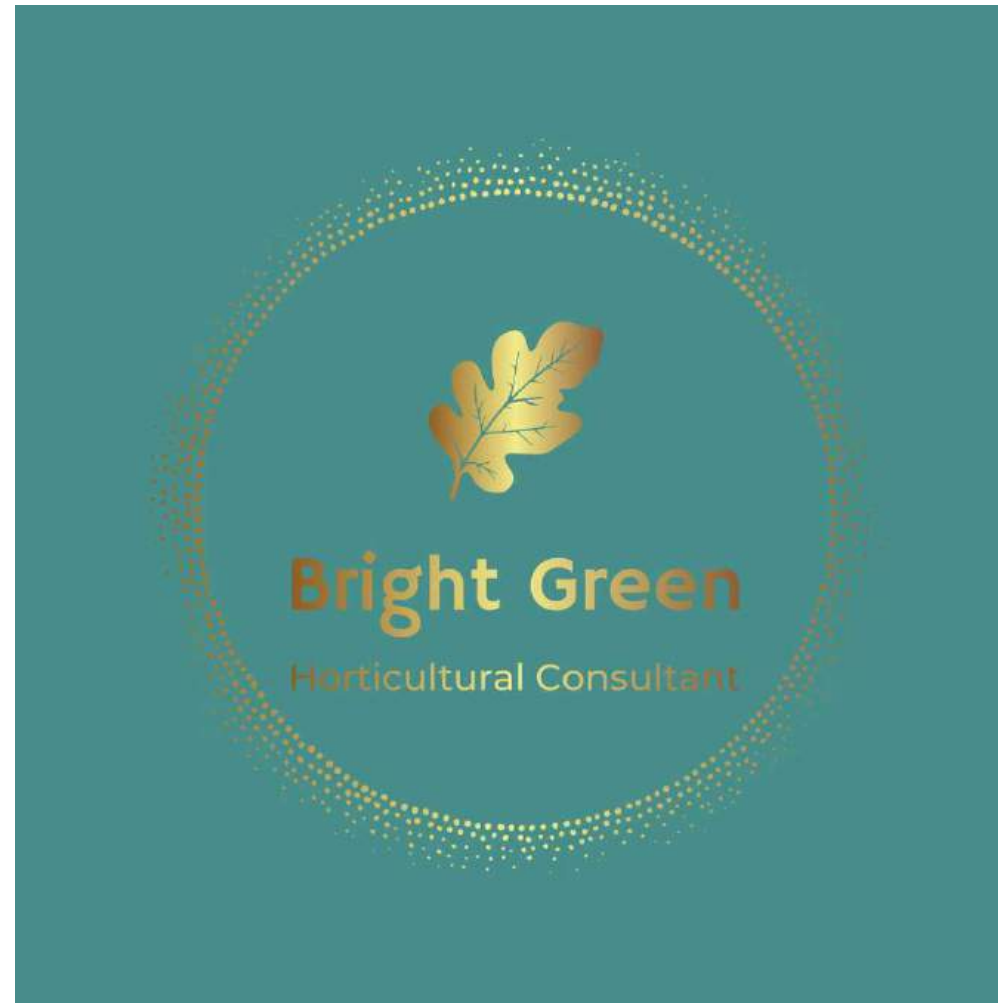




Landscape Design Submission
To satisfy
Condition Number 8
DM/25/0489

The Old Woodyard
Staplefield

Di Binley & Mick Howe

This landscaping design has been produced as a requirement to discharge condition no 8 for planning application ref DM/25/0489 at The Old Woodyard, Staplefield and with reference to the requirements of conditions 6 and 7 regarding Biodiversity Enhancement and Lighting design respectively.

Reference has been made to the architect's Design and Access Statement, the initial Bat Report submitted by AEWC LTD, key policies listed in the Delegated Report produced with the granting of planning permission, the High Weald Design Guide, the 'Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23, 'Stars of the Night' and 'Encouraging Bats' from the Bat Conservation Trust, in order to prepare a design that meets the client brief, is sympathetic to both the retained historic building and its the surroundings in the High Weald National Landscape, best practice considering protected species and best horticultural practice to create a space that acts as a functional ecosystem, combining climate resilience, purpose, sustainability and health and well-being.

The design has been produced in consultation with AEWC LTD to feed into the Biodiversity Enhancement Strategy, paragraphs 2.4 and 2.5, (required by condition 6) and ensure planting is appropriate in this context in addition to its aesthetic value. Whilst the site is exempt from the Biodiversity Net Gain requirement, consideration has been given to the habitat value of the site in its current condition and potential increases that can be made. The clients have expressed interest in maintaining and increasing the wildlife value of the wider site, as described in the Design and Access Statement.

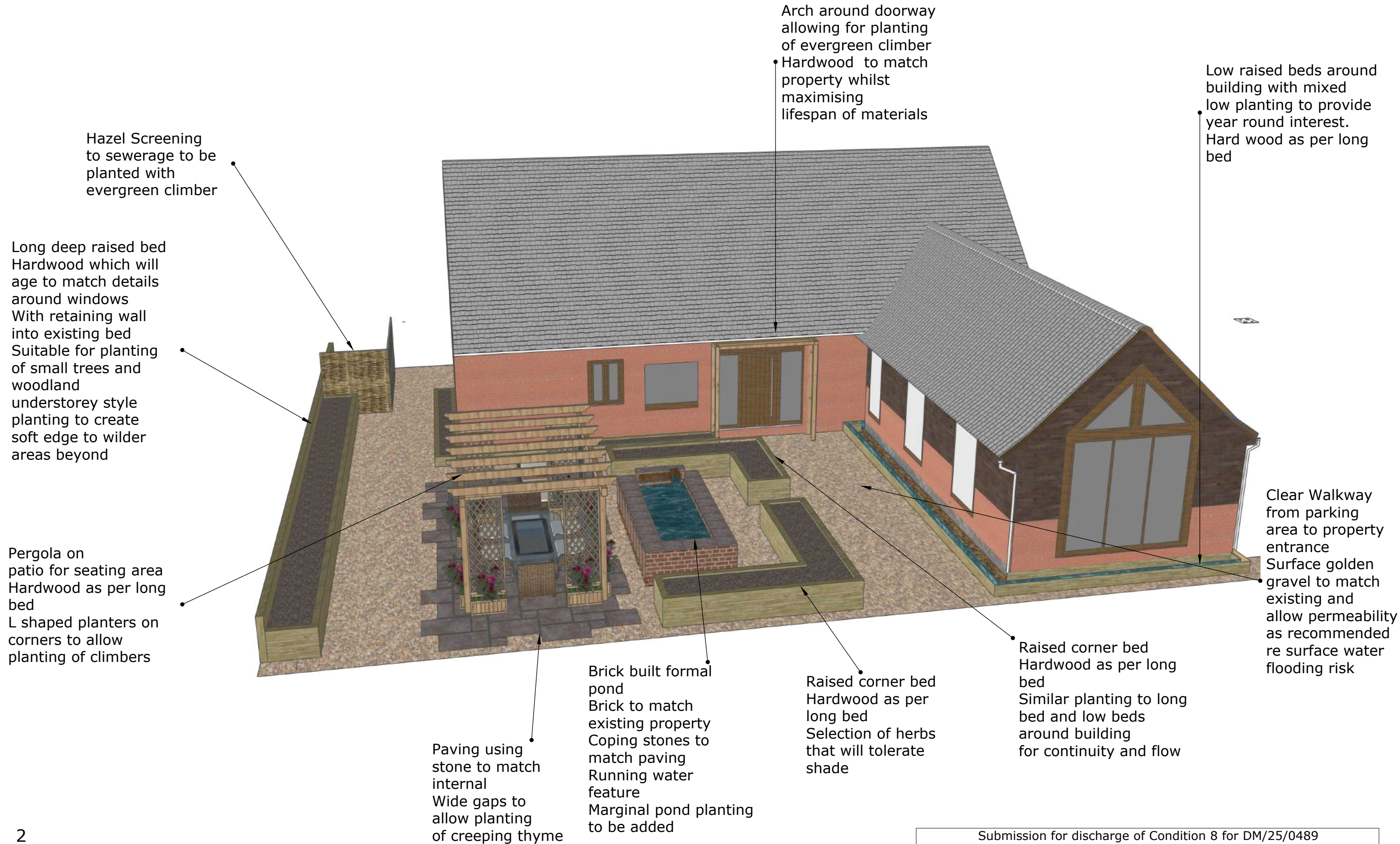
These sources have led to the design of both the courtyard garden and its management now and in future, and recommendations to the client for the site as a whole. Materials have been chosen with reference to the existing building, the surrounding area and features highlighted in the High Weald design guide, integrating the design into the setting of the retained historic building and the wider landscape. Much of the main landscaped area is to be gravel as a permeable material, to allow surface drainage as per guidance from the Drainage Engineer as highlighted in the delegated report.

The site already contains mature hedgerows, a large pond and a number of veteran trees and the clients are keen to retain and enhance these, having already planted further native hedging at the eastern boundary of the property which contributes to wildlife habitats and transit corridors. The clients have agreed with the ecologist's recommendations regarding removal of Cherry Laurel in the woodland area.

The planting has been chosen to ensure as close to year round availability of food sources for pollinators as possible, especially those favoured by likely bat species. Many species are British native species or cultivars thereof and are arranged to give a soft edge to the wider landscape beyond, with combinations that might be seen in native woodlands surrounding the property. It reflects the multilayered strategy suggested by the High Weald Design Guide.

Whilst the final report regarding Bats and in particular the species of bats present has not yet been submitted, the landscaped area has been designed without the inclusion of permanent lighting to minimise potential disturbance, with reference to Guidance Note GN 08/ 23 and condition 7, since the initial report suggested signs of Long eared bats, which are highly disturbed by any lighting around their roosts.

Hard Landscaping Proposal



Planting proposals have been made using the following criteria:

- 1) Reference has been made to the High Weald National Landscape Design Guide to ensure the planting and landscape design are appropriate to the unique nature of the area.
- 2) Much of the area will receive shade for a large part of the day since it is North Facing, with the building wrapping around to the South and West of the area, so plants that require full sun will not thrive. Many choices for points 3) and 4) are thus inappropriate in line with best horticultural practice and the concept of 'right plant, right place'.
- 2) The clients wish to promote biodiversity, and whilst the site is exempt from Biodiversity Net Gain requirements, planning condition number 6 requires a Biodiversity enhancement strategy, to which this planting can contribute, in addition to suggestions for the wider site. As such, this planting list was shared with AEWCLtd for their input prior to submission.
- 3) Planting is suggested to maximise availability of nectar and pollen resources throughout the year, through selection of single flowered cultivars over double flowered cultivars, use of native species within the plan and selection of plants with the RHS Plants for Pollinator badge where appropriate. Planting to the new formal water feature is suggested, in addition to increasing this around the existing pond on site as per advice from the Bat Conservation Trust in the Leaflet 'Encouraging Bats' given the presence of Bats on the site. Other advice such as use of pale coloured flowers, visible to insects in low light levels, when bats would be foraging has also been taken into account.
- 4) The majority of the landscape design includes raised beds to avoid mammalian herbivory, known to be an issue on the site. Thus, the majority of the planting is low, including use of dwarf cultivars to be scale appropriate and maintain views beyond the garden.

A summary of the suggested planting using these criteria is included on page 4.

Evergreen ivy on
hazel screening
of sewerage
Increased wildlife
value due to late
flowering

Wall trained Camellia
for evergreen seasonal
interest

Shade tolerant climber,
fragrant
grown over arch
over doorway
Honeysuckle
Evergreen

Low beds around building
with deep shade
Main structure to be
Sarcococca, surrounded
by matrix of shade tolerant,
low-growing herbaceous
perennials including
Hellebore cultivars
(single flowered), Pulmonaria,
Primula, Aстранtia, ,
Brunnera, Bergenia, Cyclamen,
Snowdrop

Beds 2 and 3

Similar planting to low beds
around building to give flow
and continuity to theme, with
addition of some taller planting
to tie into long bed
Dwarf Foxglove
Anthriscus
Salvia
Aster
Bed 4

5 no small
native trees
Mix of hawthorn
and crab apple with
aim of providing year
round interest and
wildlife value

Underplanting with
Woodland type or
shade tolerant species
e.g. Salvia nemorosa
Alchemilla mollis
Cyclamen hederifolium
Astrantia
Hellebore
Aster
Pulmonaria
Bergenia
Brunnera
Dwarf Foxglove
Anthriscus (Cow
Parsley)
Red Campion
Wood anemone
Snowdrop

Bed 1

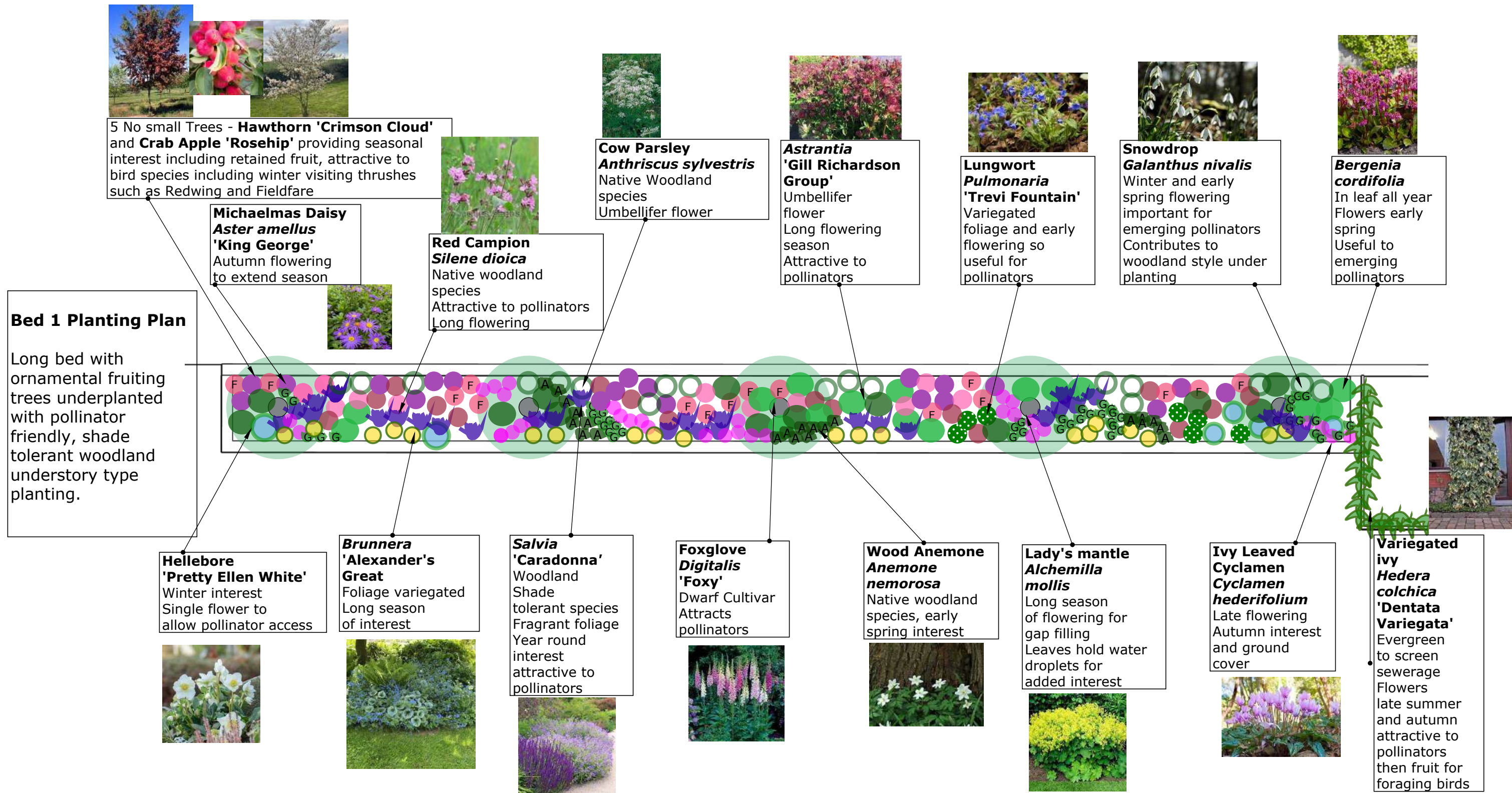
Raised bed to include
various perennial herbs
that will tolerate part shade
e.g. mint (roots contained),
chives, sage, marjoram,
coriander, parsley
thyme, lemon balm,
chamomile, calendula
(marigold). Rosemary may
tolerate at sunnier side.

Bed 5

Wall trained Camellia
for evergreen seasonal
interest

Formal pond to include wildlife access/ egress
and baskets for marginal/ shallow planting
Will encourage insect species for bat foraging
To include Marsh marigold, water mint, water forget-me-not , ragged robin
and wild iris

Small planters with trellis around
pergola to contain assorted climbers with underplanting
Honeysuckle, evergreen clematis and star jasmine
Cyclamen, Astrantia and hardy geranium below



Bed 2

Low narrow bed wrapping around new conversion section of build. Planting low level to avoid obstructing view from windows of property and tolerant of deep shade.



**Hellebore
'Pretty Ellen White'**
Winter interest
Single flower to
allow pollinator access



**Brunnera
'Alexander's Great'**
Foliage variegated
Long season
of interest



**Snowdrop
*Galanthus nivalis***
Winter and early
spring flowering
important for
emerging pollinators
Contributes to
woodland style under
planting



**Sweet Box
*Sarcococca confusa***
Evergreen
shrub
Fragrant
flowers in
winter
Seasonal
interest



**Bergenia
*cordifolia***
In leaf all year
Flowers early
spring
Useful to
emerging
pollinators



**Wild Primrose
*Primula vulgaris***
Native
woodland species
Early spring
flowering

**Winter Camellia
Camellia x vernalis
'Yuletide'**
Evergreen and
winter flowering
Seasonal interest
Wall trained to allow
underplanting



**Astrantia
'Gill Richardson Group'**
Umbellifer
flower
Long flowering
season
Attractive to
pollinators



**Lungwort
Pulmonaria
'Trevi Fountain'**
Variegated
foliage and early
flowering so
useful for
pollinators



**Lady's mantle
*Alchemilla mollis***
Long season
of flowering for
gap filling
Leaves hold water
droplets for
added interest



**Ivy Leaved
Cyclamen
*Cyclamen hederifolium***
Late flowering
Autumn interest
and ground
cover

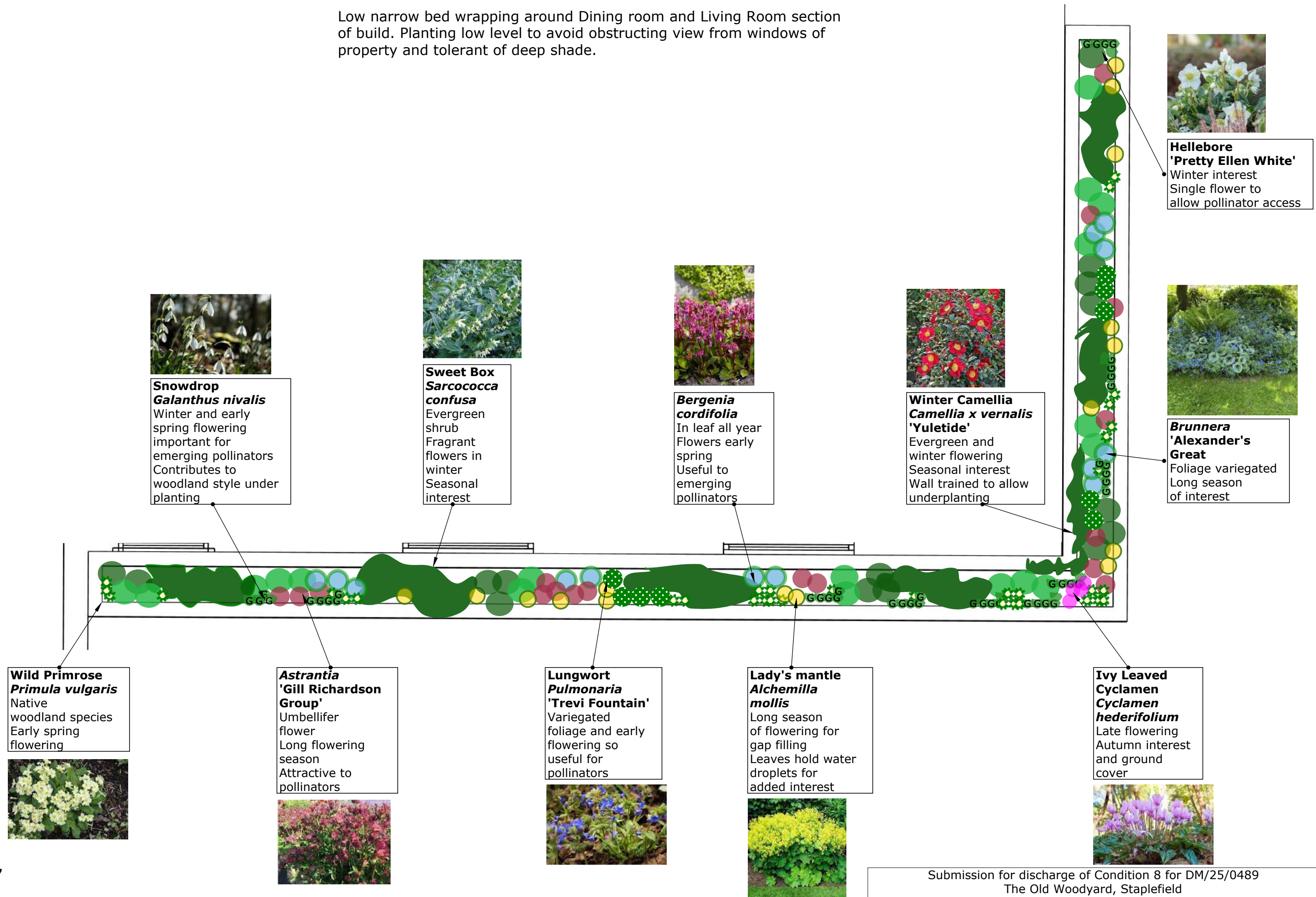


**Honeysuckle
Lonicera x brownii
'Dropmore Scarlet'**
Evergreen climber
with long flowering season
Long term interest
Any fruit that form will
be of interest to birds

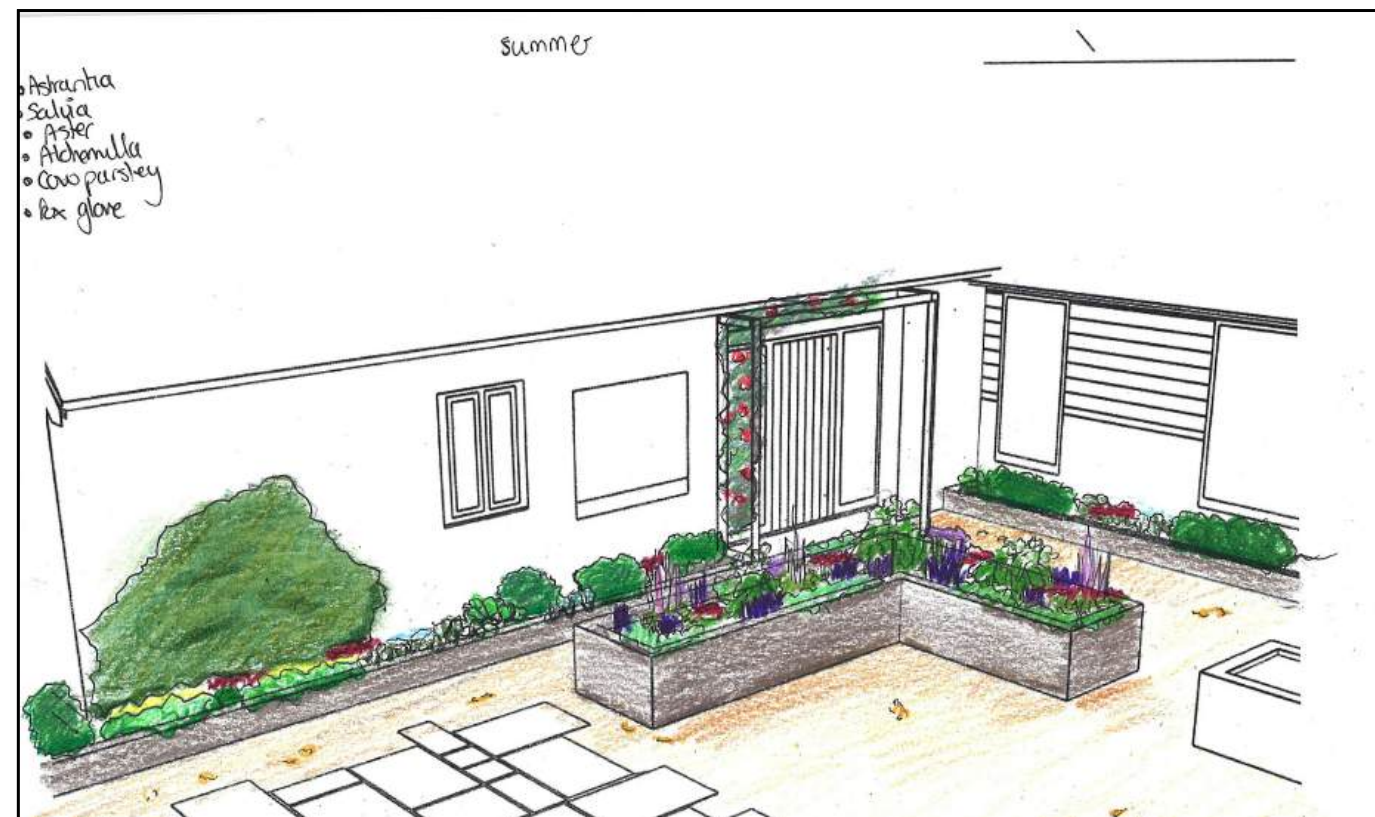


Bed 3

Low narrow bed wrapping around Dining room and Living Room section of build. Planting low level to avoid obstructing view from windows of property and tolerant of deep shade.



Seasonal views towards the building



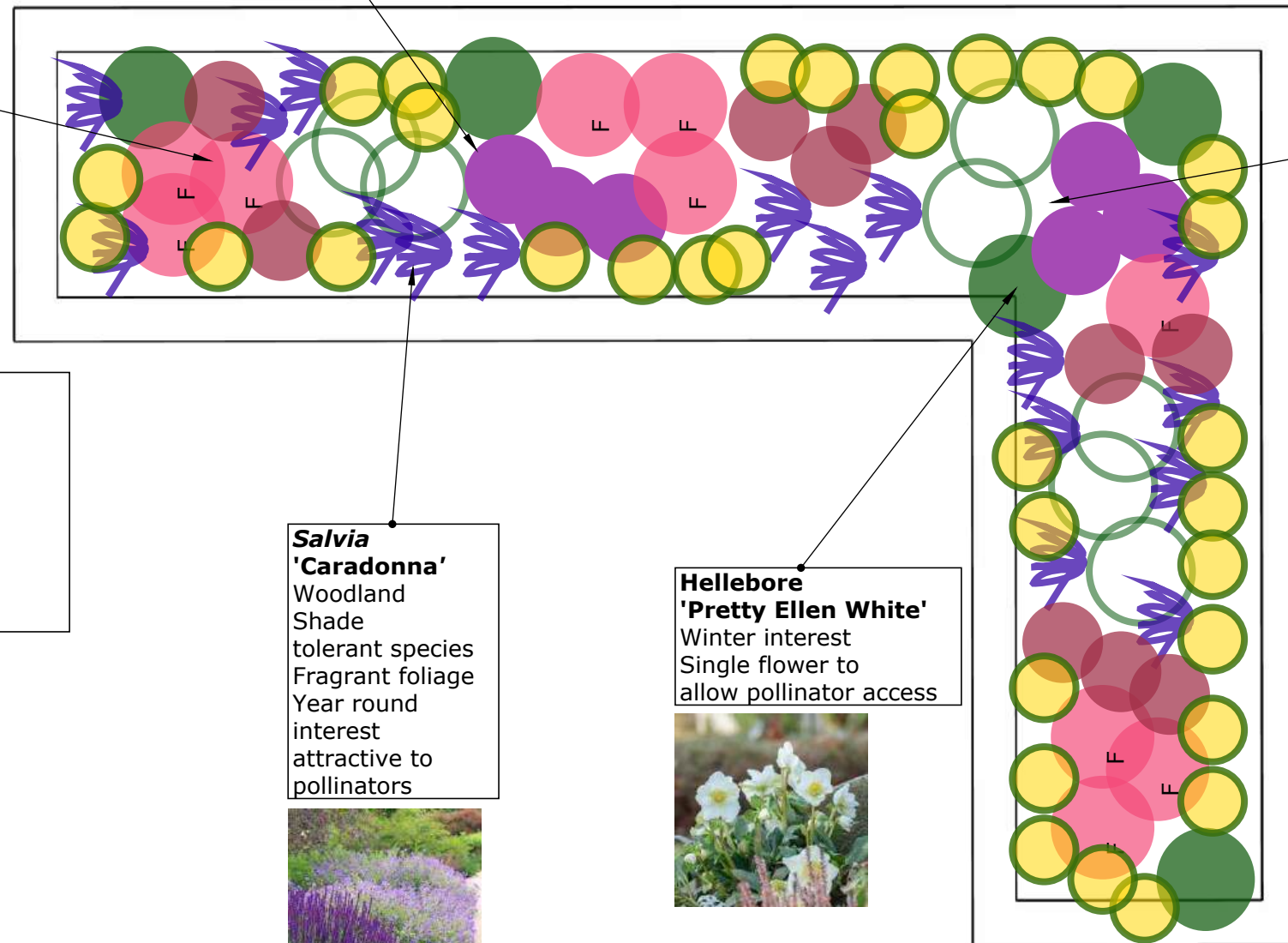


**Astrantia
'Gill Richardson
Group'**
Umbellifer
flower
Long flowering
season
Attractive to
pollinators

**Michaelmas Daisy
Aster amellus
'King George'**
Autumn flowering
to extend season



**Cow Parsley
*Anthriscus sylvestris***
Native Woodland
species
Umbellifer flower



Bed 4

Raised Bed adjacent to pond
Repeat of planting from Beds 1-3 to allow flow

**Salvia
'Caradonna'**
Woodland
Shade
tolerant species
Fragrant foliage
Year round
interest
attractive to
pollinators



**Hellebore
'Pretty Ellen White'**
Winter interest
Single flower to
allow pollinator access



Bed 5

Herb Planter Raised Bed
Outer edge of landscaping to allow most possible sun to allow some more sun loving options such as Rosemary. Choices to suit requirement for a 'gin garden' and to maximise seasonal interest for pollinators

Sage
Salvia officinalis

Variegated Lemon Balm
Melissa officinalis
'Aurea'

Chives
Allium schoenoprasum

English Chamomile
Chamaemelum nobile

Parsley
Petroselinum crispum
Biennial
Replace annually

Mint
Mentha.
Roots constrained to prevent spread across whole container

Basil and Coriander
Ocimum basilicum
and *Coriandrum sativum*
Tender annual replaced annually after last frost

Thyme
Thymus vulgaris

Chives
Allium schoenoprasum

Prostrate Rosemary
Salvia Rosmarinus
'Prostrata Group'
Lower growing form of traditional herb

Golden Oregano
Oreganum vulgare
'Aureum'

Thyme
Thymus vulgaris

Planting tables

The tables on the following pages outline seasons of interest for each proposed species, in addition to their average sizes and Awards of 'RHS AGM' or 'Plants for Pollinators'

Species/Cultivar	Height x spread (m)	Spring	Summer	Autumn	Winter
Petroselinum crispum	0.1- 0.5 x 0.1- 0.5		  		
Thymus vulgaris	0.1- 0.5 x 0.1- 0.5 	 	 	 	 
Thymus serpyllum 'Russetings'	0.1- 0.5 x 0.1- 0.5 		  		
Melissa officinalis 'Aurea'	0.1- 0.5 x 0.1- 0.5	 	  	 	
Chamaemelum nobile	0.1- 0.5 x 0.1- 0.5		  		
Salvia Rosmarinus 'Prostrata Group'	0.1- 0.5 x 1- 1.5	 	 	 	
Geranium 'Rozanne'	0.5- 1 x 0.5- 1  		  	  	
Caltha palustris	0.1- 0.5 x 0.1- 0.5 	 			
Mentha aquatica	0.1- 0.5 x 0.5- 1 		 		
Myosotis scorpioides	0.1- 0.5 x 0.1- 0.5 		 		
Silene flos-cuculi	0.5- 1x 0.1- 0.5 	  	  		
Iris pseudacorus	1- 1.5 x 1- 1.5		 		
Hedera colchica 'Dentata Variegata'	4- 8 x 2.5- 4  	 	 	   	  

Species/Cultivar	Height x spread (m)	Spring	Summer	Autumn	Winter
Digitalis 'Foxy'	0.5-1 x 0.1- 0.5 	   	   		
Salvia nemorosa 'Caradonna'	0.1- 0.5 x 0.1- 0.5  	 	  	 	 
Alchemilla mollis	0.1- 0.5 x 0.1 - 0.5 		 	 	
Brunnera 'Alexanders Great'	0.1- 0.5 x 0.5- 1	  	 	 	
Anthriscus sylvestris	1- 1.5 x 0.5- 1	 	 		
Bergenia cordifolia	0.5- 1 x 0.5- 1 	 			 
Pulmonaria 'Trevi Fountain'	0.1- 0.5 x 0.1- 0.5  	  	  	 	
Aster amellus 'King George'	0.5- 1 x 0.1- 0.5  		 	 	
Astrantia 'Gill Richardson'	0.5- 1 x 0.1- 0.5 		 		
Helleborus 'Pretty Ellen White'	0.1- 0.5 x 0.1 - 0.5 	 			 
Anemone nemorosa	0.1- 0.5 x 0.1 - 0.5	  			
Galanthus nivalis	0.1- 0.5 x 0- 0.1  	 			   
Silene dioica	0.5- 1 x 0.1- 0.5 	 	 	 	
Cyclamen hederifolium	0- 0.1 x 0.1- 0.5		 	  	 
Crataegus x media 'Crimson Cloud'	4- 8 x 2.5- 4 	  	  	  	
Malus 'Rosehip'	5 x 4	  	  	 	
Primula vulgaris	0- 0.1 x 0- 0.1	 			
Sarcococca confusa	1- 1.5 x 1- 1.5		 		 
Lonicera x brownii 'Dropmore Scarlet'	2.5- 4 x 0.5- 1		 	 	
Clematis armandii 'Apple Blossom'	4- 8 x 1.5- 2.5 	   	  		
Camellia x vernalis 'Yuletide'	2.5- 4 x 1.5-2.5	 			 
Mentha spp.	0.1- 0.5 x 1-1.5		  		
Allium schoenoprasum	0.1- 0.5 x 0- 0.1 		 		
Salvia officinalis	0.5- 1 x 0.5- 1 	 	  	 	 
Origanum vulgare 'Aureum'	0.1- 0.5 x 0.1- 0.5  		 	 	
Coriandrum sativum	0.1- 0.5 x 0.1- 0.5		  		

Plant specifications and sourcing information

All to be planted between either March and May or September to October for best conditions to allow establishment
Trees to be 120-150cm half standards, 12l pot or greater, then staked appropriately.

Other plants to be bought in 9cm pots and grown on prior to planting in at least 1 litre pots, or procured in 1 litre pots if available.

All plants to be in peat free compost where possible and if a suitable local source is available to reduce transport costs and thus carbon footprint, this should be used. Pots to be recycled where possible or reused.

Top soil for garden beds to be locally sourced to reduce transport costs as above.

Biodiversity enhancement for the wider garden

In addition to the measures suggested in the biodiversity enhancement strategy, add additional planting to the existing pond, of native pond species, grown by nurseries.

Add nursery grown English Bluebell and Snowdrops to wooded areas. These tend to establish better if bought and planted 'in the green' in spring, after they have flowered.

Consider allowing some of the grass areas to grow longer and perhaps incorporate yellow rattle (*Rhinanthus minor*), which is hemi-parasitic on grasses and would allow other meadow species to become established, either through the wild seedbank, or through addition of an appropriate wildflower seed-mix for the area.