



Pippin Barn



(Previously known as Canon Orchard)

Condition No 7

Landscaping detailing for Dover District Council
“DRAFT” for appraisal / comments





Condition No. 7



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Condition detail No.7



Landscaping detailing for Dover District Council

The development hereby permitted shall not be occupied until a landscaping scheme in accordance with the masterplan document 7.1.1 as set out in the architectural and landscape proposals document has been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include; tree/hedge/shrub planting plans; written specifications; schedules of species, sizes and proposed numbers/densities as appropriate; a schedule of landscape maintenance for a minimum period of 10 years. The schedule shall include details of the arrangements for its implementation.





1) Initial Land Status



When the current owners Mr Adrian Aslett and Mrs Sue Chapman purchased the land known previously as Canon Orchard it was initially a field of extremely overgrown heavily tufted grass around 8 to 12 inches in height. Since moving into a caravan on the West side of the field Adrian and Sue have regularly mown the grass and it now looks very respectable. A vegetable area has also been developed on the Western side of the new property.

A caravan belonging to the previous owner was also sited at the Northern side. (This was removed shortly after purchasing the land). We subsequently purchased our own caravan which we situated along the Western hedge near the gate.

At the main entrance way was a large mound of rubble. This was flattened out and used as a base layer for the temporary foundations around the front of the house during the building process.

All of the hedges were very overgrown and those on the Northern and Southern sides were encroaching badly into the electricity lines. The hedge on the Western side was also encroaching onto the British Telecom cables. All of the hedges are now much lower and are awaiting the local farmer to flail them all now that the bird breeding season has finished.

The hedge on the eastern side had already been fenced off and a row of laurel planted by the next door neighbours within their boundary.

It should also be noted that on some of the original drawings the triangle of land behind Canon Orchard was included, but the owners of Canon Barn actually purchased this land prior to the current owners, so the drawing details on some of the original documentation will now not be valid.



View of field when initially purchased. (Shot from the far Southern edge).
(Note image shows previous owners caravan)



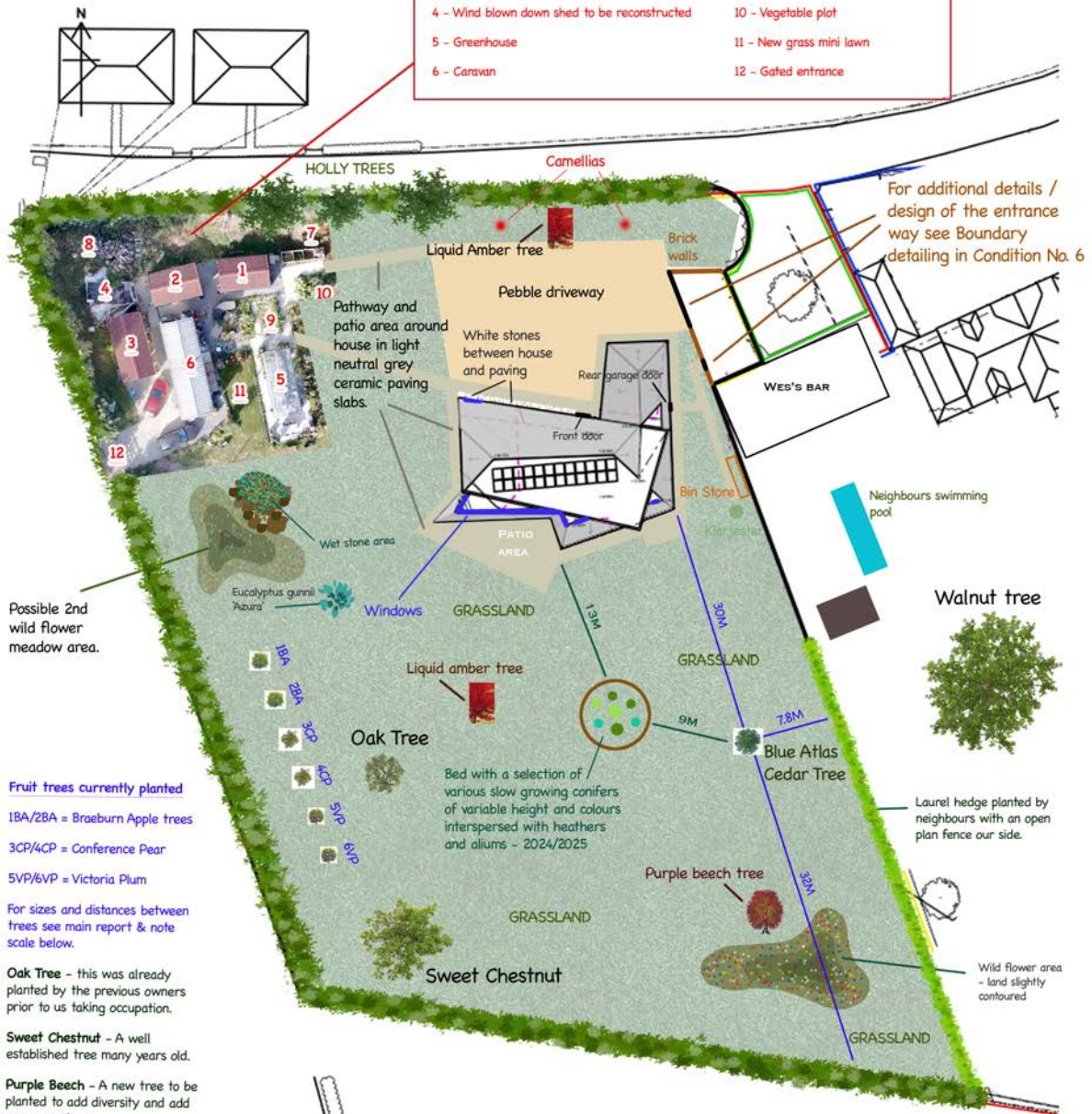
GARDEN DESIGN



Pippin Barn Garden Design

South West Corner codes

- | | |
|--|------------------------------------|
| 1 - Shed 1 - (Man shed) | 7 - Compost heaps |
| 2 - Site office | 8 - Log pile to encourage wildlife |
| 3 - Shed 3 (Garden shed) | 9 - Raspberry & Herb beds |
| 4 - Wind blown down shed to be reconstructed | 10 - Vegetable plot |
| 5 - Greenhouse | 11 - New grass mini lawn |
| 6 - Caravan | 12 - Gated entrance |



Fruit trees currently planted
 1BA/2BA = Braeburn Apple trees
 3CP/4CP = Conference Pear
 5VP/6VP = Victoria Plum

For sizes and distances between trees see main report & note scale below.

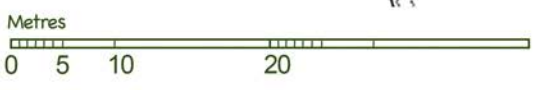
Oak Tree - this was already planted by the previous owners prior to us taking occupation.

Sweet Chestnut - A well established tree many years old.

Purple Beech - A new tree to be planted to add diversity and add summer colour.

Liquid Amber Trees - To be planted to add autumnal colour to the garden.

SCALE



2) General Landscaping Potential



The size of the plot at approximately 1.5 acres allows for a variety of sections to be allocated within the grounds although this will obviously be developed slowly over the 10 year plan.



Even though the house position lies in the North - Eastern section of the land the owners have initially allocated four landscaped areas around the surrounds of the house which will each be very distinct.

The South side is the largest area and will primarily be retained as relatively rough grassland. The further one reaches towards the hedge boundaries it will become less structured and areas dedicated to encouraging wildlife will be encouraged. (2A)

The North West side will be an area dedicated to growing fruit and vegetables and planting annual flower and vegetable seeds in a greenhouse to use within the grounds. (2B)

The Northern side will primarily be a hard surfaced area for driving cars onto with a narrow landscaped area next to the hedge. (2C)

South garden (2A)



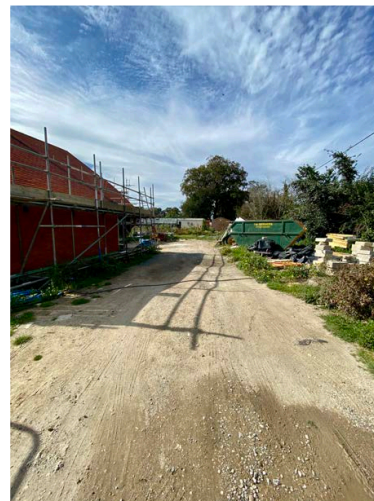
North west growing area (2B)



North east "hidden" area (2D)



North entrance area (2C)



Key landscaping garden features Southern side (2A)



The South side at the rear of the house is the largest area that will be landscaped and will primarily be a mix of some formal landscaped gardens and the further one reaches towards the hedge boundaries it will become less structured and areas dedicated to encouraging wildlife will be encouraged. (2A)

The main windows of the house overlook the Southern garden area and allow the residents a peaceful landscaped garden area including a neutral grey ceramic patio area immediately outside the windows.

There will be no formal lawn around the patio area. The main areas will be mown naturalised grassland and used to encourage wildlife into the garden including a stony wet area to encourage dragonflies, toads and water loving insects and a drinking place for smaller mammals. A circular bed of mixed conifers will also be located in this section.

A wild flower meadow area will encourage a variety of butterflies and insects along with a small orchard area encompassing a mix of both hard and soft fruit trees. On reaching the far South border this will be left more as wild grassland again to encourage a more natural habitat for wildlife that live in the hedgerows.

One of the original large logs that was cut down from the tree in the corner of the garden several years ago resides along this Southern boundary and will remain there again to encourage wildlife in it's bark and rotting wood. (See middle image below)





Key landscaping garden features North Western side (2B)



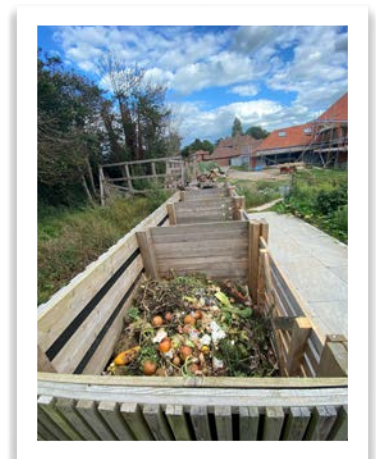
The North West side will be an area dedicated to growing fruit and vegetables and planting annual flower and vegetable seeds in a greenhouse to use within the grounds.

As the owners have already been living on site in their caravan on this side of the garden they have already commenced an active “working” area which includes an Alton 24ft X 12ft greenhouse subdivided into two sections. This has been already put to good use for growing most of the vegetables, fruit and flowers from seed for the garden during 2022/23. It is encompassed by a neutral grey ceramic pathway with a small area for seating on the Southern edge and a walk-way over to the compost heaps.

Once the caravan has been sold this area will initially be left as is then in around 5-10 years time high level planting boxes will be constricted to replace the current vegetable garden.

The owners have also made excellent use of the manure from the horses in the field next door, thus reducing carbon footprint transporting new materials from afar into the garden. Similarly topsoil from the extension foundations of Felderland Cottage (50 yards up the bridleway) was also transported and used for the new vegetable area. This not only aided the owners of Pippin Barn but also the owners of Felderland Cottage in reducing topsoil waste and utilising it locally.

Wood mulch from the hedge trimmings have also been used to top garden areas to reduce weeds and reduce use of weed control chemicals.



Above left: Vegetable areas

Below left: Greenhouse

Above: Compost heaps



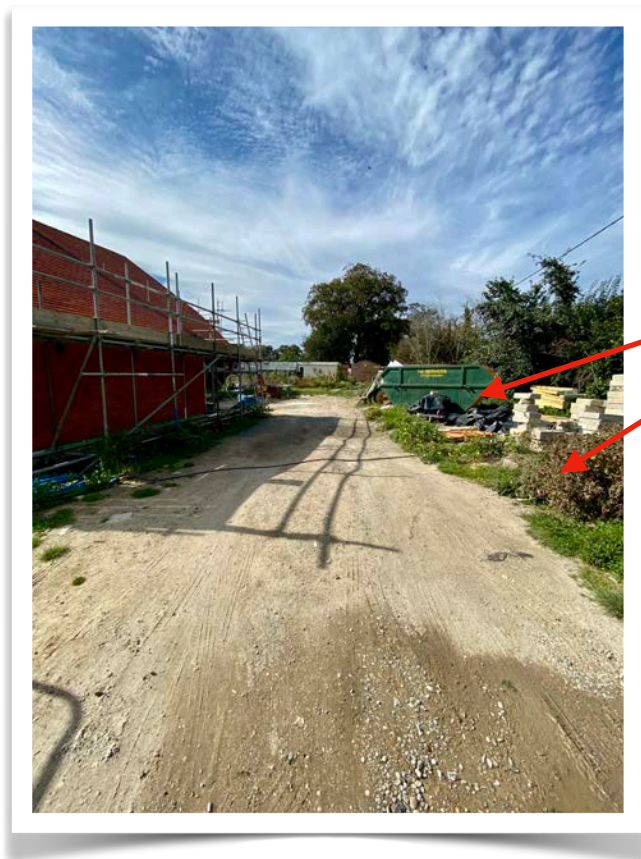
Key landscaping garden features Northern entrance side (2C)



The Northern side of the plot forms the main entrance way to the plot including the garage, areas for parking, a turning circle area along with a grassed strip along the hedge area. Some shrubs and a specimen tree or two will also be planted in this area.

As one drives into main courtyard area and turns right in through the gates this will primarily be an area allowing cars to drive onto, park and turn around in. However on the right hand side there will also be a slightly more formal grassed area with some specimen trees/shrubs planted parallel to the current hedge and a new hedged area at the West end which will eventually "hide" the vegetable growing area and compost bins.

On the left as one drive through the gate there will also be another hedge and gate to hide the eastern area. See North eastern side for further details here.



Once all excess building materials have been disposed of this will become a grassed area with trees and shrubs on this side.

Main entrance gate here



Key landscaping garden features North Eastern side (2D)



The North eastern side of the garden is the narrowest area and is more dedicated to “everyday living” where there will be an enclosed wooden bin area to house up to four bins if required (or the two right areas may be used for storage of outside items). The klargester is also positioned here and a washing line for the drying of clothes doing in the summer months will also be erected in Spring 2024.

There will be a pathway from the back garage door over to the bins and another that will then lead to the gated area making it easier to move the bins out to the dustmen.

The klargester also needs to be accessed from the entrance way as it needs to be serviced regularly.

The washing line will be positioned beyond the klargester and again have a walkway to it.

Wooden cage to surround bins and keep them looking tidy.



Klargester position
+ Washing line around
3/4m away towards the
garden end.



Schedules of species and numbers



Trees currently planted:-

1BA/2BA = 2 X Brabourne Apple trees - Planted 2022

3CP/4CP = 2 x Conference Pear - Planted 2022

5VP/6VP = 2 x Victoria Plum - Planted 2022

1 x Oak Tree - Planted a few years ago by the previous owners and is now around 10 ft tall

1 x Sweet Chestnut - An established tree approx 120 ft tall

1 X Cedrus Atlantica Glauca (Blue Atlas Cedar) - Planted 2022 - Approx height (2023) 6 ft

1 x Eucalyptus gunnii 'Azura' - Planted 2023 - Approx height 5 ft

Yet to be planted:-

2 X Camellia Japonicas - approx 4 ft in height

Conifer bed to consist of a variety of varieties including the following already purchased or brought from previous garden but not yet planted:-

Chamaecyparis Rubicon (Rubicon Conifer), Chamaecyparis Yvonne (Yvonne Conifer)

Chamaecyparis Ellwoodii (Ellwood's Conifer), Juniperus squa. "Holger"

Juniperus Scopulorum "Skyrocket), Picea glauca "Albertina Conica"

Taxus Baccata "Black Tower"

+ some others unnamed. All currently range between 6 in to 18 in in height.

Whilst we appreciate that these are not native species we believe they will add shape and form to the garden and being evergreen will allow birds some cover when the hedges are bare in winter.





10 Year Garden Maintenance Plan



Fruit tree maintenance - Annually over 10 years

1BA/2BA = Braeburn Apple trees

Annual winter pruning to remove dead, dying and diseased wood and reduce leaders by 1/3 (Nov -March). As trees mature rub out any buds developing on the lower trunk and carefully pull off suckers arising from the rootstock.

3CP/4CP = Conference Pear trees

Annual winter pruning to remove dead, dying and diseased wood and reduce leaders by 1/3 (Nov -March). As trees mature rub out any buds developing on the lower trunk and carefully pull off suckers arising from the rootstock.

5VP/6VP = Victoria Plum trees

Early spring or mid-summer pruning (April or July) to avoid silver leaf disease. As trees mature rub out any buds developing on the lower trunk and carefully pull off suckers arising from the rootstock.

Other trees annually over 10 years

Oak Tree

Purple Beech Tree (*Fagus sylvatica* 'Purpurea')

Liquidambar (*Styraciflua*) Trees

Prune any lower branches at base of trees annually and remove any old or dying branches annually.

Shrubs over 10 years

Camellia Japonica

Light pruning annually but only to maintain shape, otherwise to be left alone to grow to full size.

Callicarpa Bodinieri (1 x white and 1 x purple)

Moderate pruning annually to ensure it remains relatively compact and bushy

Field and Lawn maintenance - annually over 10 years

Summer mowing - weekly.

Spring, autumn and warm winters - once every two weeks.

Notes:- In summer cutting height of the mower to be raised to leave the lawn longer to make it less prone to going brown in dry weather.

Wild flower meadow - annually over 10 years

Either in early autumn 2024 (September) or mid-spring (April) 2025 we intend to plant a wild flower meadow area in order to encourage wildlife into the garden.

In order to encourage strong root growth the area will be cut to a height of 5cm (2in), about six to eight weeks after the initial sowing (also dependant on whether a Spring or Autumnal sowing is made) Every two months throughout the first summer the cuts will be lower, at around 4cm (1½in).



10 Year Garden Maintenance Plan cont....



Established meadow cutting over 10 years.

Once established and depending on how vigorous the grass is growing and which wildflowers are doing better than others the cutting will be managed accordingly. Ideally there will be three cuts:-
Spring cut – if the grass is lush and is crowding out the wildflowers it will be cut to a height of 7.5cm (3in) and completed no later than the end of April.

Main summer cut – (Also known as the 'hay cut'). This will remove the bulk of the material, which will be composted. This cut is done between late June and the end of August, depending on which plants we are wanting to encourage.

(Cutting towards the start of this period favours spring flowers, such as **cowslips**, **lady's smock**, **selfheal** and **bugle**. August cutting favours summer flowers, such as **knapweed**, **devil's bit scabious** and **lady's bedstraw**.)

The cut material will be left in place for a few days to allow the seeds to drop to the ground, then raked up and removed to help reduce soil fertility.

Autumn cut – As our ground is quite fertile this cut (or two) will help to use up the nutrients as wild flowers do not enjoy a rich soil base. This should help to keep grasses at bay, letting the wildflowers thrive.

Perennial weeds such as **docks**, **thistles** and **nettles** – will be pulled out by hand before they set seed.

Following the last cut of the season, all meadows will be **kept mown**, so the grass is short and neat through the winter. With any cut that produces substantial clippings, they will be removed and **composted**, to further reduce soil fertility.

Year 2 (2025/2026 dependant upon initial sowing) - Spring - Re-sow another batch of wild flower seed in order to encourage the number of flowering species.

Annual check on flowering species to ensure a good balance of grass to wild flowers as required.



Planting details (Species / heights etc.)



Fruit trees currently planted:-

1BA/2BA = Brabourne Apple trees x 2 - Bare-root trees planted 2022 at \approx 130cm in height. 2023 now \approx 170cm

3CP/4CP = Conference Pear x 2 - Bare-root trees planted 2022 at \approx 130cm in height. 2023 now \approx 160cm

5VP/6VP = Victoria Plum x 2 - Bare-root trees planted 2022 at \approx 120cm in height. 2023 now \approx 140cm.

Fruit tree spacings:-

From 1BA to edge of gated driveway \approx 2140cm

From western hedge to row of fruit trees \approx 490cm

From Northern hedge to 6VP \approx 1400cm

6VP - 5VP = 320cm. 5VP - 4CP = 360cm. 4CP - 3CP = 350cm. 3CP - 2BA = 480cm. 2BA - 1BA = 350cm

Other tree heights and spacings as of summer 2023

Eucalyptus gunnii 'Azura' - height when planted in 2023 - 5ft

Young Oak - currently approx 12 ft in height

Blue Atlas Cedar - currently approx 6 ft in height

Boundary hedging:-

The hedging area of most concern is that on the corner of Felderland Lane progressing up the bridleway on the left. The hedge also suffers on the opposite side of the bridleway too and the large tree on the right is clearly having a major impact on the sustainability of the hedge here.

After the hedge has been flailed by the farmer in Autumn 2023 any areas that are thin will be "gapped" by native species such as Hopes Grove Bird loving mixed native hedging and some of the edible mix alongside the above in order to make it more varied.

Hopes Grove Bird loving mix comprises:

25% **Quickthorn (Hawthorn, May)** – Crataegus Monogyna

25% **Blackthorn (Sloe)** – Prunus Spinosa

25% **Hornbeam (Carpinus betulus)**

25% selected from the following species (a minimum of 5)

Common Alder – Alnus Glutinosa, **Hazel** – Corylus Avellana, **Dog Rose** – Rosa Canina, **Common Dogwood** – Cornus sanguinea, **Bird Cherry** (Prunus padus), **Spindle** – Euonymus europaeus. Occasionally other equally suitable native bird friendly hedging plants may be included.



Planting details (Species / heights etc.) cont.



Other plants - (see photographs below for illustration purposes)

Interspersed border of *Lavandula angustifolia* 'Munstead' , *Ilex* and alliums between the Westside of the greenhouse pavement and grass.

***Lavandula angustifolia* 'Munstead'** - Annually - Initially leave dead flower heads on for the birds to feed on the seed heads. Late August - mid Sept prune bushes back to desired shape removing any old flower heads and some of the foliage ensuring some of the young shoots are left intact ready for next season.

Alliums - a variety including "Globemaster", "Purple Sensation" "Unifolium" and "Purple Rain" - Annually - simply leave to flower and die. Leave old flower seed heads until they fall over then pull away from soil.

***Ilex mini* hedge** - Lightly prune yearly to maintain neat edges and eventually an angled top.

Grasses along the edge of driveway next to caravan interspersed with yellow iris: -

Festuca glauca Intense Blue and *Stipa tenuissima* interspersed with Yellow flag iris (brought from previous home so not sure of variety)



Supplementary Photographs - Hedging



Western hedge area between gate and Felderland Lane showing the worst signs of thinning and general degradation. After flailing this will be reviewed and gapped up with native species where required.



This dead tree in the corner covered by ivy was cut down when UK Power Networks were lopping off the hedge due to it interfering with the Power lines. Missing hedge areas will be gapped with native species where required.



Southern hedge also showing next-door neighbour's laurel hedge with box fencing.



Hedging on West border cut back on both sides and top and thickening up nicely. Autumn 2023 awaiting flailing by local farmer.



Prior to trimming back some examples of species currently within the hedges.



Supplementary Photographs

Additional photographs showing work that has already taken place



Spring 2023 - Herb and raspberry gardens



Spring 2023 - Vegetable plot under construction.



Spring 2023 - Newly planted grass seed between greenhouse and caravan. Border of purple poppies closest to caravan.



Spring 2023 - Greenhouse planting of lettuce, peppers, tomatoes, parsley, strawberries and cucumber



Supplementary Photographs



Additional photographs showing work that has already taken place



Eucalyptus gunnii 'Azura' planted mid-way between house and Northern hedge.



Grasses by bridleway gate when planted in Autumn 2022



Area between temporary caravan and greenhouse with grassed area, small flower border with a mix of roses, perennial and annual flowers and a border of lavender, alliums and Ilex hedging (NOT Box due to it's moth problems).



As per comments on left image



Supplementary Photographs



Additional photographs showing work that has already taken place



Blue Atlas Cedar planted 2022 surrounded by daffodil, tulip and blue muscari bulbs.



End of summer 2023 - Small vegetable area maturing well with rhubarb, rosemary, courgettes, gooseberry, blackcurrant, runner beans, carrots, spinach and asparagus.



Summer 2023 - Grass between caravan and greenhouse now looking well established. Lavenders trimmed and borders filling out.



Supplementary Photographs

Additional photographs showing work that has already taken place



Lavender already attracting a variety of butterflies in it's first flowering year including red admiral, peacock, comma, common blue & cabbage white.

Summer 2023 - Grown from seed a border of helichrysums, verbena and dahlias on the right next to the greenhouse with a temporary wild area on the left to encourage insects and birds as an intermediary habitat until new areas are constructed in the main part of the garden.



Liquidamber trees (one at front between camellias and one in back garden to be planted).



Callicarpa Bodinieri - 1 x white and 1 x purple are planted in amongst the dahlias currently bordering the greenhouse. These provide excellent berries for the birds in winter.



Summary & Plans for the future



Due to the large size of the plot it gives us the opportunity to leave much of the area as natural as possible in order to encourage flora and fauna into the garden, especially so around the base of the hedges.

Whilst waiting for the architect to do the fine detailing of the house structure we decided to build the compost heaps and erect a greenhouse in order to be able to start off the planting of seedlings for the coming season and this proved to be extremely useful. Self seeded Grasses (*Festuca glauca* Intense Blue) have been planted into pots and are being “grown on” potentially to be used somewhere along the Northern side by the driveway entrance. Where possible most plants are bought as seeds and established in the greenhouse before planting out.

There will be a selection of pots on the patio filled with a mix of different flowers during the different seasons (Spring & Summer) to encourage more pollen loving insects (particularly butterflies and bees). These will be renewed annually.

In order to minimise transportation of various composts and plant feed local manure from the neighbouring field was transported into the garden in order to increase the nutrient levels in the vegetable and flower growing areas.

In order to encourage as much native flora and fauna into the garden there will be large areas that remain as roughish (but mown) grassland as opposed to a large “manicured” lawn. A large patch of horseshoe vetch was enjoyed this summer along with the more common daisies, buttercups, thistles (particularly enjoyed by the Finches once the seeds had set) and Oxeye daisies. A “wet stony area” will also encourage more insects and amphibians in the future too.

Our hope for the future is that the garden will be a wonderful mix of flora and fauna loving plants and areas in which they will be able to thrive for many years to come.

A few nature photographs shot summer 2023 both indoors (Flutterfly) and out (Others)



Name
Argiope bruennichi
Common Name
Wasp Spider



Name
Polygonia c-album
Common Name
European Comma



Name
Toxonevra muliebris
Common Name
Flutterfly



Name
Vanessa atalanta
Common Name
Red Admiral



Name
Bombus perplexus
Common Name
Perplexing Bumble Bee