Detailed Landscaping Scheme

Change of use of Agricultural Land for Shepherds Hut

Goffsland Farm, Shipley Road, Southwater

Mr and Mrs Charles and Natalie Liverton

09/12/2024

Revision A 28/01/25 – Details of sleepers

Existing Trees and Planting

There are currently no trees within the red line block plan area to be retained. There is 37m of native, well-established hedgerow comprising of mainly hawthorn and beech on the eastern and southern borders of the plot to be retained and managed to a height of 2m.

Proposed Trees and Planting

Native Tree Planting				
Name	**Size**	**Pot**	**Density**	**Number**
English Oak *Quercus robur*	150 – 180 cm height 3 year old plants	RB/CG	Specimen	3

Seed Mix				
Name	**Varieties**	**Supplier**	**Rate**	**Area**
Heavy Clay Soils Wildflower Mix	Wild flowers *Yarrow* *Common Knapweed* *Ladys Bedstraw* *Oxeye Daisy* *Birdsfoot Trefoil* *Ragged Robin* *Ribwort Plantain* *Cowslip* *Selfheal* *Meadow Buttercup* *Yellow Rattle* *Hedge Bedstraw* *Agrimony* *Meadow Vetchling* *Meadowsweet* *Common Sorrel* *Betony* *Tufted Vetch* *Meadow Cranesbill* *White Campion*	Mole Valley Farmers Ltd	5g/m^2	75m^2

	Grasses *Crested Dogstail* *Sweet Vernal* *Slender Creeping Red Fescue* *Smooth Stalked Meadow Grass* *Hard Fescue* *Browntop Bent* *Meadow Foxtail* *Small Leaf Timothy* *Rough Stalked Meadow Grass*			

Proposed Hard Surfaces and Materials

Gravel hard standing area around and under the shepherd's hut and hot tub to be dug down 150mm from ground level and back filled with geotextile membrane and compacted crushed concrete. Blind finished to a depth of 50mm with 10/20mm shingle. See image below.



10/20mm shingle

Land Levels and Boundary Treatments

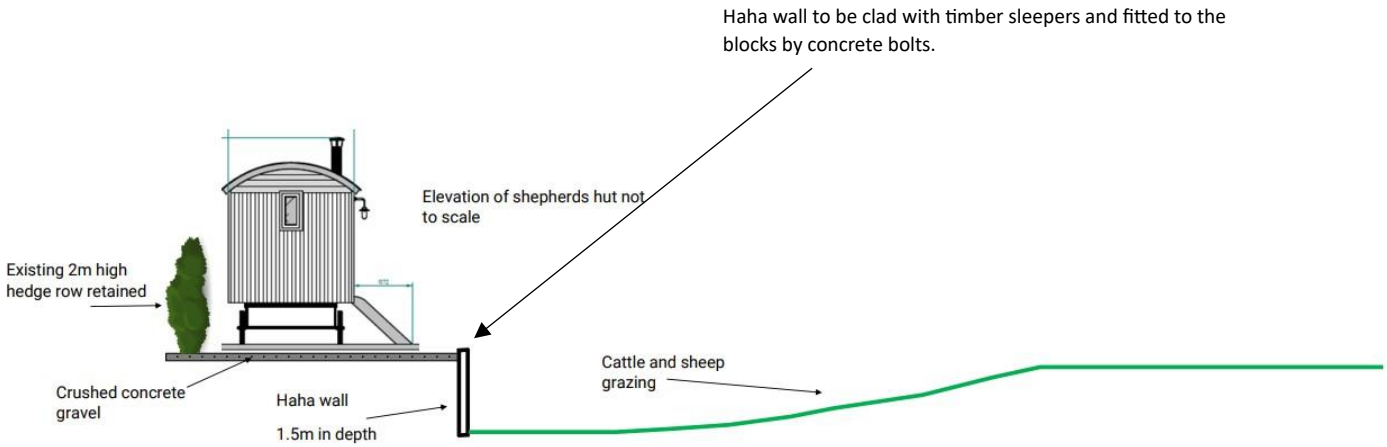
The field level within the red line block plan site is not to be altered from its current levels. The Haha wall feature extending the NW boundary of the site is to be dug down 1.5m below the current field level and a sunken retaining wall to be erected using 1500 x 600 x 600 cm interlocking concrete blocks. (see image below). The external wall face will be clad with reclaimed timber sleepers. The sleepers are already in use around the farmyard very close to the shepherds hut site, therefore would not look out of place. The sleepers will be treated with tar to give a dark brown finish. A gradual slope will then be landscaped from the Haha wall at 1.5m depth back up to ground level within the field and reseeded with grazing pasture seed mix in order to allow sheep and cattle to graze it as before.



1500 x 600 x 600 interlocking concrete blocks for sunken Haha wall



Image of timber sleepers being used elsewhere at Goffsland



Proposed External Lighting

Proposed external lighting is purposely being kept to a minimum in order to enhance the feeling of an "off grid" accommodation experience. The Shepherds hut features a partly glassed roof and so reduced light pollution is of high importance to help sell the unique experience and uninterrupted views of the night sky. The Shepherds hut features 1 Galvanise finished exterior metal bracketed wall light with PIR on the NW facing entrance side of the hut. Specification below. The light will feature a 6W LED E27 bulb.

The following mitigating methods will be applied to the external lighting in accordance to Guidance Note 08/23 (Institute of Lighting Professionals);

- Use of a LED 6W E27 Bulb, warm white light, Kelvin rating of 2700 K.
- The light features a built-in cowl to minimise the upward light spill and positioned away from window glazing. It is partially screened by its position below the eaves of the hut.
- A PIR sensor will be fitted and set to as short a time as will allow, as well as an override switch so that sensors are not triggered by moving wildlife when it is not needed.

