



Landscape Consultancy and Design Ltd

# LANDSCAPE DESIGN STRATEGY

LAR2518-LAN-REP-0310



**Little Warnham Lodge**  
Mayes Lane, Warnham

**Mr. & Mrs. Sharpe**

Revision	Date	Description	By
P00	05/12/2025	Issued as draft for review and comments	MZ
P01	10/12/2025	Issued for planning	MZ
P02	19/02/2026	Ancient woodland buffer planting expanded	MZ

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# 1. INTRODUCTION

## 1.1 Instruction

LArch - Landscape Consultancy and Design Ltd (LArch) have been commissioned by Mr. And Mrs. Sharpe to produce a landscape design strategy for their domestic development planning project in Warnham.

## 1.2 The Site

The proposed development site is a grass pasture adjacent to Warnham Lodge Farm, at Mayes Lane, Warnham.

## 1.3 Development Proposal

The proposed development is for a new detached dwelling with an associated stabling block, driveway with car parking spaces and a private garden.

## 1.4 Landscape Design Strategy Report

This document presents the vision as well as principles and approach to the design of outdoor spaces within the proposed development to ensure it integrates well within its setting and meets the the clients aspirations as well as the environmental objectives, supporting the principles of sustainable development.

The Landscape Design Strategy has been produced by Michal Zarzecki (Landscape Architecture BEng CMLI; Biology BSc MSc), director and principal landscape architect at LArch with 11 years of experience in landscape design and consultancy services.

This Landscape Design Strategy should be read in conjunction with other application documents and particularly other Landscape Architect's documentation including:

- ▶ LAR2518-LAN-DRA-0901 - Proposed Landscape Plan

## 2. VISION AND OBJECTIVES

### 2.1 Vision

The Applicants' vision for the site is to use it for their self-build project, creating a home that meets the needs of themselves and their family, horses and pets. The proposed dwelling, together with its private formal garden and equestrian facilities, is designed to sit sensitively within the site's natural topography and the surrounding rural landscape.

### 2.2 Strategic Objectives

Landscape-led design approach has been exercised together with the Applicant from the outset of the project to make sure that the design decisions are informed by the landscape constraints and opportunities.

The following objectives have been considered instrumental to integrate the development with the landscape:

- ▶ Respond to existing local character.
- ▶ Adhere to planning policy and landscape character assessment guidelines.
- ▶ Create a well-designed, high quality and attractive place for the new residents.
- ▶ Avoid, and where unavoidable minimise, impact of the development on landscape features and resources.
- ▶ Support wildlife by reinforcing habitat connectivity and creating new ecological opportunities.
- ▶ Manage lighting sensitively to minimise adverse effects on the wildlife an the dark night skies.

Objective	Design Prescription
Respond to existing character and identity	<ul style="list-style-type: none"> <li>▶ Use materials harmonious with the setting.</li> <li>▶ Use locally occurring tree and shrub species in the design.</li> </ul>
Adhere to planning policy and landscape character assessment	<ul style="list-style-type: none"> <li>▶ Conserve existing woodland belts and plant new hedgerows and trees.</li> <li>▶ Protect the existing ghyll stream to the west of the site.</li> <li>▶ Develop a high-quality, safe, and attractive place.</li> <li>▶ Follow landscape management prescriptions.</li> </ul>
Create a well-designed, high quality and attractive place	<ul style="list-style-type: none"> <li>▶ Use local materials and those reflecting countryside location. Contribute to local distinctiveness.</li> <li>▶ Avoid urbanising materials and detailing.</li> <li>▶ Design with safety in mind.</li> <li>▶ Take advantage of the site’s topography and aspect to create attractive outdoor spaces.</li> </ul>
Avoid and where unavoidable minimise impact on landscape features and resources	<ul style="list-style-type: none"> <li>▶ Locate development away from existing woodland belts.</li> <li>▶ Locate the development proposals to minimise cut and fill operations.</li> <li>▶ Manage soil sustainably to avoid damage to its structure and loss of the resource through erosion.</li> <li>▶ Design artificial lighting sympathetically.</li> <li>▶ Facilitate water retention in the landscape on site and prioritise nature-based solutions (NBS) to address the quantity and quality of any runoff.</li> <li>▶ Implement a ‘SuDS train’ to manage rainwater as a resource.</li> </ul>
Support wildlife, reinforce habitat connectivity and towards achieving biodiversity gains.	<ul style="list-style-type: none"> <li>▶ Improve habitat structure.</li> <li>▶ Enhance connectivity with existing vegetation.</li> <li>▶ Plant trees, scrub and create species-rich grassland to boost biodiversity and connectivity.</li> <li>▶ Select plant species adapted to site’s conditions and those resilient to the anticipated effects of climate change.</li> <li>▶ Integrate manmade habitat features, such as nest boxes, within buildings.</li> </ul>
Manage lighting sensitively	<ul style="list-style-type: none"> <li>▶ Minimise outdoor lighting.</li> <li>▶ Use least intrusive light sources and fixtures.</li> </ul>

Table 1. Landscape delivery matrix

### 3. LANDSCAPE APPRAISAL

#### 3.1 Landscape Character

Broader landscape character is understood through reference to the published National Character Area profiles (Natural England 2014) and more locally, within the District, through reference to the Horsham District Landscape Character Assessment (CBA, October 2003).

##### National Landscape Character

The site is located within the **National Character Area (NCA) 121: Low Weald**.

The Low Weald is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald National Character Area (NCA 122). Dominated by agriculture, especially pastoral land with grassland and hay meadows, the area retains remnants of unimproved, species-rich meadows. Fields are generally small and irregular, many formed by woodland clearance (assarting) in the medieval period and often bounded by shaws. It is generally wet and woody, with oak as the principal tree. Notably, the region features gill (or ghyll) woodland, a valuable habitat uncommon in the South-East of England. Many of the especially species-rich hedgerows may be remnants of larger woodland and often follow the pattern of medieval banks or ditches. The impermeable clay soil and low elevation, makes the area susceptible to localised flooding. Ponds are common due to historical iron and brick-making industries.



Figure 1. NCA 121: Low Weald boundary (reproduced from NCA Profile sheet)

## Horsham District Landscape Character Assessment

The District's Landscape Character Assessment identifies the local landscape as **Landscape Character Area (LCA) I2: Warnham and Rusper Wooded Ridge**, which is characterised by:

- ▶ Undulating wooded ridges.
- ▶ Distinct escarpment to the north of Horsham.
- ▶ Secretive wooded ghylls.
- ▶ Strong pattern of shaws and hedgerows.
- ▶ Intricate patchwork of small pasture fields.
- ▶ North to south running narrow lanes, sunken in places.
- ▶ Linear ridgetop villages and hamlets. Farms and cottages dispersed along lanes.
- ▶ Strong historic vernacular of half timber with plaster/brick, tile hanging and weatherboarding.
- ▶ Mostly rural character.

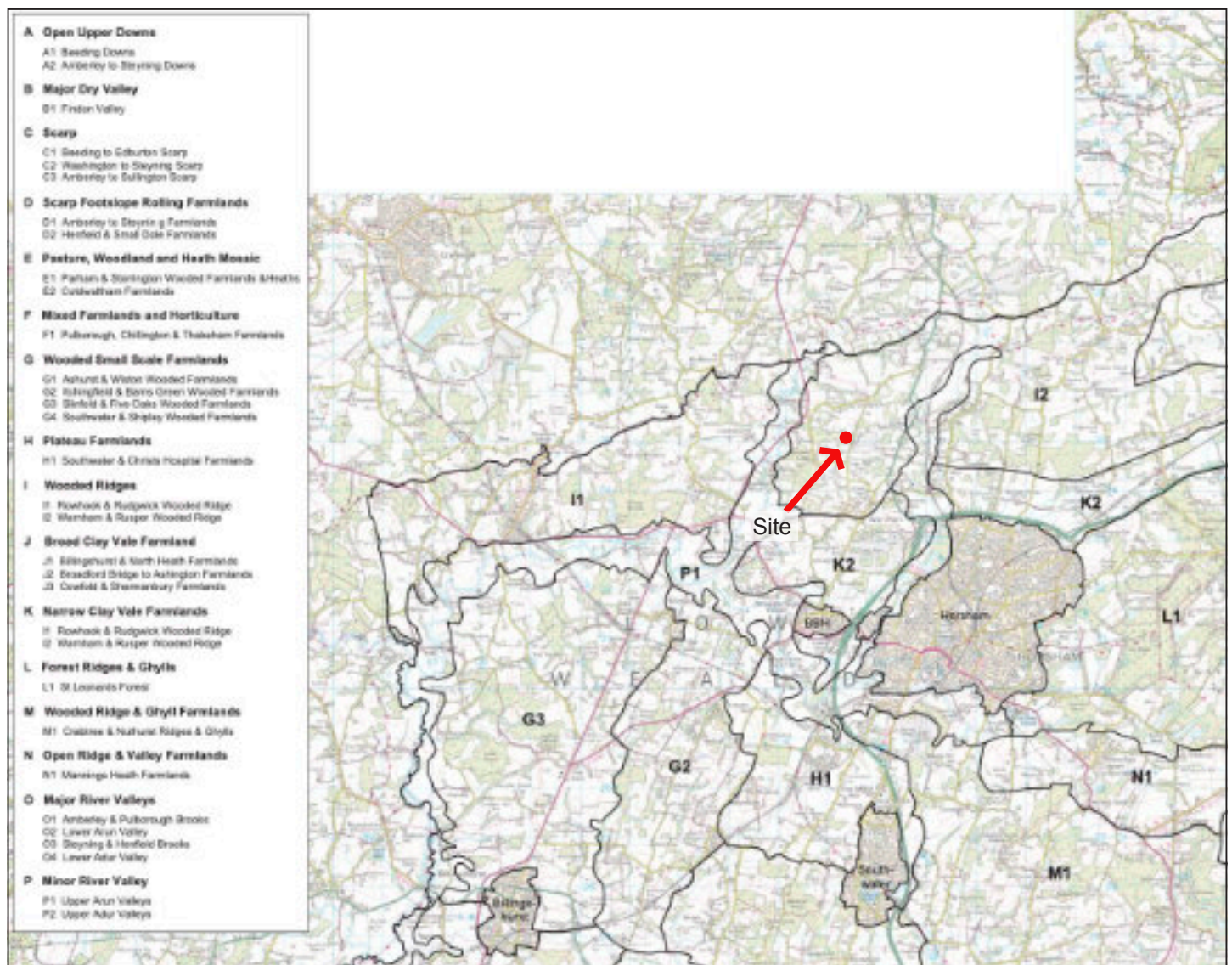


Figure 2. Landscape character areas (extract) (CBA, 2003)

Key historic features include:

- ▶ Small irregular fields cut out of woodland (assarts).
- ▶ Droeways.
- ▶ Ancient woodland.

Biodiversity features include:

- ▶ Many ancient semi-natural woodlands but some coniferised.
- ▶ Ghyll woodland.
- ▶ Many shaws.

The landscape condition is considered “mostly good” and the sensitivity to change “high”.

The landscape is sensitive to:

- ▶ Any large scale housing/commercial development.
- ▶ Cumulative impact of vertical structures on ridge slopes/ridgetops.
- ▶ Small scale incremental change, e.g. expansion of horse paddocks, erosion of the narrow country lanes.

Planning and land management guidelines relevant to the site:

- ▶ Conserve the rural wooded character of the area.
- ▶ Ensure any small scale new development responds to the traditional settlement pattern and local design and building materials.
- ▶ Consider appropriate traffic management strategies to reduce traffic pressures on the narrow lanes.
- ▶ Conserve and manage the ridgetop woodlands, ghyll woodlands, and shaws/hedgerows.
- ▶ Encourage better management of horse paddocks.
- ▶ Restore shaws/hedgerows and hedgerow trees in localised areas with intensive arable farmland.

## Hydrology

There is a network of minor streams originating locally, particularly within the woodland block referred to as Hoopers Copse and along Mayes Lane. The nearest statutory river is the North River, approximately 1.2 km west.

There are limited number of waterbodies within 500 m radius, including an ornamental pond with a fountain at Warnham Lodge Farm to the south.

## Settlement pattern

Outside of village built-up areas, the settlement pattern is dispersed with elements of ribbon development characterised by buildings concentrated along the main roads and no or limited branching-out pattern.

Location of buildings within plots varies. Some buildings are located by the road, while in many cases - particularly more substantial dwellings - there is a significant offset from the road, with long driveway leading to the building.

## Built form

The prevailing built form in the area is a two-storey building with gable or hip roof construction.

The main building material is red brick, particularly at the ground floor, while there is some variety of the upper floor treatment, including timber frame and render or timber cladding. Winterfold House is a replacement dwelling located further north up Mayes Lane, approved in 2020, which features composite cladding in white. Roof covering is mostly clay tile, but slate and concrete are also common, the latter particularly with modern, multi-family residential blocks.

Surfacing within properties varies, including loose gravel as well as tar and chip, concrete block paving in modern development and asphalt in larger properties. Natural stone flags are often used in patios, sometimes with traditional clay paver edging courses and detailing. Concrete flags and block paving is also uncommon, particularly with modern properties and renovations and extensions.

## 3.2 Planning Designations

The site is not located within the South Downs National Park or in the High Weald National Landscape (formally, Area of Outstanding Natural Beauty, AONB).

There are no listed buildings within the area surrounding the site. The closest heritage asset is the Sands, which grade II\* listed building, approximately 530 m to the south-west. There are several grade II listed buildings within 700 m radius.

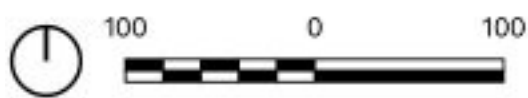
There are limited number of notable habitats which include:

- ▶ A wedge-shaped shaw which is a deciduous woodland on priority habitat register along the southern boundary.
- ▶ A block of woodland to the west of the site, referred to as Hoopers Copse, is classified as a plantation on ancient woodland site.

Through reference to National Habitat Network dataset, accessed and queried on MAGIC (<https://magic.defra.gov.uk>), the central portion of the site falls within Habitat Enhancement Zone 2, while areas to the north-east of the site comprise Network Enhancement Zone 1 (Land connecting existing patches of primary and associated habitats which is likely to be suitable for creation of the primary habitat. Factors affecting suitability include: proximity to primary habitat, land use (urban/rural), soil type, slope and proximity to coast. Action in this zone to expand and join up existing habitat patches and improve the connections between them can be targeted here).

The woodland block to the west of the site is classified as 'Fragmentation Action Zone' (Land within Enhancement Zone 1 that connects existing patches of primary and associated habitats which are currently highly fragmented and where fragmentation could be reduced by habitat creation. Action in this zone to address the most fragmented areas of habitat can be targeted here). The woodland belt along the southern boundary is classified as 'Associated habitats' class. Along the woodland edge to the west, there is a narrow strip earmarked as 'Restorable Habitat' (Areas of land, predominantly composed of existing semi-natural habitat where the primary habitat is present in a degraded or fragmented form and which are likely to be suitable for restoration).

The the local Habitat Network Map is illustrated in **Figure 3**.



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 Imagery ©2025 Google

**Legend**











-  Application Boundary
  -  Watercourse
  -  Woodland
- Habitat Networks (Combined Habitats) (England)**
-  Ancient woodland
  -  Fragmentation Action Zone
  -  Network Enhancement Zone 1
  -  Network Enhancement Zone 2
  -  PHI\_Other
  -  Restorable Habitat
  -  Traditional orchard

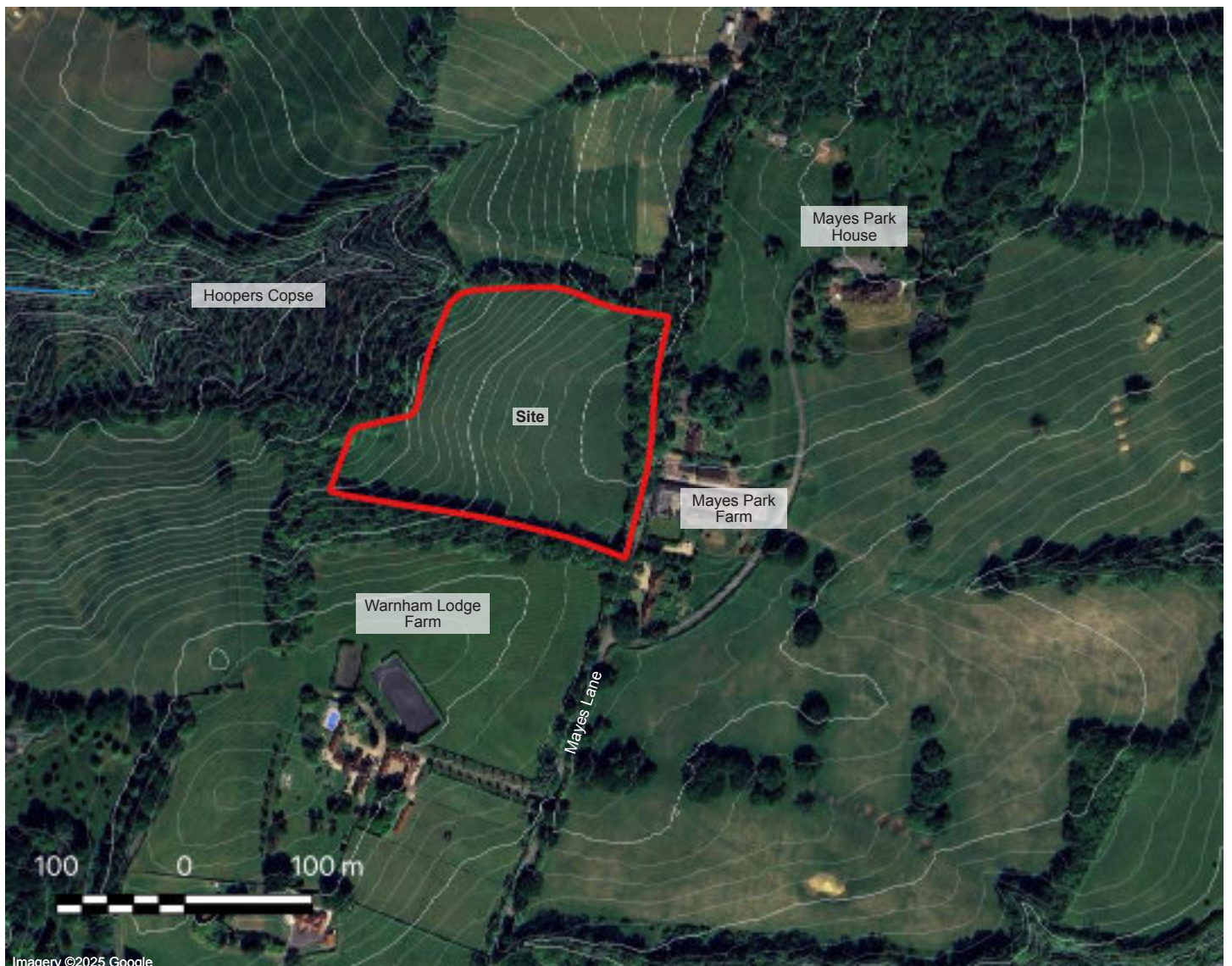
Figure 3. Habitat Network Map (Combined habitats) (Natural England 2020)

### 3.3 Site Survey and Appraisal

#### Location

The proposed development site, referred to as Little Warnham Lodge, is a pasture located to the north of Warnham Lodge Farm at Mayes Lane (Grid Ref.: TQ15433507). The site context is illustrated in **Figure 4**.

The site is accessed off Mayes Lane via a rural gate and there is a private link with Warnham Lodge Farm.



**Figure 4.** Site location and context

## Topography

The site has an undulating land form falling from approximately 84 m aOD in the south-eastern corner to just over 71 m aOD at the south-western end of the site, with a well pronounced latitudinal ridge across the middle of the pasture.

## Soils

The locally occurring natural soils are understood through reference to Soilsclapes - the Cranfield University's online viewer (<https://www.landis.org.uk/soilsclapes/>) - as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils' that are prone to impeded drainage.

There was no detailed geotechnical or otherwise soil data available at the time of writing.

## Hydrology

There are no surface water features on the site; however, there is a ghyll stream, located within Hoopers Copse down the hill to the west, flowing into the North River.

## Habitats

The site comprises largely modified grassland surrounded by broadleaf woodland belts with small patches of scrub and scattered rural trees.

The woodland flora includes ash (*Fraxinus excelsior*), sessile oak (*Quercus petraea*), and hornbeam (*Carpinus betulus*), with abundant and frequent elm (*Ulmus procera*), sycamore (*Acer pseudoplatanus*), and hawthorn (*Crataegus monogyna*). The understorey and shrub layer are diverse, including holly (*Ilex aquifolium*), ivy (*Hedera helix*), dog-rose (*Rosa canina*), blackthorn (*Prunus spinosa*), wild apple (*Malus sylvestris*), beech (*Fagus sylvatica*), wild cherry (*Prunus avium*), and honeysuckle (*Lonicera periclymenum*). The belt to the south is a deciduous woodland priority habitat. The woodland block to the west referred to as Hoopers Copse is a deciduous woodland recorded as 'Plantation on ancient woodland site'.

The mixed native scrub is dominated by bramble (*Rubus fruticosus* agg.) and nettle (*Urtica dioica*), with frequent hawthorn (*Crataegus monogyna*), spindle (*Euonymus europaeus*), and elder (*Sambucus nigra*). The scrub is structurally diverse and interspersed with scattered individual trees, primarily hornbeam (*Carpinus betulus*) and ash (*Fraxinus excelsior*).

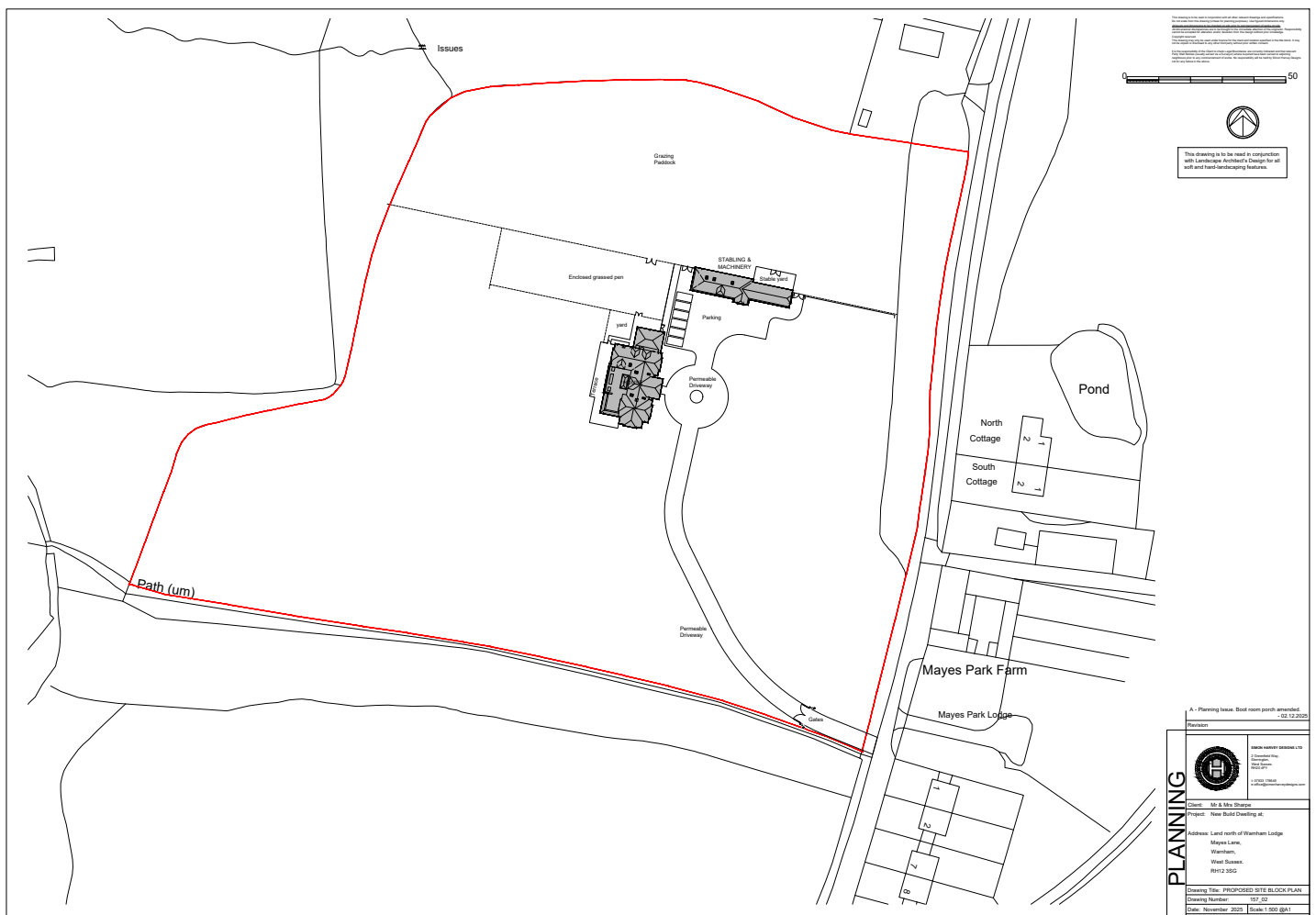
## 4. DEVELOPMENT PROPOSAL

The proposed development is understood through reference to the architectural scheme by Simon Harvey Designs, and comprises the erection of a detached two-storey dwelling with a private garden, an ancillary detached smaller stabling block, a horse paddock and a car parking courtyard.

The dwelling will be located more less centrally within the plot providing a significant offset from the road. Access would be off Mayes Lane via a long driveway. A new gated entrance would be formed in place of the existing field access, which would be offset from the road to minimise impact on the existing trees and the the character of the lane. A car parking courtyard will be located to the north of the arrival area.

Behind the house, on the western side, there would be a secure private garden with a paved patio and a terraced garden.

The Proposed Site Block Plan is illustrated in **Figure 5** while the Proposed Landscape Plan is illustrated in the following section.



**Figure 5.** Proposed Site Block Plan(Simon Harvey Designs Ltd, December 2025)

## 5. LANDSCAPE DESIGN

### 5.1 Landscape Proposal

The landscape scheme for the proposed dwelling comprises the more formal landscape treatment surrounding the house, including the landscaped amenity garden, surfacing and boundary treatments, as well as the proposals for habitat enhancements and new habitat creation for the undeveloped portion of the field.

The following sections describe the design intent and the underlying philosophy.



Figure 6. Proposed Landscape Plan (extract)

## 5.2 Functional Zones

The development would create the following functional zones with their distinctive character

1. Site Entrance
2. Driveway
3. Arrival Area
4. Formal Garden
5. Ecotone Garden
6. Canine Garden
7. Equestrian Paddock
8. Utility Area
9. Meadows
10. Scrubby Fringe
11. Wooded Draw



Figure 7. Functional Zones

### Site Entrance

The new site entrance off Mayes Lane would feature a new residential timber-clad gate hung on brick piers and replace the existing steel field gate.

The new gated entrance would be offset from the road to minimise impact on the mature trees within the woodland belt as well as the effect on the character of the rural lane.



### Driveway

The dwelling will be offset from the road and located more or less in the middle of the plot.

The dwelling would be reached via a driveway suitable for accommodating two-way traffic and integrated with the landscape by following the contours.



### Arrival Area

At the front of the dwelling would be a setting down area in the form of a small roundabout framed by small trees scattered across the long grass.

Car parking would be at a courtyard between the Main House and the Stables.



### Utility Area

The area outside the utility room at the northern end of the House would feature a dedicated space with paved courtyard for dog grooming and drying clothes outdoors.



### Formal Garden

At the back of the House, there would be a landscaped amenity garden featuring a paved patio for outdoor entertaining.

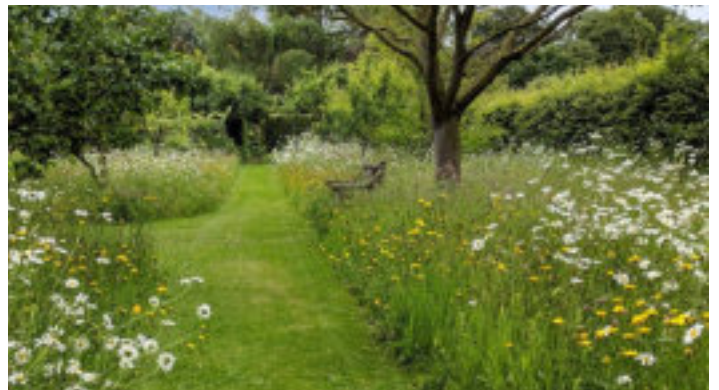
The Garden would be accommodated on flat terraces to make recreational use possible.

The part of the Garden surrounding the House would assume a more formal character, with a regularly mowed recreational lawn and specimen trees and shrubs curated for their foliage shapes and texture.



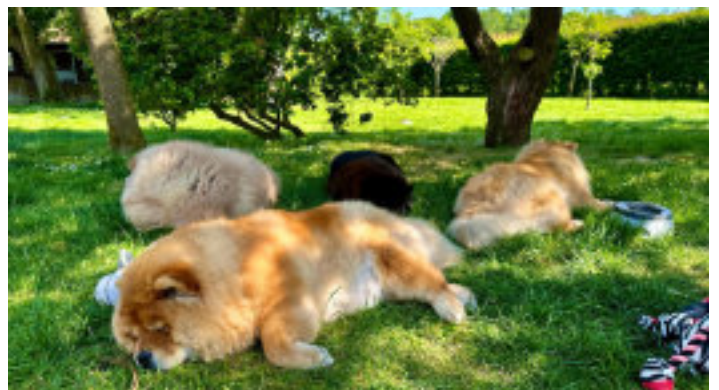
### Ecotone Garden

Further away from the House, the Garden would transition into a more relaxed and naturalistic character, including flowering lawns, species-rich meadows and shrubby boundaries comprised of a mix of native and introduced woodland species.



### Canine Garden

Dogs are vital members of the Applicants' family and would benefit from a dedicated landscaped enclosure creating a secure and safe environment with grassed open space to move around while small trees would provide shady respite during the hot summer days.



### Equestrian Paddock

The northern portion of the plot would be designated as a paddock to keep and graze the Applicants' horses. Small trees that are safe for horses would be scattered around and from small groups to provide shady shelter.



### Meadows

The grassland outside of the Gardens would be managed to boost floral diversity and create habitats benefiting the local fauna.



### Scrubby Fringe

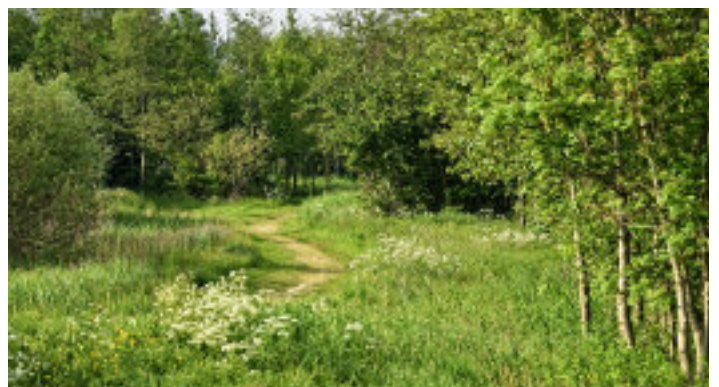
A belt of native scrub would be created along the site perimeter to reinforce habitat connectivity and to create an ecotone into the woodland, including a 15m buffer along the ancient woodland.

The scrub bordering the public footpath along the southern boundary would be managed to create a particularly dense buffer to ensure the sense of privacy and security.



### Wooded Draw

The area in the south-western corner of the site cutting into Hoopers Copse would be planted with pockets of trees and scrub to gradually create a woodland infill and create relaxing recreational paths among the vegetation.



### 5.3 Soft Landscape Design

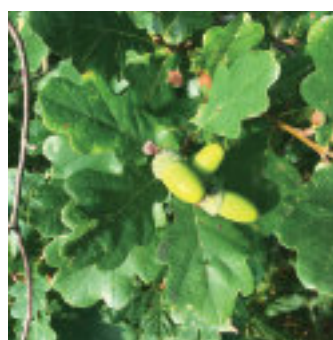
The proposed soft landscape scheme comprises the following planting types (habitats)

- ▶ Scattered trees and woodland;
- ▶ Native mixed-species shrub planting.
- ▶ Native and clipped garden hedgerows;
- ▶ Lawns and neutral species-rich grassland;
- ▶ Garden planting;
- ▶ Inundated planting.

#### Tree Planting

Trees would play a major role in shaping the character of the proposal, defining the vertical structure of the composition, contributing to the wooded character of the area and providing the much needed shade during hot sunny days.

The proposed species would include native species informed by the local dendroflora to be sympathetic with the landscape character. Smaller, domestic-scale trees - including non-invasive introduced ornamental species would also be proposed around the Gardens and the Arrival Area.



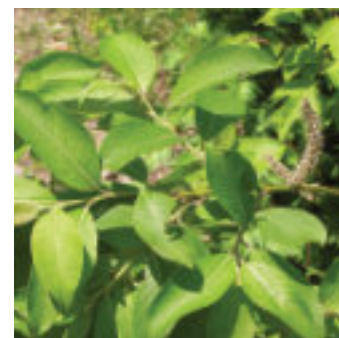
*Quercus robur*



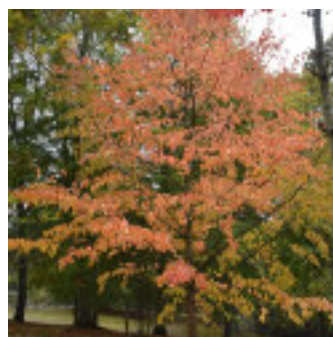
*Carpinus betulus*



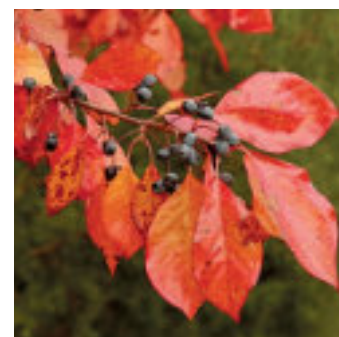
*Fagus sylvatica*



*Salix caprea*



*Davidia involucreta*

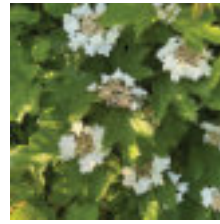


*Nyssa sylvatica*

## Scrub Planting

Scrub planting in the form of a perimeter belt and patches would be created along the site boundary as a fringe along the mature trees and woodland belts.

The proposed composition would comprise native species suitable for the clay soil.



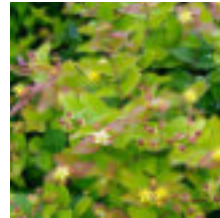
*Viburnum opulus*



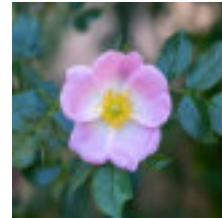
*Corylus avellana*



*Cornus sanguinea*



*Hypericum androsaemum*



*Rosa canina*



*Frangula alnus*

## Hedgerows

Dense hedgerows would be comprise the vital part of the boundary treatment around the Gardens, softening the security line and reinforcing the privacy screening afforded by the boundary vegetation.

Clipped hedgerows would also help segregate functional zones and screen less interesting views such as this of the parked vehicles or the Utility Area.

Outside of the immediate vicinity of the House, the hedgerows would be composed of native species suitable for the clay soil. This includes the hedgerow along the public footpath and reinforcing the paddock fencing. The latter would include only species that are safe for horses.



Mixed-species hedge: hawthorn (*Crataegus monogyna*), field maple (*Acer campestre*), hazel (*Corylus avellana*), hornbeam (*Carpinus betulus*), goat willow (*Salix caprea*) - to name a few.



Hornbeam (*Carpinus betulus*) hedgerows.

## Grassland

Areas of the existing pasture that would fall outside of the amenity Garden and paddocks would undergo a change in habitat management to boost floral diversity of flowering forbs (non-grass species) and overall value for wildlife. The grassland would cease to be ameliorated with fertilisers while the sward would be cut once a year with subsequent grazing by sheep to open up the sward for seeds.

Grassland habitat would provide shelter, foraging grounds and migration corridor for many terrestrial species. The diversity of species inhabiting grasslands has also favourable influence on the wider food network by providing prey for predators of insects, ground invertebrates and small vertebrates.

Within the Garden, the amenity lawns would be managed more regularly to achieve a dense and vivid-green sward suitable for domestic recreation.

Further away from the main amenity lawns, the cutting regime and species composition would be more relaxed to provide opportunities for forbs often regarded as weeds - but beneficial for wildlife - to thrive.



Grassland flora



Grassy paths in the long grass making the habitat part of the site's landscape design

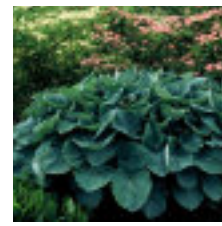
## Garden Planting

The feature planting within the Garden - particularly the Formal Garden - would include species curated based on the residents's preferences. Initial conversation indicate the focus on shape, form, texture and foliage rather than blooming.

The plants presented here should be treated indicatively, as planting design will be subject to a detailed design and curation together with the residents. It is envisaged that the palette would include ornamental introduced species suitable for the site's conditions (acidic clayey soil) that are valued for their amenity features and benefits for wildlife as well as native species and their ornamental cultivars.



*Rosa spp.*



*Hosta*



*Hydrangea quercifolia*



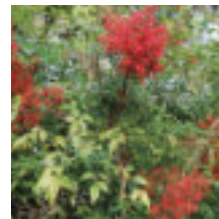
*Sambucus nigra*  
'Black Lace'



*Viburnum opulus*



*Fatsia japonica*



*Nandina domestica*



*Mahonia repens*



*Cornus sanguinea*  
'Midwinter Fire'

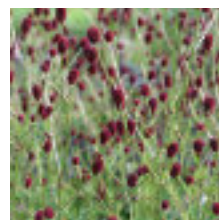
## Inundated Planting

The development proposal aspires to manage surface water runoff from hardstanding and roofs using nature-based solutions in the form of open (not-buried) water detention and conveyance features, such as rain gardens, shallow swales and basins that not only focus on the drainage aspect, but also contribute to the retention of water in the landscape.

Additionally, the rainwater management train would include water harvesting solutions to store the rainwater as a resource for irrigation and other uses when rain is scarce.



*Swale with check dams*



*Sanguisorba officinalis*



*Deschampsia cespitosa*



*Persicaria bistorta*  
'Superba'

## 5.4 Habitat Enhancements

### Invertebrate Habitat

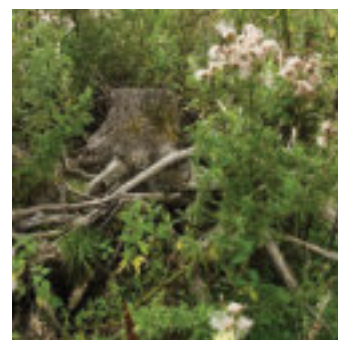
Invertebrates, including insects, arachnids (such as spiders), crustaceans (like woodlice), annelids (such as earthworms), and many other groups, play essential roles in maintaining healthy ecosystems - they process dead matter and are key prey of other important groups such as birds, bats and many other mammals, amphibians and reptiles.

The soft landscape design would explore opportunities for the creation of habitats and features that support these often misunderstood and overlooked yet vital creatures. The proposed design featuring native trees and shrubs as well as species-rich grassland would provide foraging and breeding opportunities for invertebrates.

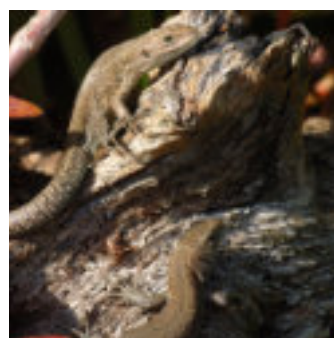
By considering the needs of these creatures in the design, the development will help sustain local invertebrate populations and contribute to the wider food network and ecosystem services.

### Deadwood Habitat

The stems and branches of the removed vegetation would be retained on-site, left to naturally decompose and enhance the habitat diversity. This approach particularly benefits nonvascular plants, such as mosses, fungi, and a variety of invertebrates, while also providing valuable shelter for small vertebrates, such as amphibians, reptiles and hedgehogs.



Deadwood as insect habitat



Viviparous lizards basking on an old stump



Hedgehog hibernating in fallen leaves

## 5.5 Habitat Management

### Existing Habitats and Features

The existing mature oaks at the site entrance would be retained and protected during the implementation phase in accordance with best practice described in BS5837:2012.

### Proposed Hedgerows

The new native hedgerows would be pruned every 2-3 years and in sections to secure flowering and production of fruit as foraging resources for wildlife.

### Proposed Individual Trees

The proposed trees within the landscape scheme would be a mix of native species contributing to the local character as well as introduced species integrating well within the wooded landscape. The new trees would be planted within the soft landscape areas, oversailing the vegetation beneath, giving sufficient spacing for the trees to develop their natural crowns.

### Proposed Scrub Habitat

The scrub habitat is proposed to comprise native species and would have an open structure enabling the ingress of herbaceous ground flora along the edges.

The scrub would be managed to prevent the establishment of invasive non-native species (INNS).

### Proposed Grassland Habitat

The proposed grassland would be managed with biodiversity in mind. Clippings would be removed after cutting to gradually deplete the nutrient levels that favour the competitive species. The sward would be cut to maintain areas of long vegetation as well as short sward to create favourable conditions for invertebrates, birds and for mammals such as hedgehog.

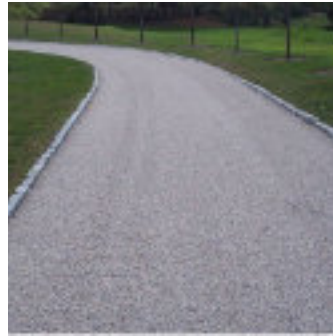
## 5.6 Hard Landscape Surfaces

The proposed hard landscape works would comprise:

- ▶ The construction of vehicular access and parking courtyard.
- ▶ The construction of footways around the House.
- ▶ The construction of patio.

### Vehicular Access

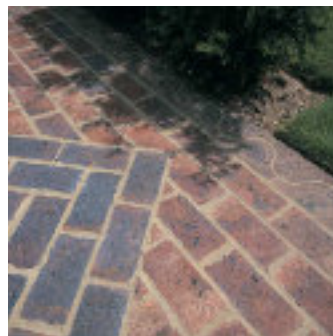
The drive and the parking courtyard would be surfaced with materials reflecting the rural character, such as loose flint chippings, hydraulically-bonded crushed stone or tar-and-chip - for a more confined treatment, suitable for bigger projects.



New pedestrian link across the bridge surfaced with crushed stone

### Pedestrian Paths

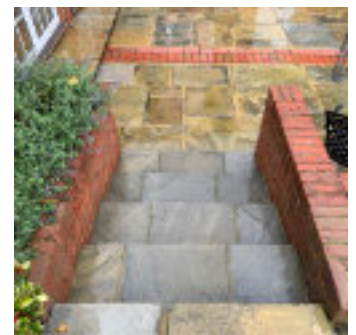
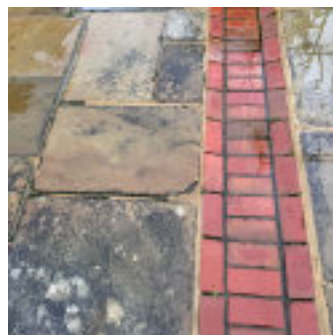
Pedestrian links around the House would be surfaced with red clay pavers.



Clay pavers look work equally well traditional layouts and in more modern interpretations.

### Patios

The main patio in the Garden at the back of the House would be surfaced with slabs of locally sourced natural stone (Horsham stone).



Natural stone slabs on patios are sympathetic with the rural character.

## 5.7 Boundary Treatments

The existing stock fence along the site's perimeter would be retained and reinforced with new scrub and hedgerow planting.

New boundary treatments would largely be equally modest, comprising stock fencing to the paddock and the Garden boundary, and timber picket fencing to the Canine Garden. The stock fences would be integrated within the soft landscape design and boundary hedgerow planting.

The entrance gate would be hung on brick piers, which is a common treatment in the area.



Front gardens demarcated with wooden fences and hedgerows.



Local examples of entrance treatment.

## 5.8 External Lighting

### Design Intent and Rationale

Artificial lighting can have adverse effect on human, animal and even plant life. It also contributes to the sense of urbanisation and spoils the experience of the dark night sky. Lighting would be limited to the immediate surrounding of the House. Objectives and recommendations for lighting design are provided below as guidance.

### Lighting Design Objectives

- ▶ To safeguard the sense of rurality;
- ▶ To preserve dark night sky;
- ▶ To avoid light pollution;
- ▶ To strike a balance between the safety, security and access and the effects on wildlife.

### Lighting Design Recommendations

#### **Avoid excess lighting**

- ▶ Provide only minimum amount of light needed for safety, access entertaining.
- ▶ Keep the times that lights are on to minimum to provide some dark periods.

#### **Manage light spread**

- ▶ Avoid or at least minimise light spill.
- ▶ Avoid bare bulbs and upward pointing light.
- ▶ Keep the spread of light to or below the horizontal.

#### **Safeguard sensitive areas from lighting.**

- ▶ Avoid reflective surfaces under lights.
- ▶ Avoid or minimise lighting near habitats and among planting in the rear garden, facing the open countryside.

#### **Design the right fittings**

- ▶ For pedestrian lighting, choose low level lighting that is as directional as possible and below 3 lux (preferably below 1 lux) at ground level.

### Design the right quality of light

- ▶ Use narrow spectrum bulbs to lower the range of species affected by lighting.
- ▶ Use light sources that emit minimal ultra-violet light and avoid the white and blue wavelengths of the light spectrum to prevent impact on insects.
- ▶ Use glass lantern covers to filter UV light.
- ▶ Select light sources which wavelength peak higher than 550 nm and colour temperature is below 2700K.



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