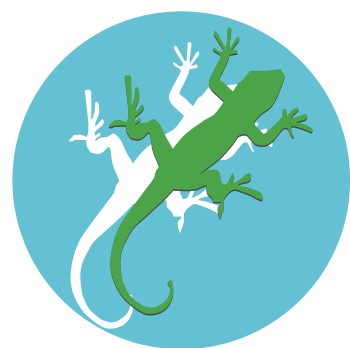




LIZARD

Landscape Design and Ecology

LANDSCAPE DESIGN STRATEGY

**London Road
Handcross, West Sussex**

Welbeck Land

Reference	LLD3685-LAN-REP-001
Prepared:	OC
Approved:	JD
Date:	24.04.26
Revision	01
Status	For Planning

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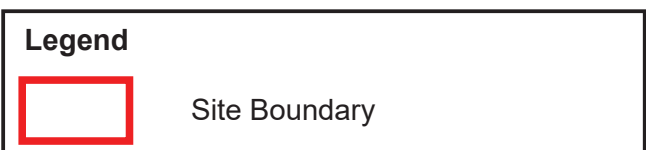
1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Welbeck Land to develop a Landscape Design Strategy for the development at London Road, Handcross, West Sussex.
- 1.2 The Landscape Design Strategy explains the design intent and objectives of the proposed landscape scheme as well as provides the outline planting palette and nursery stock specification considered appropriate and beneficial for the proposed scheme.
- 1.3 The design strategy was informed by desk study and a site visit undertaken on **the 29th June 2022** to appraise existing features on Site and the surrounding area.
- 1.4 The Landscape Design Strategy for the development at London Road has been prepared by Oisín Collishe; Assistant Landscape Architect at Lizard Landscape Design and Ecology, Worthing.



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LONDON ROAD
HANDCROSS, WEST SUSSEX
WELBECK LAND
LLD3685-LAN-REP-001-01/OC/24.04.26



Photograph A - North-westerly perspective from inside of the south east corner of the Site



Photograph B - North-easterly perspective from the south western corner of the Site



Photograph C - View of the Hazel coppice found at the southern edge of the Site



Photograph D - Close up of the Site's mixed-hedgerow boundary at the north of the Site



Photograph E - Close up shot of the complex vegetation found making up the easterly boundary

2.0 EXISTING SITE INFORMATION

The site

- 2.1 The proposed development site (referred to as the Site, Grid Reference: 30U 96080 83517) is located to the east of the A23, within the Handcross village of West Sussex.
- 2.2 The Site is 2.8 hectares of pasture land, bordered by the A23 and the B2214 roads alongside an enclosure of existing vegetation, maintained and associated with Hyde Lodge.
- 2.3 The Site is largely flat at a height of approximately 143 m aOD. Soil type across the Site is understood through reference to the Soils Map (produced by Cranfield University, with support from Defra) to comprise: '*Freely draining slightly acid loamy soils*'.



Photograph F - View alongside the bordering B2214 road and the eastern boundary, looking south



Photograph G - South-western view of the private road that runs to the north of the Site alongside Hyde Lodge itself



Photograph H - Residential properties in the Site proximity



Photograph I - View into the Site from the south-eastern corner, facing north-west



Photograph J - North-east facing view onto the A23 and its vegetative buffer

Existing Vegetation

- 2.1
- To the west of the Site lies a section of deciduous woodland, consisting of scrub and trees that sit between the site and the A23.
- 2.2
- Along the southern border of the Site, a coppice of Hazel is found with a number of mature trees populated within.
- 2.3
- The Site’s eastern edge represents a more historic shaw of mixed trees, consisting of some hornbeam alongside an understorey of holly and yew.
- 2.4
- The northern edge of the Site is defined by a mixed species hedgerow, including holly, hazel, wild privet and blackthorn, with a dispersed line of mature oak trees with veteran features within. Part of the hedgerow also consists a clump of rhododendron build up.
- 2.1
- For details refer to the *Preliminary Ecological Appraisal* prepared by *Crossland Ecology*, and the Arboricultural Survey prepared by *Lizard Landscape Design and Ecology*.

Surrounding Landscape

- 2.2
- The Site is located within the High Weald National Character Area, presenting an environment which includes vernacular building styles and materiality along with historical shaws, woodlands and irregular field boundaries marked by hedgerows.
- 2.3
- The majority of Handcross’ residential context surrounds the Site to the south, with Handcross Primary School and Park School both neighbouring the immediate site boundary.



Extract A. ECE Architecture - Illustrative Site Layout

3.0 DEVELOPMENT PROPOSAL

3.1 The Site proposal consists of up to 55 residential dwellings, made up of detached, semi-detached, terraced and apartment units, accessed via London Road. A large attenuation basin would be provided to the south western corner of the Site.

3.2 The modern barn to the north eastern corner of the Site would be demolished and with the guidance of an Arboriculturist, existing trees located in the way of the Site's proposed access drive would be felled.

Layout

3.1 The proposed development with its associated landscape scheme would be confined within the grounds associated to Hyde Lodge, enclosed by the existing vegetation surrounding it. The proposal would be accessed via a proposed route to the south of Hyde Lodge itself, connected to the London Road (B2214).

3.2 The south-western part of the Site would form a naturalistic fringe, incorporating an attenuation basin, footpath and the existing mature vegetation.

3.3 A play area is proposed east of the attenuation basin.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

- 4.1 The proposed Landscape Design Strategy has been informed by a desk study encompassing planning policy context and specialist reports informing the development proposals as well as by the Site visit carried out in June 2022.
- 4.2 A *Landscape and Visual Impact Appraisal* (reference LLD3685-LPL-REP-001) has been prepared to further assess the impacts of the development and sets out the following mitigation measures and opportunities for the Site:
- *Remove the rhododendron found within the northern boundary hedgerow and replace with native species;*
 - *Enhance the belt of hazel coppice found along the southern edge of the Site by extending it out towards the direction of the play area;*
 - *Enhance the hedgerows on Site by specifying mixed native species with a lower water demand;*
 - *Diversify the grass swards to increase ecological diversity and provide more sources of nectar for invertebrates;*
 - *Utilise local timber when creating fencing for post and rail or post and wire fencing.*

4.3 The *Preliminary Ecological Appraisal* prepared by Crossland Ecology (reference *PEA_LondonRd_Handcross_Issue_05.08.25*) identified the following recommendations and ecological opportunities for the scheme:

- Surround the veteran sycamore tree located in the south-eastern corner with protection and buffering;
- Enhance hedgerow and add scrub buffer to the north of the site with native species;
- Protect and enhance on-site existing vegetation overall;
- Installation of bat boxes and suitable roost features onto retained trees and/or new buildings;
- Designing in dead-wood habitats;
- Creation of wildlife-friendly planting including the focus on pollinator suitable flora;
- Include hedgehog highways.

Landscape Layout

- 4.4 The landscape masterplan supports the principles of placemaking, wayfinding and sustainability detailed in the Design and Access Statement Section 4.0.
- 4.5 Existing woodland trees to the western boundary would be retained, with remedial works to enhance habitat quality carried out under the supervision of a suitably qualified arboriculturist.
- 4.6 Existing Hedgerow would be enhanced through the removal of all rhododendron, with a variety of native species introduced (including climbing and scrambling shrubs such as honeysuckle and dog rose) to enhance the habitat quality.
- 4.7 The proposed asphalt access road would be fringed with soft landscape and incidental play features. Incidental Play would also be introduced to areas to the northern boundary, utilising naturalistic play elements to harmonise with the semi-rural context.
- 4.8 Proposed mixed native scrub would support local biodiversity while engendering a rural quality to the scheme.
- 4.9 Proposed SuDS Attenuation Basin would be seasonally dry, maintained as an accessible wetland meadow.
- 4.10 Ornamental planting to the dwelling curtilages would define pockets of hardy, colourful perennial planting.
- 4.11 An enhanced surface and clearly delineated route at the south-east of the Site would provide an immediate connection between the proposed scheme and the existing community.
- 4.12 Proposed hazel scrub enhancement to southern boundary would augment the existing woodland edge character and support the local dormouse population.



Legend

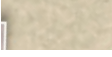
-  Site Boundary
-  Existing Trees and Root Protection Areas - Retained and Protected
-  Existing Trees Removed
-  Proposed Trees
-  Proposed Hedgerows
-  Proposed Ornamental Planting Areas
-  Proposed Native Shrub Planting
-  Proposed Flowering Lawn Areas
-  Proposed Main Access Road
-  Proposed Shared Surface Roads
-  Proposed Parking Bays
-  Proposed Pavement
-  Proposed Play Area
-  Proposed Private Drives
-  Proposed Attenuation Basin
-  Proposed Play Area
-  Proposed Rear Garden Boundaries

Figure 2. Proposed Site Layout





Structural ornamental planting defining spaces



Shade tolerant luscious green foliage plants



Shade tolerant woodland planting



Wetland meadow



Verbena



Scrubland enhancement measures



Woodrush



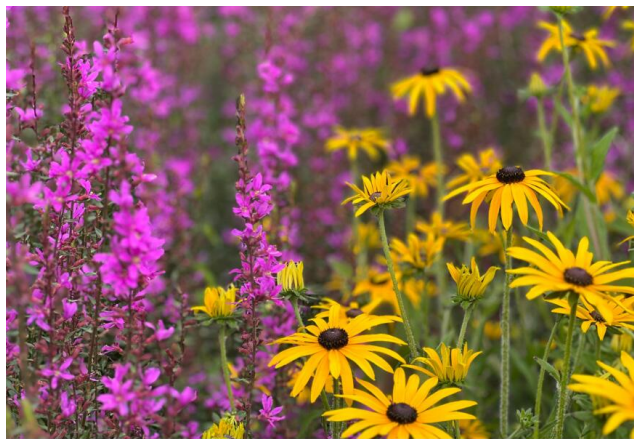
Hornbeam hedgerow enhancements



Native trees, hedgerows and scrub (*Crataegus monogyna* pictured above)



Native wildflower woodland succession meadow



Ornamental perennials

Soft Landscape

- 4.13 The soft landscape design bridges the needs of residents, visitors and the creation of biodiverse habitats
- 4.14 Acknowledging both the immediate context of the historic field boundaries and the wider setting of the High Weald National Landscape, the soft landscape design addresses biodiversity through the enhancement of existing scrub and woodland habitats. Species selection is dictated by provenance, with an emphasis on native species characteristic to the High Weald such as hazel and hornbeam. Boundary hedgerow enhancements would also comprise the removal of invasive species such as rhododendron.
- 4.15 While additional provision of scrub species would be of great benefit to the local dormouse population, the soft landscape strategy prioritises amenity value. Flowering lawns would characterise green spaces and the attenuation basin would be seasonally dry and publicly accessible, rather than a permanent water feature – though wetland meadow species would be specified.
- 4.16 Ornamental planting would delineate public-private boundaries, with hardy, evergreen shrubs defining defensible space and curtilages. Meanwhile, drought-deluge tolerant herbaceous planting would provide seasonal interest.

Group	Species Name	Origins	Container	Density	Specification
Trees	<i>Acer campestre</i>	N	BR / RB	Specimen	Heavy Standard, 3.5-4.0 m height
	<i>Betula pendula</i>	N			Heavy Standard, 3.5-4.0 m height
	<i>Prunus padus</i>	N			Multistem, 3.0-3.5 m height
	<i>Alnus glutinosa</i>	N			Heavy Standard, 3.5-4.0 m height
	<i>Tilia cordata</i>	N			Heavy Standard, 3.5-4.0 m height
	<i>Sorbus aucuparia</i>	N			Heavy Standard, 3.5-4.0 m height
Native Hedgerows and Shrubs	<i>Crataegus monogyna</i>	N	BR	Double staggered rows, 5/m	60 - 80 cm height
	<i>Cornus sanguinea</i>	N		Double staggered rows, 5/m	
	<i>Corylus avellana</i>	N		1/m ²	
	<i>Lonicera periclymenum</i>	N		1/m ²	
	<i>Rosa canina</i>	N		Double staggered rows, 5/m	
	<i>Salix caprea</i>	N		1/m ²	
	<i>Viburnum lantana</i>	N		Double staggered rows, 5/m	
	<i>Carpinus betulus</i>	N		Double staggered rows, 5/m	
	<i>Viburnum opulus</i>	N		1/m ²	
Ornamental Shrubs	<i>Hebe 'Red Edge'</i>		C3	5/m ²	20 - 30 cm
	<i>Olearia × haastii</i>		C3	3/m ² and as specimen	30 - 40 cm
	<i>Rosmarinus officinalis</i>		C3	3/m ² and as specimen	30 - 40 cm
	<i>Ribes rubrum</i>		C5	Specimen	60 - 80 cm
	<i>Thymus vulgaris</i>		C2	5/m ²	20 - 30 cm
Herbaceous Perennials	<i>Ajuga reptans</i>	N	C3	1/m ²	Herbaceous perennials to fill pot entirely, be fully rooted and present healthy growth
	<i>Anemone hupehensis</i>		Rhizomes or seeded	7/m ²	
	<i>Athyrium filix-femina</i>	N	C2	5/m ²	
	<i>Astilboides tubularis</i>		C2	3/m ²	
	<i>Asplenium scolopendrium</i>	N	C2	5/m ²	
	<i>Bergenia 'Purpurea'</i>		C2	5/m ²	
	<i>Ceratostigma plumbaginoides</i>		C2	5/m ²	
	<i>Echinacea purpurea</i>		C2	5/m ²	
	<i>Geranium pratense</i>	N	C2	5/m ²	
	<i>Leucanthemum vulgare</i>	N	C2	5/m ²	
	<i>Rudbeckia fulgida</i>		C2	5/m ²	
	<i>Salvia pratensis</i>	N	C2	5/m ²	
Ornamental Grasses	<i>Carex pendula</i>	N	C2	Specimen	Full pot, fully rooted, healthy
	<i>Deschampsia cespitosa</i>	N	C2	5/m ²	
	<i>Luzula sylvatica</i>	N	C2	5/m ²	
Wildflower Mix	EM5 - Meadow Mixture for Loamy Soils	N	N/A	4g/m ²	Emorsgate or equal and approved
	EM8 - Meadow Mixture for Wetlands	N	N/A	4g/m ²	

Outline Plant Schedule and Specification

- 4.17 The soft landscape design proposals have been informed by *Preliminary Ecological Appraisal* by Crossland Ecology and feature species recommended in RHS '*Plants for Pollinators*'.
- 4.18 Species selection is set out to suit the local soil type which is '*freely draining slightly acid loamy soils*' through reference to the Soils Map (produced by Cranfield University).
- 4.19 For details of the proposed soft landscape layout refer to *LLD3685-LAN-DWG-010-Illustrative Masterplan*.

KEY:

BR Bare Rooted Stock

C2/3/5 2/3/5 I Container Grown Stock



Post and rail fencing



Incidental Play



Brick Walls



Asphalt Surfacing



Play Area



Bat Box



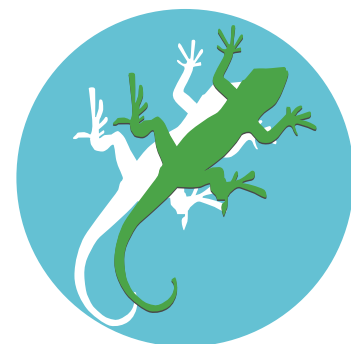
Block Paving



Hedgehog Highway

Hard Landscape & Biodiversity Enhancements

- 4.20 The boundary treatments between private curtilages and the public realm would be defined by brick walls, reflecting the materiality present in the broader context of Handcross, while closeboard timber fences would comprise the boundary between private gardens. Post and rail fence would be used to reinforce the hedgerow boundary to the west of the Site.
- 4.21 The main access road would utilise asphalt surfaced carriageway, upstand kerb and 2 metre footway. Permeable block paving would define the shared surface throughout the Site.
- 4.22 Play equipment would reflect the semi-rural nature of the Site through the implementation of naturalistic play elements such as logs and boulders, while the equipped play would likewise utilise timber elements.
- 4.23 Hedgehog highways would be implemented between the closeboard boundaries to facilitate wildlife circulation and migration. This would necessitate bespoke detailing of any masonry boundaries with a 130mm square aperture.
- 4.24 Bat boxes would be secured to existing trees as directed by a suitably qualified ecological consultant.



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