Appendix G

Landscape Strategy Plan (CSA/2134/133/E)

AREA A at Scale of 1:1500

1. Community Orchard

The community orchard will include a wide range of fruit and nut producing species, with an orchard base camp, providing a focal for the community north of West Street. Shelter belt trees are unprovided along the western boundary of the orchard to provide a windbreak and protect the orchard trees as they establish. Paths will be routed through the orchard, with clearings where picnic benches will be located and fenced off to keep dogs out of it.

The shelter belt will include the following trees:

West row:	*Crataegus monogyna*	Hawthorn
	Cornus sanguinea	Dogwood
	Malus sylvestris ssp.	Crab apple cultivar
	Viburnum lantana	Wayfaring Tree
	Viburnum opulus	Guelder Rose
Central row:	*Acer campestre*	Field Maple
	Carpinus betulus	Hornbeam
	Ilex aquifolium	Holly
	Quercus robur	English Oak
	Prunus padus	Bird Cherry
	Tilia cordata	Small Leaved Lime
East row:	*Corylus avellana*	Hazel
	Prunus domestica subsp. *insitita* var. *nigra*	Bullace
	Sorbus aria	Whitebeam

Fruit Trees will include Sussex heritage varieties where these are available and will include standard and semi-vigorous apple trees, and early, medium and late season fruiting trees. Plums and cherries will also form part of the orchard.

Espaliered fruit will be planted along the west-facing flint wall and will include peach, pear and fig trees.

A heritage and educational fruit collection will be planted between the flint wall and the western shelter belt, and will include:

Cydonia oblonga	Quince
Juglans regia	Walnut
Mespilus germanica	Medlar
Morus spp.	Mulberry
Prunus domestica cultivar. *italica*	Green Gage
Prunus dulcis	Almond
Sorbus domestica	Service Tree

Ecological enhancements within the orchard to include log piles and hibernacula with the long grass along the edges of the boundary vegetation providing habitat for reptiles.

Westbound A27 deceleration lane

Current paddock retained

Current paddock retained

2. Wildflower Planting

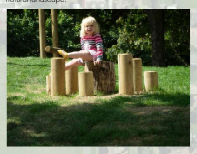
Wildflower planting through the public open space of the development to provide opportunities for ecological enhancements by providing among other things a resource for foraging wildlife.

3. Retained Trees and Hedgerows

Where possible, all trees and hedgerows will be retained and enhanced. The group of trees to the south of Loose Barn identified in the Shelt Ryan Landscape and Ecological surveys of key sites within the Adur District (November 2012) will be retained as part of the green infrastructure of the site, only new tree groups will be added to complement the open character of the Lancing/Sompting-Worthing Gap. The Hedgerow along the western boundary south of West Street, will be retained and augmented with additional tree planting. Higher quality trees (as identified in the tree survey) within the eastern part of the Site, south of the Community/Education Facility, will be retained and protected.

4. Natural Play

A LEAP (Locally Equipped Area for Play) with natural play equipment will be located within the public open space south of the new housing. It will comprise timber play equipment and natural play features such as logs, boulders and earth formations, and within the setting of the wildflower rich public open space, will connect children to the natural landscape.



5. Entrance off West Street

A flint wall will be constructed at the entrance to the southern part of the development off West Street. The new wall will mark the entrance into the site using vernacular materials to link the entrance to the existing walls and buildings in the area.

6. Pocket Parks and Street Trees

An avenue of trees to allow the spine road through the site, with more informal planting at street trees along the secondary roads. Pocket parks to be planted with trees, and paths, hard surfacing and benches to provide areas for informal meeting.

7. Nature Trail

The Nature Trail goes south from the recreation ground, past areas where habitat interpretation, pond life and forest gardening will be experienced, to a final area overlooking the Local Wildlife Site. Dog walking will be restricted to the section by Lindis. The LWS, consisting bird nesting season Mrs-Aug, inside the LWS which will be conservation grazed by cattle, the nature pavilion is unlogged, and trees along edge will have tree represented forms wolfenress beds. Turning south and then east, walkers will enjoy wildflower meadows grazed by the Community farm sheep back, and route connects with the developments cycle and foot paths at the south end of Half Tailed Dog-walks and litter bins will be provided at both ends of the trail.

Two youth pitches with small storage hut

Proposed community farm

Farm access from east Road to LWS and wider estate

LWS Flushed Fen Habitat to be restored

4m wide EPIC footpath

SEE EXTRACT AREA B

8. Cokeham Brooks

To the south of the Community/education facility and Nature Trail, biodiversity will be increased by replacing that hand brookland meadow management and features, whilst retaining well and rarely grazed. For conservation and safety reasons, public access to the LWS, apart from by the Nature Trail, will be in guided walks and organized volunteering.

9. New Tree and Hedgerow Planting

Extensive native tree and hedgerow planting to be undertaken within the public open space and on the boundaries of the site to add to the character of the area and provide opportunities for ecological enhancements.

To replace the linear row in the Drayton Lane mini-allotments, new linear mixed hedgerows to be planted on a roughly back to irregular line to break the character of the lane. Suggested species include local diverse resistant elm, oak, beech and hornbeam trees, underplanted with dog-wood, guelder rose and spindle.

10. Wildlife Enhancements

Bat and bird boxes to be placed within the woodland and on the retained pupils in the area of the Community/Educational Facility, with bug boxes placed on sunny banks in this area.

Low intensity seasonal grazing or cutting of the sward in autumn to provide suitable mixed basking and refuge opportunities for reptiles.

Reptile-friendly garden boundaries to be provided as hedgehog gravel on northern margin of area B. Native scrub planting to be provided in 'islands' and fenced off to prevent grazing.

11. Sustainable Drainage Features

Two large dry sustainable drainage basins linked by swales which travel through the site will be provided to assist in managing the flow of surface water during periods of rain, while offering enhanced ecological and habitat benefits.

SEE EXTRACT AREA A

AREA B at Scale 1:2500

LEGEND

- APPLICATION BOUNDARY
- FORMER LOWER COKEHAM BROOKS REEDBED AND DITCHES LOCAL WILDLIFE SITE
- EXTENSION TO COKEHAM BROOKS LOCAL WILDLIFE SITE
- EXISTING TREES / VEGETATION
- TREES / VEGETATION REMOVED
- NEW WOODLAND MIX
- NEW TREE PLANTING
- NEW ORCHARD TREE PLANTING
- HEDGE PLANTING
- SHORT MIX
- AMENITY GRASS
- LIVING GRASS MEADOW
- WILDFLOWER MEADOW
- WET/DAMP WILDFLOWER MEADOW
- SuDS FEATURES PLANTED WILDFLOWER
- FLINT WALL
- EXISTING AGRICULTURAL TRACK
- INFORMAL RECREATIONAL FOOTPATH / CYCLEWAY (3.5 OR 4M WIDTH WITH NO LIGHTING
- MUNRO PLAYPARK
- NATURE TRAIL
- PICNIC TABLES
- WOODEN SEATING
- INTERPRETATION BOARDS
- VIEWING POINT
- HIDE

Rev	Date	By	Description
E	10/08/21	AJ	Minor amendments
D	04/08/21	AJ	Amended to reflect client comments
C	18/02/19	JB	Amended to reflect AIA and boundary change
B	11/04/17	JB	Amended to reflect client comments
A	01/05/16	JB	Amended to reflect Illustrative Masterplan

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Project: Land at West Sompting, West Sussex

Title: Landscape Strategy

Client: Persimmon Homes (Thames Valley)

Scale	Various @ A0	Drawn	SRW
Date	November 2018	Checked	JJ
Drawing No.	CSA/2154/135	Rev	E

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Appendix H

Relevant Local Planning Policy

Table 1. Summary of local planning policy relating to ecology

Policy	Summary
Adur District Council Planning Policy	
Adur Local Plan 2017[1] *(Adopted December 2017)*	
Policy 6: Land at West Sompting	Land at West Sompting (as shown on the Policies Map) will be allocated for residential development comprising: • A minimum of 480 dwellings at West Sompting, of which 30% of the total are to be affordable homes to provide a mix of types and tenures in accordance with identified needs. • Provision or funding of mitigation for off-site traffic impacts on the Strategic Road Network and local roads through a package of measures including improvements to the A27/ A2025 Grinstead Lane junction, A27 Sompting Bypass/ Upper Brighton Road (Lyons Farm junction), A27/Dankton Lane junction and enhancement of the traffic calming scheme in West Street. • Provision of sustainable transport infrastructure including improved public transport. • Working with Worthing Borough Council and West Sussex County Council, a public right of way will be delivered to provide a link to Worthing across the Local Green Gap. • A package of site-specific travel behaviour initiatives to encourage sustainable modes of transport. (This should include travel behaviour initiatives such as residential travel plans). • Footpath improvements along West Street. • Provision for a community facility. • A financial contribution towards the provision of education facilities. Developers will need to work with Adur District Council and West Sussex County Council to ensure that surface water and ground water flooding are adequately mitigated without worsening flood risk elsewhere. Opportunities to reduce flood risk elsewhere should be taken. This issue should be addressed in detail by a Flood Risk Assessment at the planning application stage. As part of a Landscape Strategy/Green Infrastructure Strategy for this site, the following are to be delivered: • A nature conservation area north of the existing Cokeham Reedbed and Ditches LWS (as shown on the Policies Map); • A community growing space/ orchard; • A landscaped buffer alongside the western boundary of the development; • Open space and recreation areas (to include children's play areas located within the development) in accordance with Council standards; and • Provision of playing pitches to help meet Adur's specific playing pitch needs. The development must safeguard, enhance, and seek the extension of the Cokeham Reedbed and DitchesLocal Wildlife Site. A number of assessments will also be required at the planning application stage. These will include: • A desk-based assessment and, where necessary, a field evaluation of archaeological assets which should be undertaken before determination of any application. Reference should be made to the West Sussex Historic Environment Records; and

[1] https://www.adur-worthing.gov.uk/adur-local-plan/

	• A site wide landscape and ecological management plan that is informed by up to date ecological information to be produced and implemented to the satisfaction of the local planning authority to ensure the long-term maintenance of retained and newly created onsite habitats. Appropriate mitigation of any issues raised through these assessments is to be secured. The development of this site, the location and layout of built development, green infrastructure and other landscaping is to be based on the following principles and site-specific requirements: • Development must respect the landscape of the surrounding countryside and South Downs National Park, and the historic character of Sompting Conservation Area. • Affordable housing is to be distributed throughout the whole development site. • The development is to be connected to sewerage and water distribution networks at the nearest points of adequate capacity, as agreed with Southern Water. This site will require new and improved water mains. The existing sewerage infrastructure present on and crossing the site must be protected, and future access secured for operational, maintenance and upsizing purposes. The elements identified above, and any other infrastructure requirements are to be secured through CIL/s106/planning conditions as appropriate.
Policy 10: Sompting	Sompting village will not be expanded or intensified due to its linear and historic character, and countryside location within the Local Green Gap. Improvements to West Street and/or the A27 and wider transport network to reduce through-traffic in Sompting village will be sought; these should respect the character of the conservation area.
Policy 30: Green Infrastructure	• Green infrastructure will be protected and enhanced and access to it improved where necessary and appropriate. When considering green infrastructure provision, the ecological characteristics of the area will be taken into account in order to maximise the biodiversity benefits. • Developments will be required to incorporate elements of green infrastructure into their overall design, and/or enhance the quality of existing Green Infrastructure as appropriate. • The Council will work with relevant partners and developers to facilitate the creation of an integrated network of green infrastructure within and beyond Adur. A Green Infrastructure Strategy will be produced by the Council and developments will be expected to comply with this document. All new major developments will need to demonstrate how they will contribute to the implementation of the Green Infrastructure Strategy both at site level and with regard to the wider green infrastructure network. • The planting of trees will be supported and encouraged and Tree Preservation Orders will be made to ensure that healthy locally important trees that make a positive contribution to the street scene are protected.
Policy 31: Biodiversity	• All development should ensure the protection, conservation, and where possible, enhancement of biodiversity, including nationally and locally designated sites, Biodiversity Opportunity Areas (BOAs), marine habitats and other Biodiversity Action Plan (BAP) habitat areas, wildlife corridors, and protected and priority species. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts), then such harm should be adequately mitigated.

	• Where it cannot be adequately mitigated then such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. • Nationally designated sites: Proposed developments which would adversely affect a Site of Special Scientific Interest (SSSIs) (individually or cumulatively) will not normally be permitted. Exceptions will only be made where the benefits of the development on the particular site clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts. • Local Designations: Proposals for development in, or likely to have an adverse effect (directly or indirectly) on a Local Nature Reserve, Local Wildlife Sites (including ancient woodlands or wildlife corridors) or Regionally Important Geological/Geomorphological Site will not be permitted unless it can be demonstrated that reasons for the proposal outweigh the need to safeguard the nature conservation value of the site/feature. • Where appropriate, the Authority will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures. • Where relevant, new development adjacent to the Adur Estuary or the coast will have to demonstrate how it is addressing the issue of coastal squeeze.

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