



FUTURE PLANNING AND DEVELOPMENT

NATURAL BURIAL SITE

LAND NORTH OF TURNERS HILL ROAD, TURNERS HILL, WEST SUSSEX

LANDSCAPE DESIGN STRATEGY

Landscape Design Strategy and Outline Plant Specification

Approved By: Joe Jackson

Signed:

Position: Principal

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1.0 Introduction

- 1.1 Future Planning and Development have commissioned Lizard Landscape Design and Ecology to prepare a landscape design strategy for the land north of Turners Hill Road, Turners Hill, West Sussex. The land to the north of Turners Hill Road, Turners Hill has been surveyed as part of a Landscape and Visual Impact Appraisal with regard to the potential provision of the proposed development within the site area. The landscape strategy proposals have been developed following the process of landscape and visual appraisal to specifically to minimise potential effects on the surrounding landscape resource.
- 1.2 The proposals would comprise the development of a natural burial site; vehicular access would be formed to the site area made from Turners Hill Road, approx. 750m west of the settlement of Turners Hill. The access proposals would necessitate the removal of a section of existing hedgerow that bounds the northern edge of the public highway; a visibility splay would be required to meet highway standards and the existing hedge is proposed to be partially translocated within the southern site boundary.
- 1.3 The internal site layout would comprise a small single storey building of rural character with car park provision for visitors. The layout has been developed to set back the proposed building from the highway frontage - reducing visual effects consequential to the structure. The proposed development would establish native woodland trees in commemoration of the deceased. The woodland would be established incrementally within the site. Pedestrian visitor access would be made through small informal paths through the tree planting area.
- 1.4 The proposed development scheme would incorporate additional tree planting within and around the site frontage following design evaluation in relation to the LVIA appraisal process.
- 1.5 The following report looks at the existing site location along with the existing trees and vegetation, both within and adjacent to the development site. The report suggests the potential for enhancement of the native tree, hedge, scrub and wildflower grassland cover within the ecological / landscape scheme proposals.
- 1.6 Based upon the scheme proposals for the development of Waterworks Corner, the landscape enhancement measures have been designed and specified with the aim of enhancing species and bio-diversity within the development site. An outline plant list and specification for each landscape type to be created has been provided in the report at section 4.0.
- 1.7 The landscape strategy for the proposed development has been prepared by Keith Miller (*BA (Hons) MALA*); *Landscape Architect; Lizard Landscape Design, Worthing.*

2.0 Existing Site

- 2.1 The development area is located 0.75km to western edge of the Turners Hill settlement and conservation area, upon a small field parcel of currently found as rough grassland. The site is located within the High Weald AONB to the northern edge of Turners Hill Road. The following site description is based upon the Landscape and Visual Impact Appraisal report.

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2.2 Land north of Turners Hill Road – Development site - Existing Character

The survey site area comprises a single field parcel contained by field boundary hedgerows. The southern boundary runs adjacent to the public highway of Turners Hill Road, a busily trafficked treelined and hedgerowed highway corridor that links the settlement of Turners Hill to the eastern urban edge of the Crawley built environment. The boundary hedgerow contains a number of intermittent mature hedgerow trees. The western edge of the hedgerow is demarked by a PRoW footpath that follows a partially defunct and sporadic hedgerow to the western and northern field parcel edge. The hedgerow contains a number of mature trees and bracken scrub. The eastern field boundary is defined by a treeline feature that extends north to join with the ancient woodland block of Butchers Wood - part of the extensive woodland coverage that contains the intimate but open landscape within which the site is located.

2.3 The site itself comprises rough an area of grassland with no internal defining features. The relatively small scale field parcel forms an area of land well enclosed to the south, and east by mature boundary vegetation. The vegetation forms part of a mature wooded landscape component and a defining feature between the fields and the semi-urban edge of the Turners Hill village settlement. The site initially falls gently to the north and east before falling dramatically beyond the field boundaries. The elevated field plateau allows longer distant views across the adjacent open agricultural valley landscape to the north toward the southern woodland edge of Hundred Acres. The view is contained by the woodland blocks north of Tulleys Farm to the west and that of Butchers Wood and Miswell Wood to the east and is terminated by the brow of the valley slopes approaching Hundred Acres.

2.4 The site is less well contained to the west and is dominated in part by the adjacent Tulleys Farm and the associated farm activity components (including seasonal tourism), and buildings. The farm is set on land that gently falls northward and westward, and away from the western site boundary.

Surrounding Agricultural Landscape

2.5 The agricultural landscape to the south of the treelined Turners Hill Road boundary is broad and open and of significantly larger scale in comparison to the site area. The field is partially divided by hedgerow vegetation but is predominantly open beyond the adjacent cricket pitch. The agricultural field was planted with a ground crop at the time of survey and whilst broadly open is contained to the field boundaries by mature woodland and tree belt vegetation. The southern treelined edge of the field boundary is bounded by the B2110 Paddockhurst Road which heads south west across the wealden landscape to join with the A23 south of Crawley and the M23 highway corridor.

2.6 The site is located within the surrounding rural agricultural landscape described in the Landscape Management Guidelines and the land to the east and north are characterised by field parcels of varying scale edged and contained by treelined hedgerows and more extensive woodland blocks.

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Turners Hill Road – Public Highway

- 2.7 The development site is contained to the southern edge by Turners Hill Road that extends from the western edge of Turners Hill toward and past the development site, Tulleys Farm and Worth Abbey toward the eastern urban edge of the Crawley built environment. The character of the road quickly changes from the suburban residential edge to one of a rural highway corridor, edged with treelined hedgerows becoming more heavily wooded moving west. The road is relatively frequent in traffic movement and the road operates at the single carriageway national speed limit. The character of the road as a rural highway is well contained with intermittent breaks to accommodate vehicular access points in the roadside vegetation and woodland allowing occasional and more prolonged views made across the rural Wealden landscape. While the highway is a single carriageway and has no allowance for designated pedestrian usage, wide verges adjacent to vehicular access points, edge the highway intermittently

Turners Hill - Residential Settlement

- 2.8 The settlement of Turners Hill lies to the east of the development site; the heart of which is located approximately 800.0m from the site. Turners Hill extends as a linear settlement primarily along a north south axis and is largely contained within the Turners Hill conservation area. The settlement contains established buildings and properties of traditional character particularly along North Street and Lions Lane; however several more modern buildings are interspersed throughout the village settlement. The site is not visible from the conservation area and the village character would remain unaffected by the proposals.

Topography

- 2.9 The site lies within a landscape of local topographical variance. The localised topography is characterised by intimate valley dip slopes, brows and plateaus. The survey site is contained to the southern boundary by Turners Hill Road which falls gently from the western edge of Turners Hill in the east (+174.00m AOD) to Tulleys Farms (+152.00m AOD) continuing to fall gently west toward the eastern edge of Crawley; The site sits upon and to the northern edge of a plateau ridge at approximately (+164.00m AOD); to the south of the site the plateau extends at a level of and above (c. +170.00m AOD). Beyond the northern site edge the agricultural land falls steadily to a valley base of (+125.00m AOD); evidenced by the waterbody located within Miswell Wood approximately 600.0m north of the site. To the east and the village settlement of Turners Hill the land is demonstrated to replicate the plateau valley topography with the village green sitting at over (+170.00m AOD) falling to (+132.00m AOD) approaching the northern village extent.

Vegetation

- 2.10 The survey site is edged with mature treeline and hedgerow vegetation with all but the immediate north western boundary well buffered with continuous cover within the surrounding landscape. Beyond the built settlement of Turners Hill, the largely agricultural land of small to medium scale field parcels is crossed with a network of treelines and hedgerows of mixed evergreen plantation woodland and extensive woodland blocks of native broadleaved species. The network is well established and follows the vast majority of field boundaries forming a connective landscape pattern. Woodland blocks are a feature of the Weald generally and the undulating valley slopes and brows are regularly wooded. Much of the landscape is set against and contained by the wooded heathland habitat.

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2.11 A number of sizeable woodland blocks expand around the survey site as Ancient Woodland. The woodland is recorded in the National Inventory of Woodland and Trees and forms a significant swathe of UK Priority; Deciduous Woodland habitat. The field boundary network of tree lined hedgerows is replicated to the rural lanes and highways within the surrounding area and many of the PRow footpaths are edged with or contained within mature woodland vegetation creating a sense of seclusion and enclosure. This imbues some tranquility but reduces appreciation of views to the surrounding landscape.

3.0 Landscape Design Strategy

3.1 The proposals should seek to maintain the landscape baseline surrounding the development with minimal impact upon existing landscape components such as significant trees or hedgelines. The development proposals would be contained within the wider landscape by the existing landscape features of mature trees, boundary treelines and woodland blocks enclosing the site location; by the localised topography to the northern edge of the site and by the existing buildings of Tulleys Farm and the residential edge further east of the site location.

3.2 The landscape impacts and visual effects upon which the surrounding landscape is subjected are identified and summarised within the Landscape and Visual Impact Appraisal report. Following the appraisal of the site proposals within the surrounding landscape environment, the containment of the site and nature of the development proposals indicate that mitigation measures should be implemented to nullify effects made on views from Public Rights of Way - Footpaths and Bridleways and publicly accessible areas.

3.3 The development landscape proposals for the Natural Burial Ground – Turners Hill Road have been illustrated within the following drawing; *LLD787 / 02 – Landscape and Ecology Mitigation Strategy* and planting species indicated within the following Outline Plant Schedules. The development landscape and ecology mitigation proposals are outlined below;

- Any proposed access should incur minimal impact upon the southern hedgerow The hedgerow boundary should be replanted as existing within the proposals to retain the visual quality of the existing landscape character. The hedgerow boundary vegetation should be reinforced within the proposals with an additional native tree and understorey shrub planting buffer to the northern edge, augmenting the rural highway character;

- The proposed single storey building should be of a traditional rural vernacular utilising materials of local contextual design. The building should be set back from the highway boundary to reduce visual effects made from Turners Hill Road and should be sufficiently separated from the adjacent PRow footpath to ameliorate the built form in proximity to the public footpath;

- The proposed car park should incorporate planting bays within the layout to further soften and diffuse views to the proposed building from the south;

- The western site boundary is relatively undefined by existing mature vegetation. The proposals should seek to implement a body of native tree planting to the western boundary to reduce and contain visual effects and distinguish the site from the adjacent site of Tulleys Farm in the longer term, extending and visually connecting with the existing western boundary vegetation and reinforcing the surrounding landscape character.

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Outline Plant Specification:

The landscape proposals seek to enhance the existing Wealden landscape character whilst softening and filtering glimpsed views from the Turners Hill Road public highway to the southern edge of the site and views made from the adjacent public right of way footpath to the western site edge. The proposals should seek to establish greater ecological connectivity and diversity of the existing habitat mosaic, encouraging the profusion of invertebrates and insects and providing opportunities for foraging, nesting and hibernation for protected species such as Birds, Bats, Reptiles, Amphibians and Mammals. The planting proposals should include species of locally prominent origin, suited to the local soil type found to the western edge of Turners Hill, West Sussex.

The proposals should include the planting of native species tree group trees and intermittent scattered trees to the southern and western boundaries. Native species tree planting should be implemented to the car park planting bays further diffusing and containing views made toward the proposed development.

Native Tree Planting / Hedgerow Tree Planting				
Name	Size	Pot	Density	Number
<i>Acer campestre</i> (Field Maple)	10 – 12 cm Girth Size; 4.25 – 6.0 m height; Standard (Extra Heavy).	85 ltr CG	As Shown	--
<i>Alnus glutinosa</i> (Alder)	10 – 12 cm Girth Size; 4.25 – 6.0 m height; Standard (Extra Heavy).	85 ltr CG	As Shown	--
<i>Betula pubescens</i> (Downy Birch)	10 – 12 cm Girth Size; 4.25 – 6.0 m height; Standard (Extra Heavy).	85 ltr CG	As Shown	--
<i>Carpinus betulus</i> (Hornbeam)	10 – 12 cm Girth Size; 4.25 – 6.0 m height; Standard (Extra Heavy).	85 ltr CG	As Shown	--
<i>Fagus sylvatica</i> (Beech)	14 – 16 cm Girth Size; 3.0 – 3.5 m height; Standard (Select).	85 ltr CG	As Shown	--
<i>Quercus robur</i> (Pedunculate Oak)	14 – 16 cm Girth Size; 3.0 – 3.5 m height; Standard (Select).	RB	As Shown	--
<i>Sorbus torminalis</i> (Service Tree)	10 – 12 cm Girth Size; 4.25 – 6.0 m height; Standard (Extra Heavy).	85 ltr CG	As Shown	--

CG – Container Grown Stock; RB – Root-Balled Stock.

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The proposals would establish a dense mixed native species hedgerow to the edge of the proposed parking area, maintaining the rural landscape character within the proposed development and enhancing the habitat corridors within the site area.

Native Mixed Species Hedge Planting				
Name	Size	Pot	Density	Number
<i>Acer campestre</i> (Field Maple)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Carpinus betulus</i> (Hornbeam)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Crataegus monogyna</i> (Hawthorn)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Ilex aquifolium</i> (Holly)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Ligustrum vulgare</i> (Wild Privet)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Rosa canina</i> (Dog Rose)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Taxus baccata</i> (English Yew)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--

BR – Bare Rooted Stock.

(Native mixed species boundary hedge planting to be 2 no. staggered rows set 400 mm apart @ 400mm centres).

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The proposals should include the planting of native mixed species understorey shrub planting to the southern and western site boundaries. The native shrub planting would reinforce the variably intact existing hedgerow vegetation against the Turners Hill Road highway corridor, whilst establishing a significant swathe of newly created diverse wildlife habitat.

Buffer Strip – Boundary Shrub Planting				
<i>Cornus sanguinea</i> (Common Dogwood)	60 – 80 cm height. Multi-Branched.	BR	1 / m ²	--
<i>Corylus avellana</i> (Common Hazel)	60 – 80 cm height Transplant.	BR	1 / m ²	--
<i>Clematis vitable</i> (Wild Clematis)	40 – 60 cm height .	3 ltr CG	4 / m ²	--
<i>Crataegus monogyna</i> (Hawthorn)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Ilex aquifolium</i> (Holly)	60 – 80 cm height. Multi-Branched.	BR	400 mm centres	--
<i>Lonicera periclymenum</i> (Honeysuckle)	60 – 80 cm spread.	3 ltr CG	4 / m ²	--
<i>Rosa canina</i> (Dog Rose)	60 – 80 cm height. Multi-Branched.	BR	1 / m ²	--
<i>Rosa rubiginosa</i> (Sweet Briar)	60 – 80 cm height. Multi-Branched.	BR	1 / m ²	--
<i>Salix caprea</i> (Goat Willow)	40 – 60 cm height. Transplant.	BR	1 / m ²	--
<i>Sambucus nigra</i> (Elder)	40 – 60 cm height. Transplant.	BR	1 / m ²	--
<i>Humulus lupulus</i> (Wild Hop)	40 – 60 cm height. Transplant.	3 ltr CG	1 / m ²	--
<i>Viburnum opulus</i> (Guelder Rose)	60 – 80 cm spread.	3 ltr CG	1 / m ²	--
<i>Vinca minor</i> (Lesser Periwinkle)	15 – 20 cm height.	3 ltr CG	4 / m ²	--

(BR – Bare Root Stock; RB – Root Balled; CG – Container Grown Stock)

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The local soil type is recorded as 'Slightly acid loamy and clayey soils with impeded drainage'. The landscape proposals would seek to establish open areas of UK provenance wildflower grassland. The following wildflower grassland seed mix is composed of species that are adapted to growing on soils with a high clay content. Clay soils are generally mildly acid to neutral, prone to waterlogging, sticky and heavy when wet, and hard to crumble when dry.

Meadow Grassland Mix and Wildflower Mix for Clay Soils		% of Mix		
Native Wildflowers				
<i>Achillea millefolium</i>	Yarrow	0.5		
<i>Centaurea nigra</i>	Common Knapweed	2.0		
<i>Galium verum</i>	Lady's Bedstraw	1.5		
<i>Lathyrus pratensis</i>	Meadow Vetchling	1.0		
<i>Leucanthemum vulgare</i>	Oxeye Daisy	1.5		
<i>Lotus corniculatus</i>	Birdsfoot Trefoil	1.0		
<i>Lychnis flos-cuculi</i>	Ragged Robin	0.4		
<i>Plantago lanceolata</i>	Ribwort Plantain	0.8		
<i>Primula veris</i>	Cowslip	1.5		
<i>Prunella vulgaris</i>	Selfheal	1.8		
<i>Ranunculus acris</i>	Meadow Buttercup	3.0		
<i>Rhinanthus minor</i>	Yellow Rattle	1.0		
<i>Rumex acetosa</i>	Common Sorrel	1.5		
<i>Silaum silaus</i>	Pepper-saxifrage	1.0		
<i>Stachys officinalis</i>	Betony	1.0		
<i>Trifolium pratense</i>	Wild Red Clover	0.5		

Native Grasses				
<i>Agrostis capillaris</i>	Common Bent	10.0		
<i>Alopecurus pratensis</i>	Meadow Foxtail	2.0		
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	2.0		
<i>Briza media</i>	Quaking Grass	1.0		
<i>Cynosurus cristatus</i>	Crested Dogstail	35.0		
<i>Festuca rubra ssp commutata</i>	Red Fescue	14.0		
<i>Festuca rubra</i>	Slender Creeping Red Fescue	15.0		
<i>Hordeum secalinum</i>	Meadow Barley	1.0		

Meadow Grassland Mix and Wildflower Mix for Clay Soils Wildflower areas to be seeded with Emorsgate 'EM4 F Meadow Mixture for Clay Soils' or equal and approved.				211 m² Total Area
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The existing hedgerow is to be translocated within the proposals. The hedgerow and boundary native buffer shrub planting should be sown with a wildflower grassland seed mix suited to woodland floor / hedgerows. The following wildflower grassland seed mix contains wild flowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades.

Hedgerow Wildflower Grass Mixture	Emorsgate – EH1	% of Mix		
Native Wildflowers				
<i>Achillea millefolium</i>	Yarrow	0.5		
<i>Agrimonia eupatoria</i>	Agrimony	1.5		
<i>Alliaria petiolata</i>	Garlic Mustard	1.2		
<i>Centaurea nigra</i>	Common Knapweed	1.0		
<i>Clinopodium vulgare</i>	Wild Basil	0.4		
<i>Galium album</i>	Hedge Bedstraw	1.7		
<i>Geum urbanum</i>	Wood Avens	2.2		
<i>Leucanthemum vulgare</i>	Oxeye Daisy	1.5		
<i>Plantago lanceolata</i>	Ribwort Plantain	0.5		
<i>Primula veris</i>	Cowslip	0.5		
<i>Prunella vulgaris</i>	Selfheal	2.0		
<i>Silene dioica</i>	Red Champion	1.5		
<i>Silene vulgaris</i>	Bladder Champion	2.0		
<i>Stachys sylvatica</i>	Hedge Woundwort	1.0		
<i>Torilis japonica</i>	Upright Hedge-parsley	1.0		
<i>Vicia cracca</i>	Tufted Vetch	1.5		
Grasses				
<i>Agrostis capillaris</i>	Common Bent	10.0		
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	1.0		
<i>Brachypodium sylvaticum</i>	False Brome	6.0		
<i>Cynosurus cristatus</i>	Crested Dogstail	35		
<i>Deschampsia cespitosa</i>	Tufted hair-grass	2.0		
<i>Festuca rubra</i>	Creeping Red Fescue	26.0		

Semi-shaded Wildflower Grassland Areas to be seeded with Emorsgate – EH1; *Hedgerow Mixture*. Seeding Area = m² @ 4g / m².