



L I Z A R D

Landscape Design and Ecology

LANDSCAPE DESIGN STRATEGY

Jarvis

Jarvis Lane, Steyning, West Sussex

Mr Sutherland

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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Mr Sutherland to develop a Landscape Design Strategy for the development at Jarvis, Jarvis Lane, Steyning, 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 16th September 2025 to appraise existing features on Site and the surrounding area.
- 1.4 The Landscape Design Strategy for the development at Jarvis, Jarvis Lane has been prepared by Lizard Landscape Design and Ecology, Worthing.

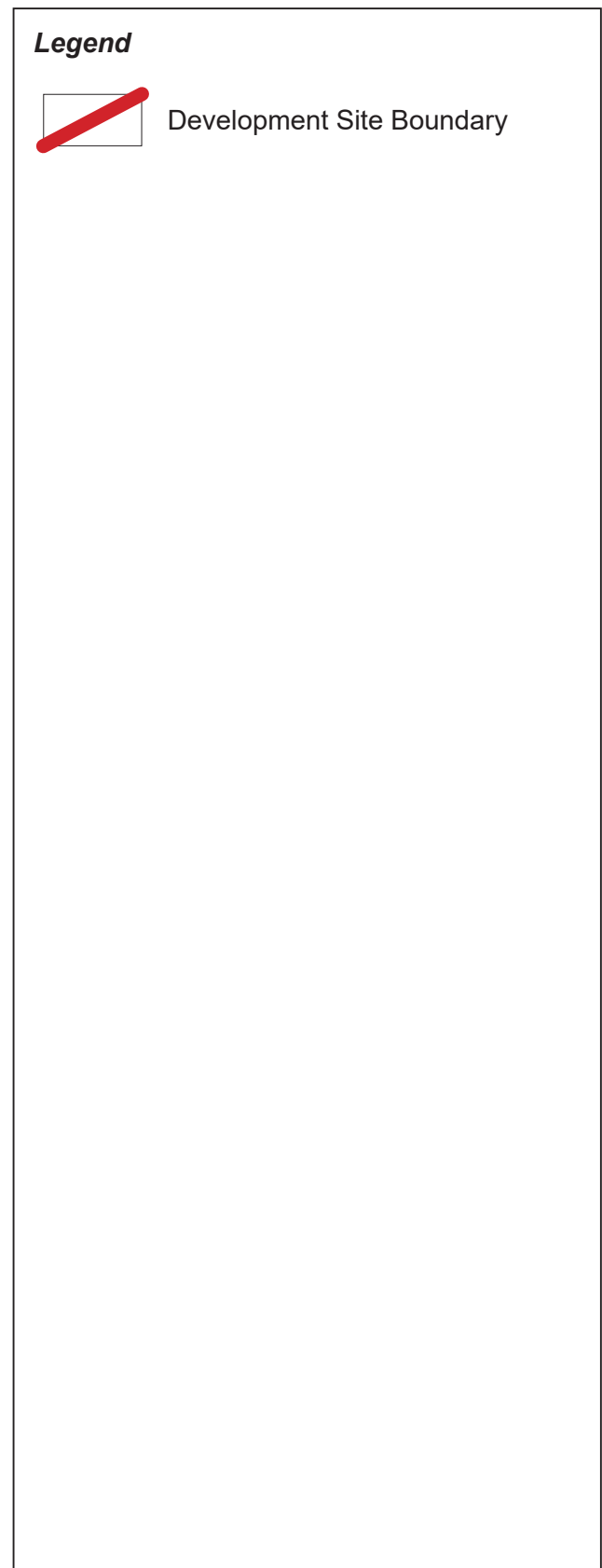


Figure 1. Development Site Boundary



Photograph A - View of the main Site area entrance, looking north-west.



Photograph B - View of the main Site area entrance, looking north-east.



Photograph C - View of the existing grassed courtyard, looking north-west.



Photograph D - View of the pedestrian entrance from Jarvis Lane, looking north-east.



Photograph E - Existing shingle pathway.



Photograph F - View of the rear garden 15th Century English Farmhouse on the south-western area of the Site, looking west.

2.0 EXISTING SITE INFORMATION

The site

- 2.1 The proposed development site (the Site, Grid Reference: TQ 17910 11150) is situated on the western side of Jarvis Lane, at the centre of Steyning, which is situated in the Low Weald. It lies 13 miles to the south of Horsham, located in the Adur gap, where the River Adur passes through a break in the South Downs.
- 2.2 The existing site is a irregular shaped plot comprising of a 15th Century English Farmhouse, comprising hard standing areas and existing on-site vegetation.
- 2.3 Primary Vehicular/ pedestrian access into the site is currently via Jarvis Lane, with the development located to the north-east of the site.
- 2.4 The site is bound by Jarvis Lane to the north-east and High Street to the south-west. It is bordered by Wykeham Close running parallel to the eastern boundary with housing developments bordering the western boundary along Jarvis Lane.

Soil and Topography

- 2.5 The Site is irregular at a height of approximately 12m aOD east rising up to 17m aOD height in the west and 12m aOD south rising up approximately to 15m aOD and then falling to 13m height in the north.
- 2.6 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 lime-rich loamy soils*'.



Photograph G - View from the Site towards the western wall, looking north-east.



Photograph H - Jarvis pedestrian property access.



Photograph I - Neighboring North-East pedestrian access.



Photograph L - Neighboring North-West pedestrian access.



Photograph M - Neighboring North-West pedestrian access next to the secondary wooden gate access.



Photograph N - View from the Site boundary towards the South Western gated entrance.

Existing Vegetation

- 2.7 The main Site area is formed of mature trees and hedges along the site boundary, with grassed pastures to the centre of the site.
- 2.8 The trees within the site are mostly deciduous, with varying age class. The site is located within Steyning’s conservation area with the local council being the Horsham District Council where no recorded TPO’s on site is noted.
- 2.9 The site is within UK (BAP) Priority Habitat located primarily to the south-west of the site and comprises a belt of UK Priority Habitat of Deciduous Woodland.
- 2.10 There is mature boundary vegetation and tree belt along the north western boundary, dominated by Beech (*Fagus sylvatica*), with Ash (*Fraxinus sp*), Yew (*Taxus sp*) and Sycamore (*Acer sp*) to the west. Understorey Speciments include Privet (*Ligustrum sp*) and Elder (*Sambucus sp*)
- 2.11 For details refer to the *Arboricultural Impact Assessment & Method Statement* and *Existing Tree Schedule* prepared by *Lizard Landscape Design and Ecology*.

Surrounding Landscape

- 2.12 The site is situated within the unitary authority of Horsham District Council, West Sussex County as well as within the combined counties of Surrey, East and West Sussex.
- 2.13 The surrounding landscape of Steyning is rural, with The South Downs National Park nearby. Closer to the Jarvis House are predominantly residential, with dwellings adjoining much of the site’s eastern and southern boundaries.
- 2.14 To the north-west, the Steyning centre provides a commercial presence, introducing a mixed-use character to the immediate context.
- 2.15 Several listed buildings are located adjacent to the site, primarily concentrated to the west, with additional listed buildings more sparsely located to the south and east. The existing access to the neighbouring property showed in Photograph H,I,L and M is to be retained.

3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposal (*The Scheme*) as illustrated on the Landscape Masterplan 'LLD3620-LAN-DWG-010-Landscape Masterplan', would comprise an extension and the refurbishment of the 15th Century English Farmhouse with associated ancillary facilities, access, parking and private areas. The proposals are understood by Lizard Landscape Design and Ecology through reference to the '25050 Jarvis, Steyning - Drive masterplan_C' and '25050 Jarvis, Steyning - Concept Design_Landscape' drawings provided by Helyer Davies Architects.
- 3.2 Existing primary access to the site is currently gained via Jarvis Lane. However, relocation of the secondary access is proposed from Wykeham Close, leading to the property vehicular and pedestrian access roads and parking bays.
- 3.3 The site would be treated with native and ornamental planting focused on strengthening ecological connectivity to the site.
- 3.4 Proposed hard landscape elements to the site comprises of paving to the main access road for vehicular access, parking bays, retaining walls and pedestrian circulation areas to the proposed extension.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

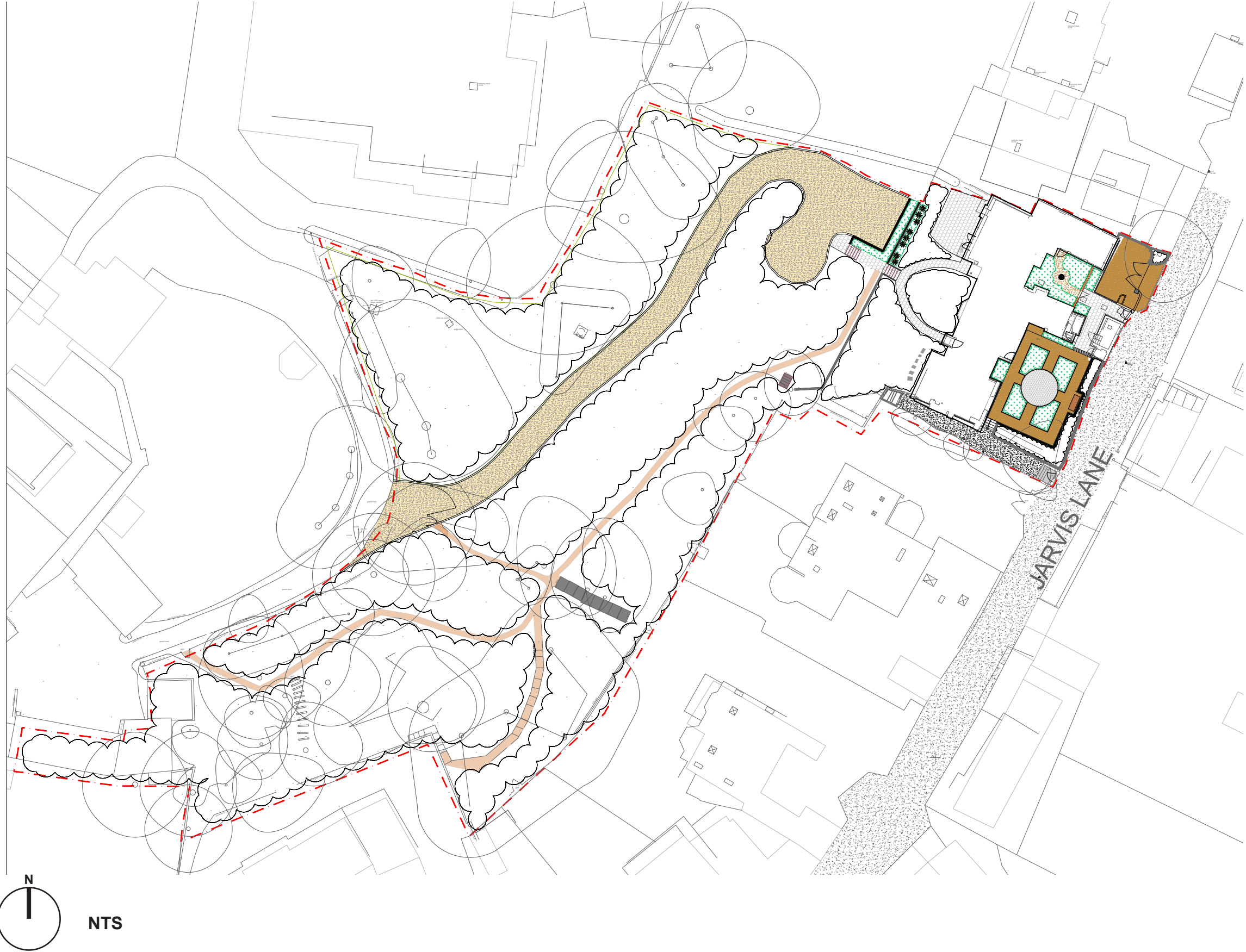
- 4.1 The proposed Landscape Design Strategy has been informed by a desk study encompassing planning policy context and specialist reports informing the development proposals as well as by the Site visit carried out in September 2025.
- 4.2 The primary objective of the proposed Landscape Design Strategy is to create a landscape setting that supports a sustainable and conservative approach for the refurbishment of the 15th Century English Farmhouse.
- 4.3 The development and sets out the following mitigation measures and opportunities for the Site:
- *Existing on site vegetation to be retained where possible and enhanced;*
 - *The local landscape character to be enhanced through planting of native plants;*
 - *Use of locally sourced materials;*
 - *Retaining the existing footpath which runs along the eastern boundary, through the Site's secondary access road that gives pedestrian access to the neighbouring access.*
 - *Enhance the biodiversity and the green infrastructure connections through the planting of native shrubs and wild grasses.*
 - *Using hard landscape materials that would be sympathetic with the location of the development and surrounding landscape character of the site.*

4.4 The *Preliminary Ecological Appraisal* prepared by Lizard (reference *LLD3620-ECO-REP-001*) identified the following recommendations and ecological opportunities for the scheme:

- Proposals should aim to retain and protect any woodland habitat wherever practicable;
- Most of the existing trees are retained during construction and operation to ensure that the integrity of the woodland area within the proposal is protected.
- Buffer zones planted with, shrubs to mask the proposed car park area between the different terraces.
- The use of seed and fruit bearing species of shrubs to provide a foraging resource for birds and insects;
- The use of log and compost piles in habitat creation areas to provide refugia for reptiles and amphibians;
- The use of flowering lawn in areas which require regular mowing rather than a standard amenity mix;

Layout

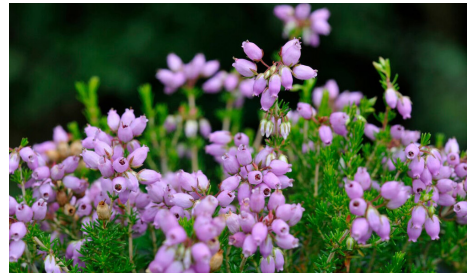
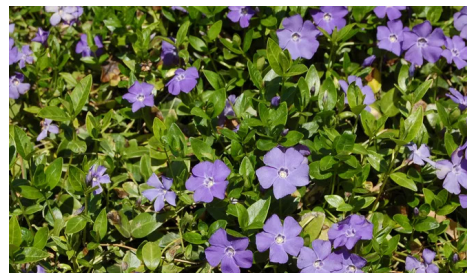
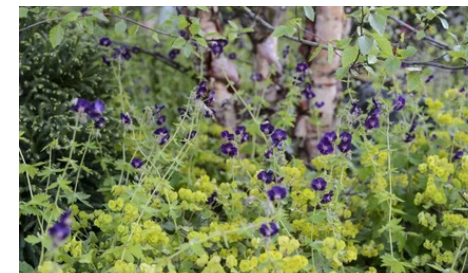
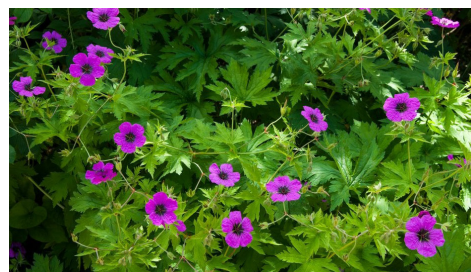
- 4.5 In addition to the existing primary access on Jarvis Lane, vehicular and pedestrian access are to be upgraded along the Western boundary via Wykeham Close.
- 4.6 The soft landscape areas adjacent to the car parking area are proposed to be planted with native shrubs to buffer the proposed patio from the parking.
- 4.7 The English rose garden is proposed to be planted and enhanced , providing seasonal interest and creating an attractive, high-quality outdoor amenity spaces.
- 4.8 Paving materials and edging would be proposed to be in keeping with the surrounding context of the site. The upgrade existing track and the parking areas would be proposed to be surfaced with natural stone shingles, whereas the pedestrian pathways within the site and the patio would be proposed to be paved with reclaimed Yorkstone, reinforcing the heritage character.
- 4.9 The access ways and English rose garden to the south of the building would be paved with resin bound gravel and granite cobblestones. The frontage of the building adjacent to the garage along Jarvis Lane would be proposed to be paved with resin bound.
- 4.10 The North-Eastern courtyard garden is proposed to be paved with loose gravel, creating a permeable and natural surface that leads seamlessly to the garage and newly gated entrance. This approach would enhance access and circulation while retaining the local character of the site. The courtyard would also feature a sculpture, serving as a central focal point.
- 4.11 In addition to the existing retaining walls, a series of new retaining walls are proposed throughout the site. These new structures would be constructed as flint walls with natural stone capping, maintaining the local character of the site.



Legend

- Site Boundary
- Existing Trees to be Retained and Protected
Existing mature trees with Root Protection Areas to be retained and protected on site in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Existing Vegetation to be Retained
- Existing Vehicular Entrance to be Retained
- Existing Bin Store Area to be Retained
- Existing Bin Store Area to be Retained
- Existing Flint Wall to be Retained
- Existing Shingle to be Retained
- Existing Steps to be Retained
- Existing Stepped Access to be Retained
- Existing Natural Stepping Stones to be Retained
- Existing Main Road
- Existing Surfaced Access To be Retained
- Proposed Ornamental Planting
- Proposed Native Shrubs
- Proposed Gravel Surfaced Access Drive
- Proposed Loose Gravel Path
- Proposed Resin Bonded Gravel
- Proposed Yorkstone
- Proposed Granite Cobble Stones
- Proposed Metal Railing Fence
- Proposed Retained Wall
- Proposed Patio Sculpture
- Proposed Wooden Vehicular and Pedestrian Gate
- Proposed Bench
- Proposed Wooden Edge

Figure 2. Proposed Site Layout

*Cornus sanguinea**Corylus avellana**Lonicera periclymenum**Viburnum opulus**Berberis thunbergii f. atropurpurea*
'Harlequin'*Erica cinerea**Hydrangea serrata* 'Bluebird'*Weigela* 'Florida Variegata'*Hebe* 'Red Edge'*Vinca minor**Ajuga reptans**Euphorbia amygdaloides var. robbiae**Geranium psilostemon**Helleborus foetidus**Nepeta racemosa* 'Walker's Low'*Salvia* 'Blue Spire'*Carex oshimensis* 'Evergold'*Miscanthus sinensis* 'Morning Light'*Polystichum polyblepharum**Stipa calamagrostis*

Soft Landscape

- 4.12 The soft landscape scheme would enhance the landscape layout and integrate the proposed development into the surrounding context.
- 4.13 The landscape areas adjacent the garage would be planted with wild grasses with added colour from English lavender. This would help in buffering and softening views to the building enhancing the patio area, as well as promoting biodiversity.
- 4.14 The Western access to the building would be enhanced with patios and native planting contributing to improve the aesthetic of the rear garden.
- 4.15 Ornamental and native planting would be proposed to the landscape beds within the proposed courtyards featuring shrubs, herbaceous perennials and wild grasses to add colour, texture and movement to the site and soften the buildings.
- 4.16 The planting palette has been composed to contribute to the landscape context and location. The aesthetic aspect has also been considered to bolster the visual amenity for the benefit of the users. Mixed shrubs, along with the proposed ornamental species, would provide a zone of structurally diverse, successional, long-term habitat creation.
- 4.17 The soft landscape design proposals includes species recommended in RHS 'Plants for Pollinators'.



Retaining Flint Walls with Natural Stone Top - Front and Rear Garden.



Retaining Walls with Black Fencing on the Top - Front Garden.



Sculpture - Focal element - North Courtyard



Newly Gated Entrance - North-East Entrance .



Reclaimed Yorkstone Steps - Rear Garden to the North-West.



Wooden Edging - Existing Track, North Courtyard and South Courtyard.



Self Binding Gravel - Buff Tones - South Courtyard Accessways and Frontage.



Existing wooden vehicular and pedestrian gates to be relocated - Secondary Access to the South-West.

Hard Landscape

- 4.21 Hard landscape to the development proposal comprises surface treatments to the primary vehicular access road, pedestrian access, parking, circulation areas and complementary elements within the site.
- 4.22 Vehicular and pedestrian access from Jarvis Lane will be retained, along with retaining the existing flint wall made of natural stone.
- 4.23 The existing vehicular and pedestrian track via Wykeham Close will be upgraded to improve accessibility. The proposal will include relocating the existing wooden vehicular and pedestrian gates to the southwest by 4.5 metres into the property to improve local circulation.
- 4.24 The North Eastern courtyard garden is proposed to be paved with loose gravel, creating a permeable and natural surface that leads seamlessly to the garage and newly gated entrance encompassed by a low level flint walls with natural stone top, A steel fence is to be mounted on the wall's upper surface. A white sculpture showcasing human form, to be used as a focal element, will enhance the courtyard space. The garage access from Jarvis lane would be paved with bonded gravel.



Natural Stone shingles - *Main Access Road*



Reclaimed Yorkstone - *Pedestrian pathways, Patio and Frontage pathway*



Proposed Flint Walls with Natural Stone Top - *Front and Rear Garden.*



Granite Cobble Stones - Grey Tones - *Circular Focal Area, South Courtyard*

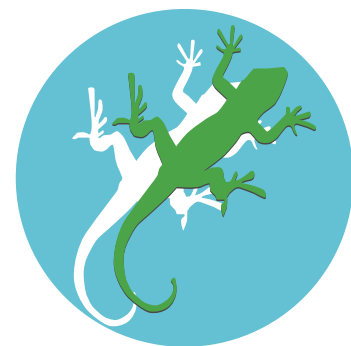


Bench - *South Courtyard*



Resin Bound Gravel - Buff Tones - *South - East of The Rose Garden and Garage Access.*

- 4.25 Paving materials and edging would be proposed to be in keeping with the surrounding context of the site. The upgrade of the existing track and the parking areas would be proposed to be surfaced with natural stone shingles.
- 4.26 The pedestrian pathways and the patio located in the rear garden to the western rear entrance would be proposed to be paved with reclaimed Yorkstone, reinforcing the heritage character.
- 4.27 The access ways to the English rose garden to the South-East would be paved with resin bound gravel, and with granite cobblestones laid in the central circular area. A proposed bench will be positioned in alignment with geometric shapes, enhancing symmetry and elegance.
- 4.28 The existing gated and stepped pedestrian access linking Jarvis Lane and the western rear garden would be retained.
- 4.29 New retaining walls matching the exiting walls aesthetic would be proposed to the South-West encompassing the proposed English garden and to the North-West for creating the new car park area. These new structures would be constructed as flint walls with natural stone capping, maintaining the local character of the site.



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