root Protection Areas and the quality of trees.
- 3.5 Native boundary hedgerows would be planted along the eastern and western boundaries, to soften the fencelines and to provide food and shelter for wildlife.
- 3.6 Ornamental planting beds would provide features at focal points of the Site, to provide interest and sense of place for the residents, and soften the built structures and hard surfaces.
- 3.7 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

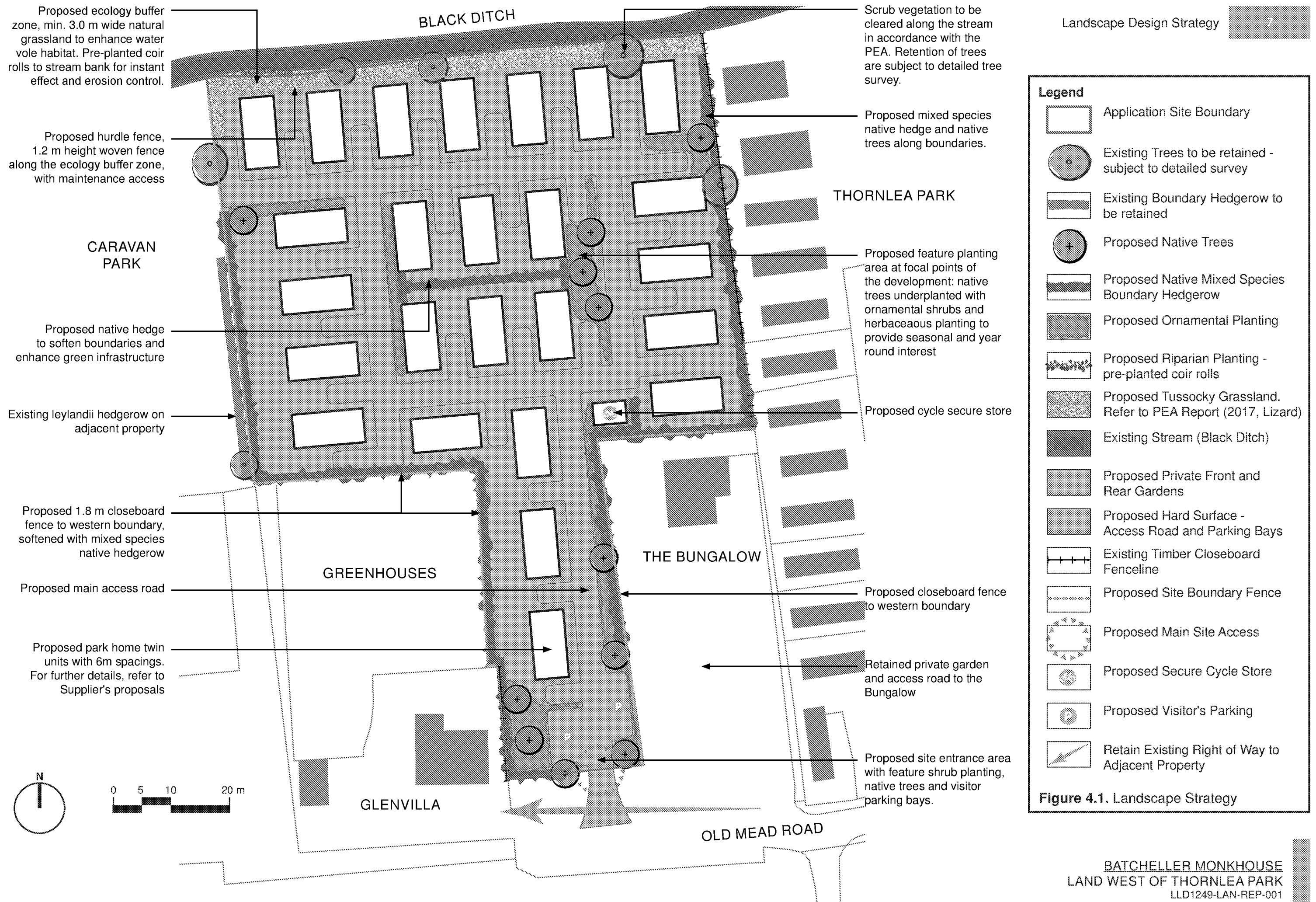
#### Strategic Objectives

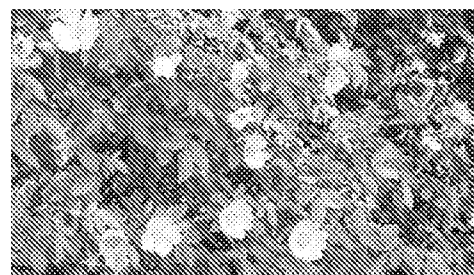
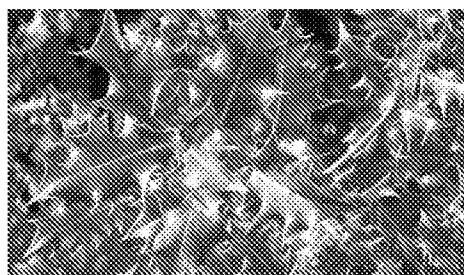
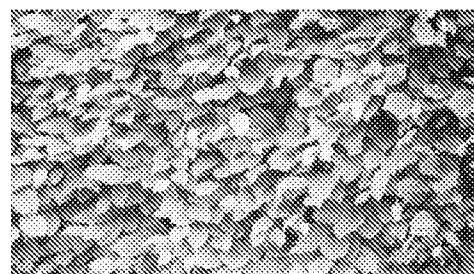
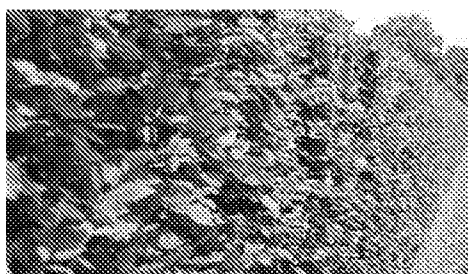
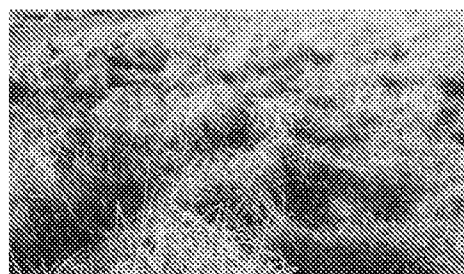
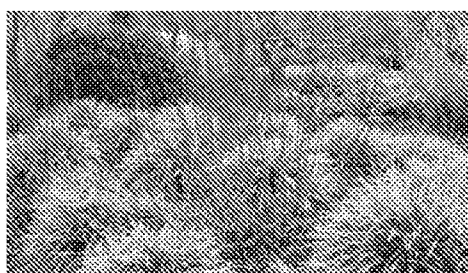
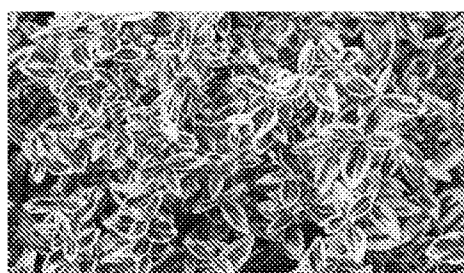
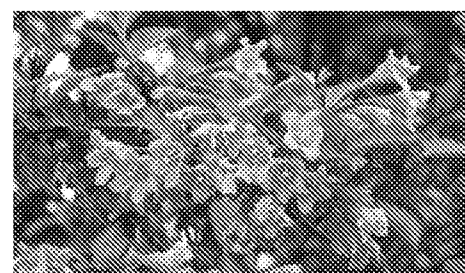
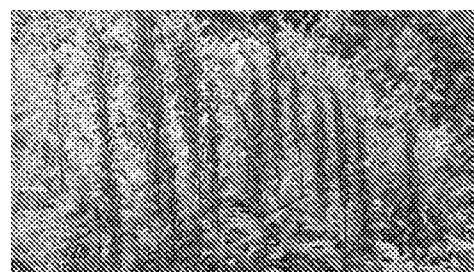
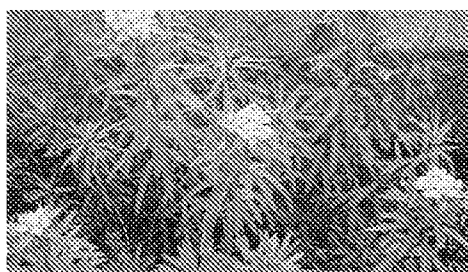
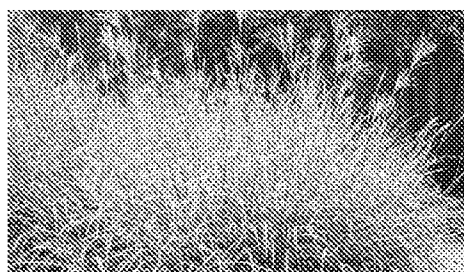
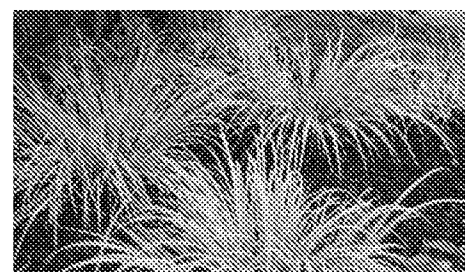
- 4.1 The design strategy was informed by local Planning Guidance, the *Preliminary Ecological Appraisal Survey* prepared by Lizard Landscape Design and a site visit undertaken on 6th October 2017 to appraise existing features on Site and the surrounding area.
- 4.2 Relevant guidances have been reviewed, including policies within *Arun District Local Plan 2003* and the emerging Local Plan: *Arun Local Plan 2011 - 2031 Publication Version (2014)*.
- 4.3 The soft landscape proposals have been driven by the following policies from *Arun Local Plan 2011 - 2031*:
- 4.4 Policy LAN DM1: Protection of Landscape Character:  
*'Development will be permitted where:*  
*a. Landscape character, including its natural features, are conserved or enhanced;*  
*b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; and*  
*c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park.*  
 (...)  
*Developments shall only be permitted where they will not have a demonstrable visual impact on either the landscape character of Arun or the setting of and views into and out of the South Downs National Park.*  
*Developments shall also be consistent with all other Local Plan policies.'*
- 4.5 Policy LAN DM2: *'The setting of Arundel*  
*Any development including the A27 Arundel bypass will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. Other development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its castle, cathedral and its special setting.*  
*No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town'*

- 4.6 Strategic objectives of the proposed Soft Landscape Design Strategy include:

- Reinforcement and enhancement of the existing natural features on Site, particularly along the Black Ditch;
- 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 management plan;
- Provision of a buffer zone along the Black Ditch with tussocky grassland kept clear from woody vegetation, to enhance water vole habitat;
- Mitigation of any tree loss due to the implementation of the Scheme. Provision of small native trees and mixed species native hedgerow planting throughout;
- Provision of suitable boundary treatments to screen and secure the site and the private gardens whilst retaining the long distant views to the countryside and protect views from Arundel;
- Supporting local wildlife and connectivity by planting of native and ornamental species offering opportunities for foraging, shelter and breeding.

- 4.7 The objectives of the Landscape Strategy are illustrated on **Figure 4.1**.



**NATIVE TREE PLANTING:***Betula pendula**Sorbus aucuparia**Prunus avium**Crataegus monogyna***NATIVE HEDGEROW PLANTING:***Rosa canina**Prunus spinosa**Ilex aquifolium**Corylus avellana***FORMAL NATIVE HEDGEROW:***Fagus sylvatica**Carpinus betulus**Tussocky grassland**Water vole habitat - stream banks***ORNAMENTAL SHRUBS:***Genista lydia**Cornus alba 'Sibirica'**Euonymus fortunei 'Emerald Gold'**Weigela florida***HERBACEOUS PLANTING:***Lobelia cardinalis**Euphorbia sikkimensis**Miscanthus strictus**Acorus gramineus 'Ogon'***Soft Landscape**

- 4.8 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.
- 4.9 Areas of soft landscape at the Site entrance and along the access road would incorporate ornamental planting to soften the built form and hard surfaces, and provide year round interest for residents and visitors. Plant species would introduce flowering, evergreen plants and ornamental grasses which can tolerate high ground water.
- 4.10 The soft landscape to the Site's peripheries would incorporate native hedgelines and small native trees. Hedgerows within the private boundaries would be maintained more formally, and include non-thorny native species only.
- 4.11 Existing ecological features would be retained and protected on site, particularly within the buffer zone along Black Ditch. Additional riparian planting and suitable landscape management to the banks would enhance water vole habitat. Pre-planted coir rolls would provide instant plant cover and erosion control to sections of the stream bank potentially left bare after vegetation removal. The coir rolls would be planted with suitable species such as yellow flag, reed canary grass and sedges to enhance the water vole habitat - Refer to PEA Report (*Preliminary Ecological Appraisal Survey* prepared by Lizard).

| Group                           | Species Name                                                                    | Origins | Root Zone | Density           | Specification                                               |
|---------------------------------|---------------------------------------------------------------------------------|---------|-----------|-------------------|-------------------------------------------------------------|
| Native Trees                    | <i>Betula pubescens</i> (Downy birch)                                           | N       | RB / C75  | Specimen          | Multi-stem; min. 4.50 m                                     |
|                                 | <i>Prunus padus</i> (Bird cherry)                                               | N       | RB / C75  |                   | Heavy Standard, 12-14 cm girth; 3.5-4.25 m                  |
|                                 | <i>Sorbus aucuparia</i> (Rowan)                                                 | N       | RB / C75  |                   | Heavy Standard, 12-14 cm girth; 3.5-4.25 m                  |
| Native Hedge to Site Boundaries | <i>Crataegus monogyna</i> (Hawthorn)                                            | N       | BR        | 5/m               | 60 - 80 cm                                                  |
|                                 | <i>Prunus spinosa</i> (Blackthorn)                                              | N       | BR        | 5/m               | 60 - 80 cm                                                  |
|                                 | <i>Rosa canina</i> (Dog rose)                                                   | N       | BR        | 5/m               | 60 - 80 cm                                                  |
|                                 | <i>Salix caprea</i> (Goat willow)                                               | N       | BR        | 5/m               | 60 - 80 cm                                                  |
| Native Hedge to Private Gardens | <i>Acer campestre</i> (Field maple)                                             | N       | BR        | 5/m               | 60 - 80 cm                                                  |
|                                 | <i>Carpinus betulus</i> (Hornbeam)                                              | N       | BR        | 5/m               | 60 - 80 cm                                                  |
|                                 | <i>Salix caprea</i> (Goat willow)                                               | N       | BR        | 5/m               | 60 - 80 cm                                                  |
|                                 | Hedges planted in double staggered rows, at 400 centres, rows set 400 mm apart. |         |           |                   |                                                             |
| Ornamental Shrubs               | <i>Cornus alba</i> 'Sibirica'                                                   |         | C5        | Specimen          | 60 - 80 cm                                                  |
|                                 | <i>Cytisus scoparius</i>                                                        | N       | C5        | 3/m <sup>2</sup>  | 60 - 80 cm                                                  |
|                                 | <i>Euonymus fortunei</i> 'Emerald Gold'                                         |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
|                                 | <i>Euonymus fortunei</i> 'Emerald Gaiety'                                       |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
|                                 | <i>Genista lydia</i>                                                            |         | C3        | 3/m <sup>2</sup>  | 20 - 30 cm                                                  |
|                                 | <i>Hypericum calycinum</i>                                                      |         | C3        | 4/m <sup>2</sup>  | 20 - 30 cm                                                  |
|                                 | <i>Kerria japonica</i> 'Pleniflora'                                             |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
|                                 | <i>Physocarpus opulifolius</i> 'Diabolo'                                        |         | C7        | Specimen          | 60 - 80 cm                                                  |
|                                 | <i>Potentilla fruticosa</i>                                                     |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
|                                 | <i>Rosmarinus o.</i> 'Sissinghurst Blue'                                        |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
|                                 | <i>Viburnum opulus</i> 'Compactum'                                              |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
|                                 | <i>Viburnum tinus</i> 'Eve Price'                                               |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
|                                 | <i>Weigela florida</i>                                                          |         | C3        | 3/m <sup>2</sup>  | 30 - 40 cm                                                  |
| Herbaceous Perennials           | <i>Actaea japonica</i>                                                          |         | C2        | 7/m <sup>2</sup>  | Full pot, fully rooted, healthy                             |
|                                 | <i>Euphorbia sikkimensis</i>                                                    |         | C2        | 7/m <sup>2</sup>  |                                                             |
|                                 | <i>Geranium sanguineum</i>                                                      |         | C2        | 7/m <sup>2</sup>  |                                                             |
|                                 | <i>Lobelia cardinalis</i>                                                       |         | C2        | 7/m <sup>2</sup>  |                                                             |
| Ornamental Grasses              | <i>Acorus gramineus</i> 'Ogon'                                                  |         | C2        | 7/m <sup>2</sup>  | Full pot, fully rooted, healthy                             |
|                                 | <i>Carex elata</i> 'Aurea'                                                      |         | C2        | 7/m <sup>2</sup>  |                                                             |
|                                 | <i>Miscanthus sinensis</i> 'Strictus'                                           |         | C2        | Specimen          |                                                             |
| Riparian Planting               | Pre-planted Coir Rolls by Salix River and Wetland Services                      |         |           | Specimen          | 200 mm x 3.0 m, pre-planted with water vole habitat species |
| Buffer Zone Planting            | EM 10 - Tussock Mixture from Emorsgate                                          |         |           | 4g/m <sup>2</sup> | Sow into gaps created in existing grassland                 |

- Outline Plant Schedule and Specification
- 4.12

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.
- 4.13

The soft landscape design proposals have also been informed by *Preliminary Ecological Appraisal Survey* by Lizard Landscape Design and includes species recommended in RHS '*Perfect for Pollinators*'.

- KEY:
- N

Native
- BR

Bare Rooted Stock
- C2/3/5

2/3/5 ltr Container Grown Stock
- B

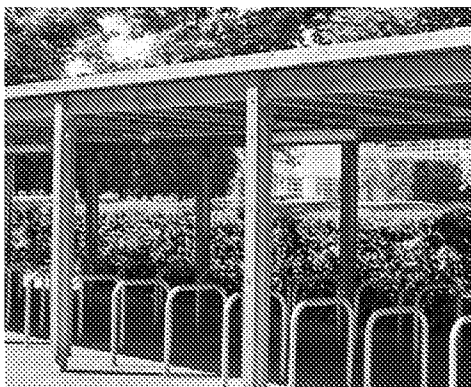
Bare Root Stock
- RB

Root Balled Stock
- P9

9 cm Square Pot Grown Stock



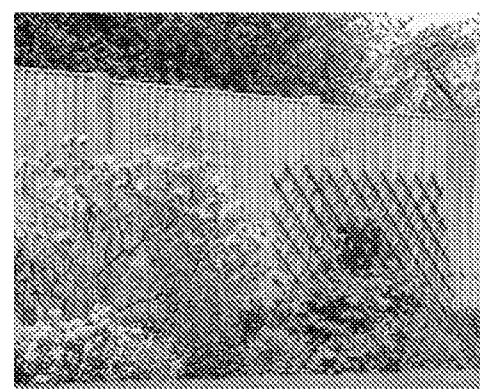
*OMAR Park Home units with shrub beds and turfed garden plots*



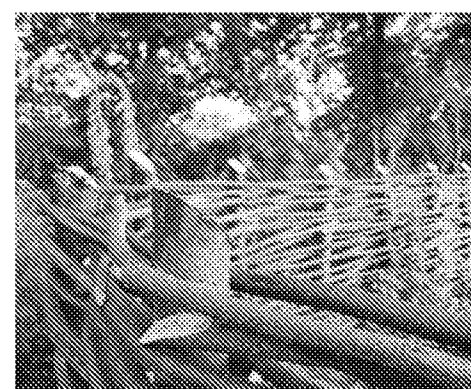
*Timber cycle store*



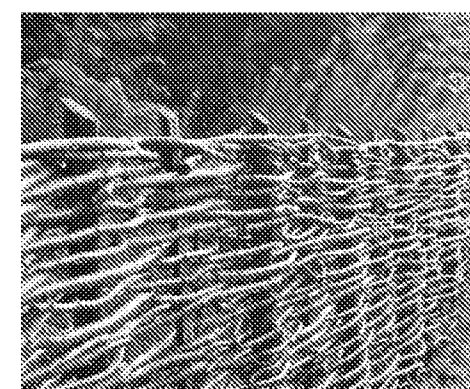
*Natural style hard surfaces such as gravel or buff paving - specified by Engineer*



*Boundary Treatments: Timber closeboard fence and native hedgerows*



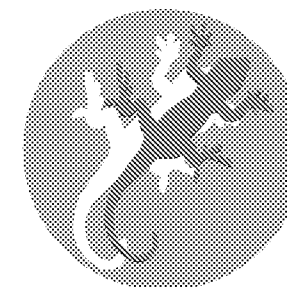
*1.2 m high woven fence to the northern boundary*



### Hard Landscape

4.14 The proposed hard landscape areas encompass the shared pedestrian and vehicular circulation scheme as well as footpaths, parking bays and terraces within individual private plots. The objectives of the proposed scheme include:

- Emphasis of rural character through hard landscape: use of natural materials such as gravel and timber;
- Provision of suitable boundary treatment: the private rear gardens would be secured and privacy would be provided through timber closeboard fencing;
- Provision of secure boundary to the northern boundary along the ecology buffer zone, which provides softening of this boundary looking from Arundel and allows view out from the Site to the countryside. Hurdle fencing is considered appropriate, with maintenance access to the buffer zone;
- Delivery of sustainable surface water management through incorporation of permeable paving areas;
- Supplying of gravel parking bays for private properties, to provide softer appearance. Gravel surfaces to be reinforced with plastic mesh to provide accessibility;
- Provision of secure bike and bin stores sympathetic to the location and safely accessible.



L I Z A R D

Landscape Design and Ecology

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