

**WARRENSIDE FARM**

**LANDSCAPE DESIGN PRE-  
APP STATEMENT**

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On behalf of: Mr Martin Evans

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## 1. INTRODUCTION

### PURPOSE OF DOCUMENT

This Landscape Design Statement has been prepared by Strata Design Associates Ltd on behalf of Mr Martin Evans to support the pre-application proposal described below.

### DESCRIPTION OF DEVELOPMENT

Pre-application proposals for residential development of 1 no. highly sustainable dwelling on land associated with Warrenside Farm

### DESIGN PRINCIPLES

A number of key design principles have been followed in developing the initial external landscape design. The landscape proposals adopt the tenets contained within the Building with Nature (BwN) Standards Framework. Adopting the BwN Standards helps to deliver climate-responsive designs and tangible long-term benefits, including wildlife enhancements, improved health and wellbeing, and sustainable water management. The proposals aim to:

- Create a positive landscape character and identity for the development, with a seamless integration between the site and adjacent rural context.
- Employ biophilic design principles to create maximum wildlife and amenity benefits.
- Respect the rural character of the site's context
- Protect and enhance existing valued trees and hedgerows.
- Reduce and attenuate surface water run off by the provision of storage and landscape features.
- Create and enhance landscape features of ecological value.
- Employ sustainable recycled materials wherever possible.

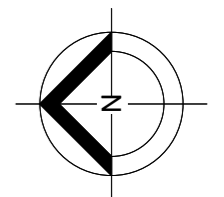
### LANDSCAPE PLANS

The concept development, landscape strategy plan and general arrangement plan on the following pages detail the external proposals.

## 2. LANDSCAPE STRATEGY PLAN



- a - new dwelling
- b - orchard and dew pond
- c - wildflower meadow
- d - new woodland edge planting
- e - reinforced existing hedge
- f - new hedge
- g - rough grassland/scrub mosaic/brash habitat area



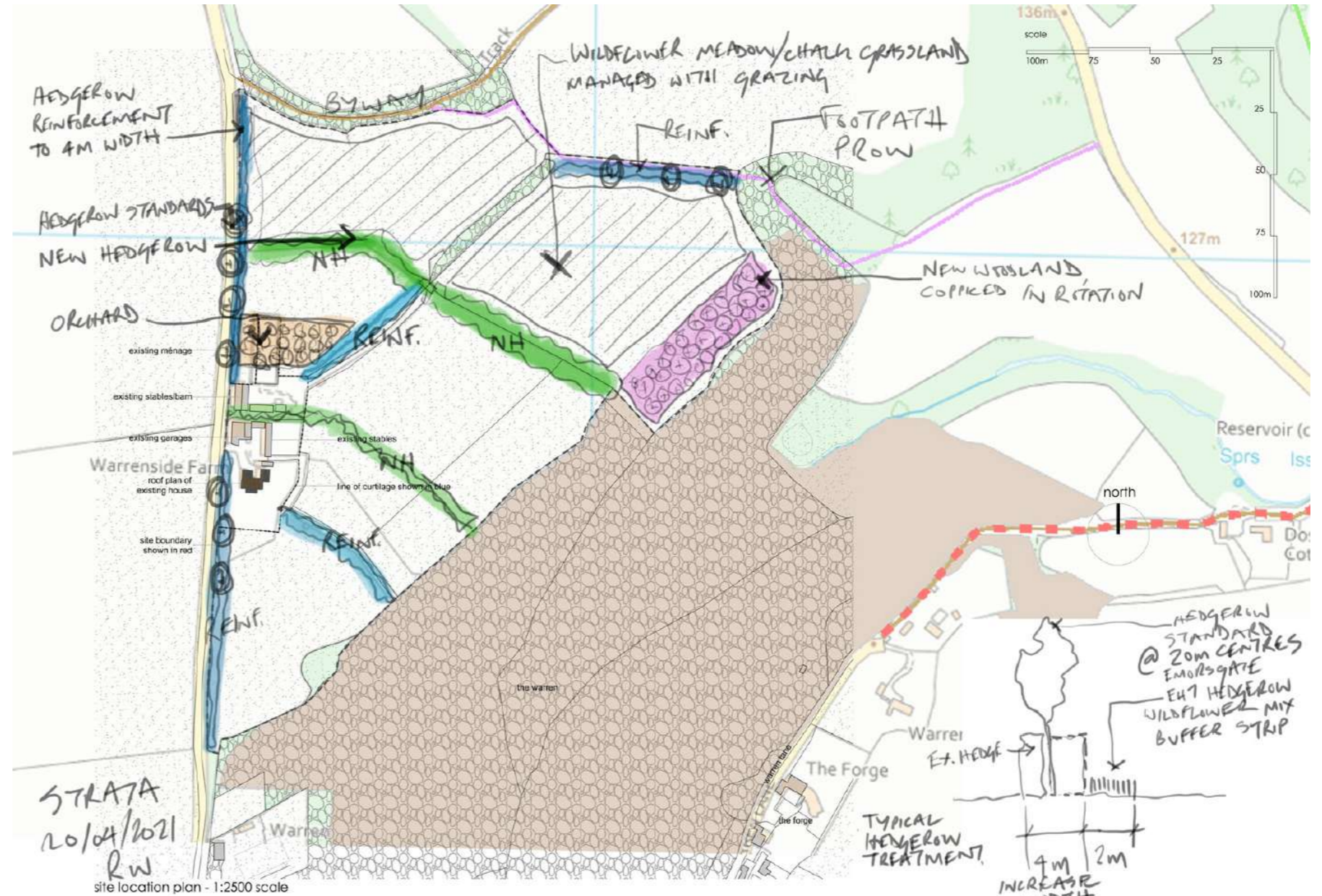
### 3. CONCEPT DEVELOPMENT

#### SITE INVESTIGATION AND EARLY PROPOSALS

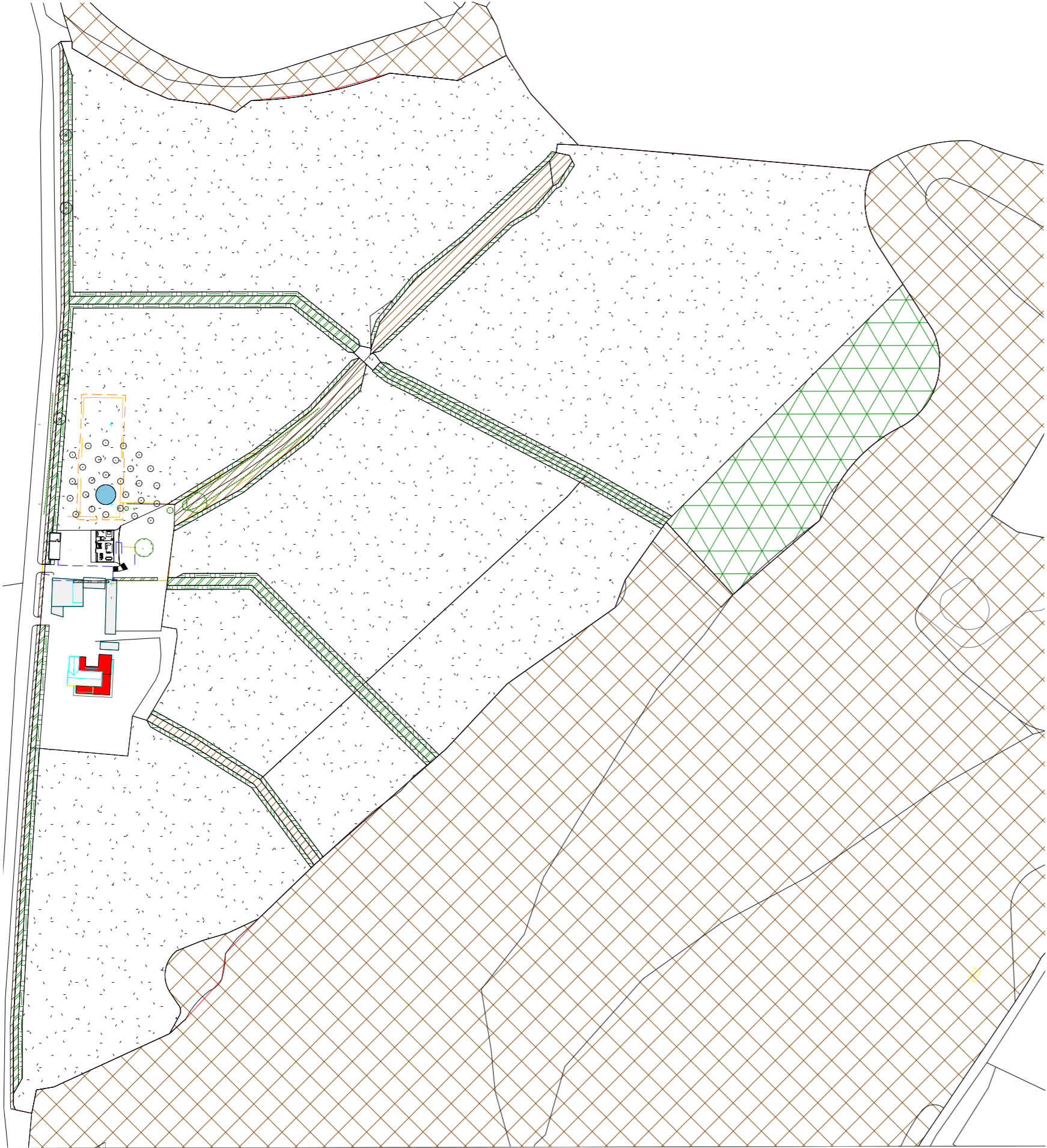
Early concept development resulted from the opportunities and constraints identified on the site and followed the design principle of protecting and enhancing existing valued trees and hedgerows.

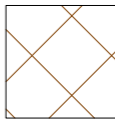
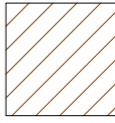

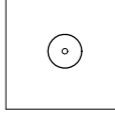
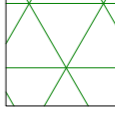
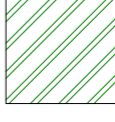
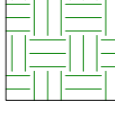
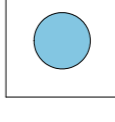
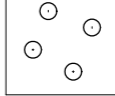
The proposals are informed by the landscape character assessment for the South Downs park. Warrenside Farm sits within the Clay Plateau character area, closely bordered by Downland Mosaic and Major Scarps character areas. The priority habitats identified include deciduous woodland, hedgerows, scrub and calcareous grassland.

Consequently the landscape proposals focus on extending the woodland edge planting, introducing traditional management practices, coppicing, grazing, wildflower and woodland species mix buffer strips, orchard planting, chalk wildflower meadow, extending/expanding hedgerows, juniper scrub planting and a field or dew pond.



# 4. GENERAL ARRANGEMENT PLAN



-  Existing woodland
-  Existing hedgerow
-  Existing grassland
-  Proposed hedgerow standard trees
-  Proposed woodland Coppiced in rotation
-  Proposed hedgerow / existing hedgerow reinforcement
-  Proposed wildflower buffer strip to hedgerows
-  Proposed orchard pond
-  Proposed orchard fruit trees

## 5. LANDSCAPE STRATEGY

### GREEN INFRASTRUCTURE

Green infrastructure principles have been adopted in developing the the landscape proposals. Core elements include:

- The proposed green infrastructure is multifunctional, incorporating visual, ecological and functional benefits.
- Native planting, of local provenance where available is used within and on the boundaries of the site to further integrate the site into the wider landscape and to reference, reflect and enhance the local environment.
- Species are native, robust and adapted to the habitats on site, and are therefore resilient to climate change.
- Provision will be made for long term maintenance of the planting

The proposals include significant areas of new planting which will greatly enhance the biodiversity value of the site. Specific items include:

- New hedgerows which will significantly increase habitat connectivity within the site and to the hedgerow network in the wider area
- The new hedgerows will also restore a more traditional small scale field enclosure pattern within the site.
- Existing hedgerows will be reinforced to 4m width with additional native species planting. Hedgerow standard trees will be planted at appropriate spacings to provide habitat stepping stones and bird song posts. A buffer strip of wildflower/woodland mix planting at the base of the hedge will be managed to increase habitat/ biodiversity value
- Large areas of wildflower meadow will provide pollinator foraging resources on the northern and northeast boundarys where glimpse views from the adjacent byway/PROW will be afforded as a public benefit.
- A large area of new woodland edge planting will be coppiced in rotation to provide habitat variety and the diverse structure associated with traditional management practice
- An orchard of traditional local varieties wraps around the new dwelling, embedding it in its setting and providing food source/ nectar resource.
- A diverse species green roof to the dwelling

### WELLBEING

People value places that are close to nature. As well as allowing

wildlife to thrive, green infrastructure provides wildlife engagement opportunities for residents and enhanced visual amenity for users of the adjacent footpaths.

- The green infrastructure planting is integrated across the site, including the areas adjacent to the public rights of way.
- The site will be heavily planted, benefiting the residents, passersby, planting and wildlife.
- The wildflower and woodland mix buffer strips provide a significant area of informal habitat where interaction with nature can occur.
- The dew pond provides an attractive feature where wildlife can be observed, and while a functional part of the drainage system also provides an attractive feature accessible to residents.

### WATER

The proposed pond apes the traditional dew or field ponds found on the downs. The pond will also be fed with rainwater run off from the green roof of the proposed dwelling, providing a valuable water source for local wildlife in drought conditions.

SUDS features around the dwelling i.e. micro swales and rain gardens and porous surfaces will be used to retain as much water on site as possible, provide habitat features and increase planting resilience to drought events by contributing to a more hydrated landscape, in turn reducing maintenance requirements.

- A series of micro swales will be built in to the site topography as part of the sustainable drainage strategy, also providing additional moist habitat.
- The features will retain as much water on site as possible, manage surface water in small volumes throughout the site and provide habitat variety.
- The access and courtyard will be formed from a porous paver allowing ground infiltration. The pavers are manufactured from 100% recycled plastic which is also fully recyclable. The existing gravel site surfacing and suitable demolition material will be graded on site and used as the sub-base and infill for the new courtyard. Parking areas will also be formed from the porous system and seeded with a wildflower mix to give a soft edge transition into the fields. Wildflower seeding within areas that are not frequently used will have the potential to grow and provide additional wildlife benefit.

### WILDLIFE

The landscape proposals intend to deliver a biodiversity net gain

by creating, restoring and enhancing biodiversity within the boundary of the overall site.

Ecological features will feature prominently within the landscape and buildings, including wildflower planting, lying deadwood, log piles, nest and bat boxes.

Further details of the ecological measures within the scheme can be found in the accompanying [ecology report .....](#)

### SOFT MATERIALS

- Native planting stock of local provenance will be employed where available. Younger stock will form the bulk of the planting due to its faster establishment and environmental benefits.
- Species for the landscape scheme are drawn from those found within the local area.
- Existing site material will be used where required in preference to imported topsoil to reduce construction traffic movements. Low fertility material will result in better establishment of wildflower areas.
- Alien and invasive species will be identified and removed or managed as appropriate.
- The planting includes a substantial proportion of species which support bumblebees, butterflies and other pollinators and which flower at different times throughout the year.
- Native hedgerow planting on the site forms edge treatments consistent with the local landscape character. The hedges provide privacy and screening where required and create additional ecological and habitat value.

### HARD MATERIALS

- Surfacing and make-up of the roadway, parking areas and dwelling curtilage will all be permeable and recyclable or durable with a long service life.
- Seeded parking surface provides an additional opportunity for ecological and visual enhancement.
- Timber steps or minor retaining elements will use sustainably sourced FSC® timber with appropriate non toxic treatments such as Accoya Acetalysed Wood.

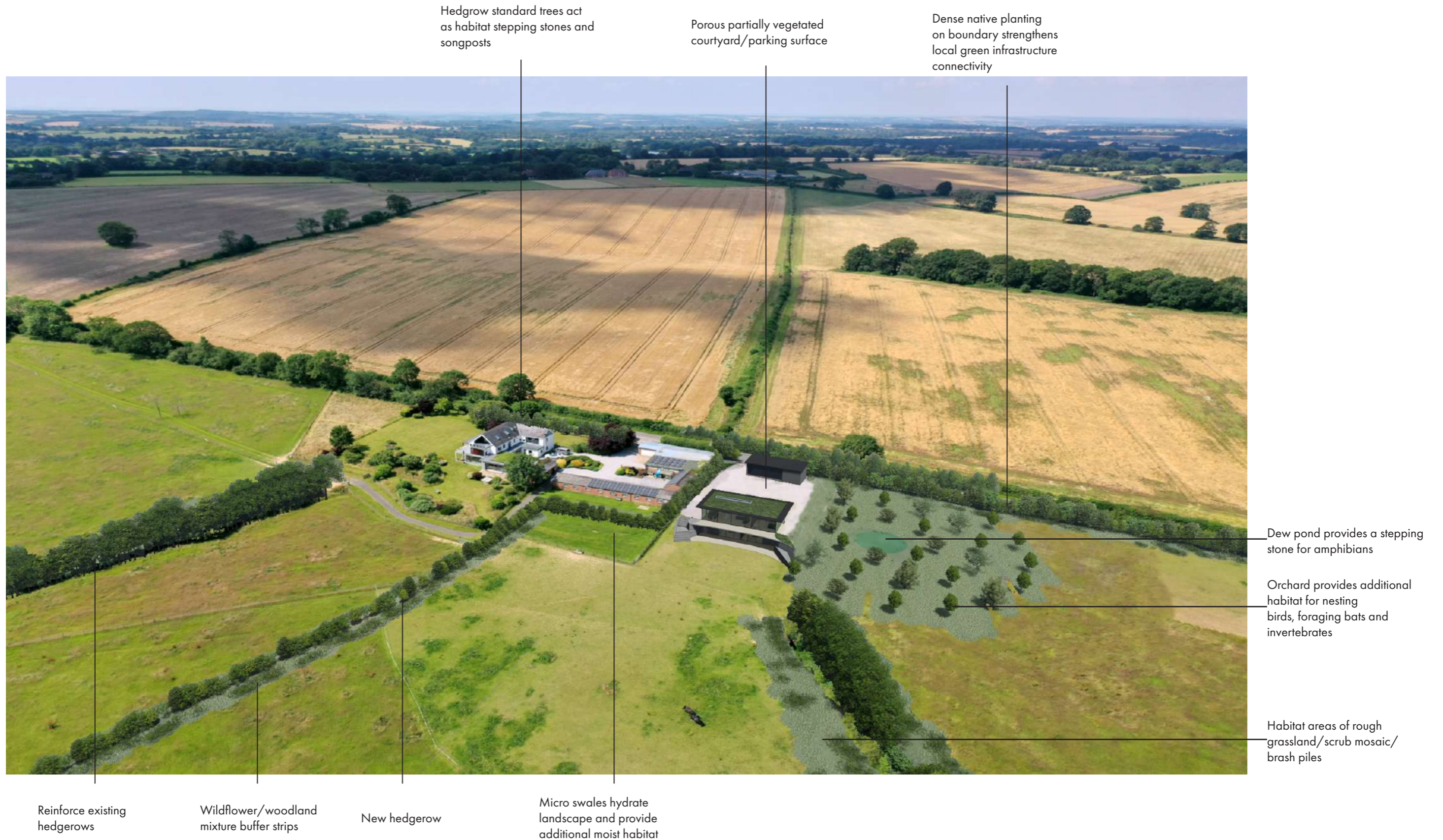
### FURNITURE AND LIGHTING

- External furniture where required will be robust and appropriate for use in a naturalistic setting.

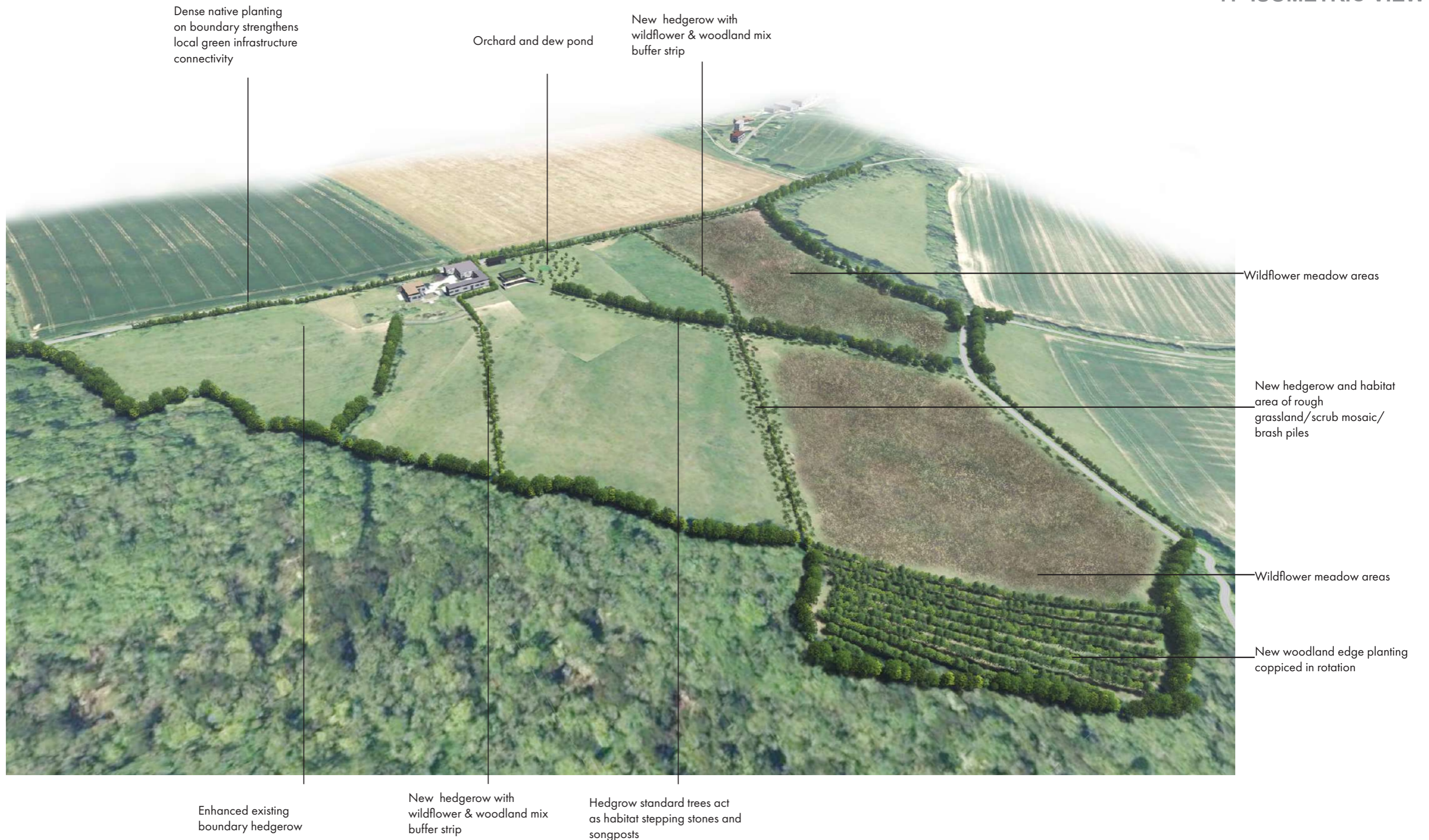
- Given the location and sensitivity of the site it is critical that the lighting design minimises any potential disruption to wildlife.
- The lighting will be of low colour temperature, with warm lamps of 3k or less, use predominantly LED fixtures for reduced illuminance without compromising visibility, and employ shielded luminaires to minimize light pollution, glare and light trespass.
- Lighting will avoid blue/cold light which adversely affects wildlife behavior and reproduction.
- In-surface and on ground luminaires are proposed to facilitate targeted illumination of parking and courtyard areas. The luminaires will be employed to produce a surface wash of light, preventing upwards light spill. Surface lighting will also reduce the level of lighting perceptible from the surrounding area.
- Lighting units will be concentrated in functional areas with unnecessary illumination eliminated through careful placement.



## 6. ISOMETRIC VIEW



## 7. ISOMETRIC VIEW



## 8. REFERENCE IMAGES

### MATERIALS - FURNITURE & LIGHTING



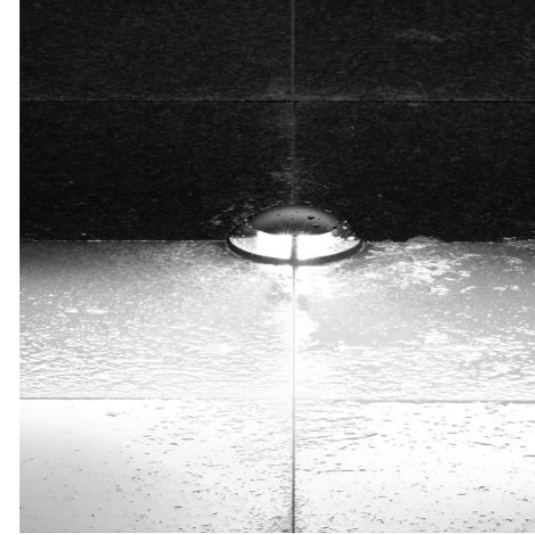
Gravel filled matrix paving



Seeded matrix paving



Permeable block paving



In-ground surface wash lighting

### Orchard fruit trees



Hazel *Corylus avellana*



Pear *Pyrus communis*



Apple *Malus domestica*



Walnut *Juglans regia*



Common plum *Prunus domestica*

### TYPICAL PLANTING SPECIES

### Orchard wildflower underseeding



Field scabious *Knautia arvensis*



Betony *Betonica officinalis*



Kidney vetch *Anthyllis vulneraria*



Greater knapweed  
*Centaurea scabiosa*



Agrimony *Agrimonia eupatoria*

**Green facades**



Holly *Ilex aquifolium*



Firethorn *Pyracantha*



Climbing hydrangea  
*Hydrangea anomala subsp. petiolaris*



Common honeysuckle  
*Lonicera periclymenum*

**Green retaining & parking bay wildflower seeding**



Common bent  
*Agrostis capillaris*



Wild marjoram *Origanum vulgare*



Salad burnet  
*Poterium sanguisorba*



Wild carrot *Daucus carota*



Betony *Betonica officinalis*

**Flowering Lawn**



Crested dogstail  
*Cynosurus cristatus*



Selfheal *Prunella vulgaris*



Cowslip *Primula veris*



Wild red clover  
*Trifolium pratense*



Oxeye daisy  
*Leucanthemum vulgare*