DISCHARGE OF CONDITION 5

OF

PL/2021/11863

RIVERDALE FARM, LOWER FYFIELD

STATEMENT

July 2023

1 Introduction

1.1 This short Statement accompanies an application to discharge part (i) of condition 5 of PL/2021/11863.

1.2 Conditions 5 requires a scheme of hard and soft landscaping, the details of which shall include:

a) all hard and soft surfacing materials;

b) means of enclosure (including details of any existing fencing to be retained); and

c) a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities.

1.3 Parts (ii) to (v) are operational-phase conditions, not pre-commencement conditions.

2 Condition 5 a) and b)

2.1 Submitted as part of this application is an external works drawing.

2.2 The drawing shows all details of means of enclosure and hard and soft landscaping – with descriptions. This plan provides information for the Council to discharge parts a) and b) of the condition.

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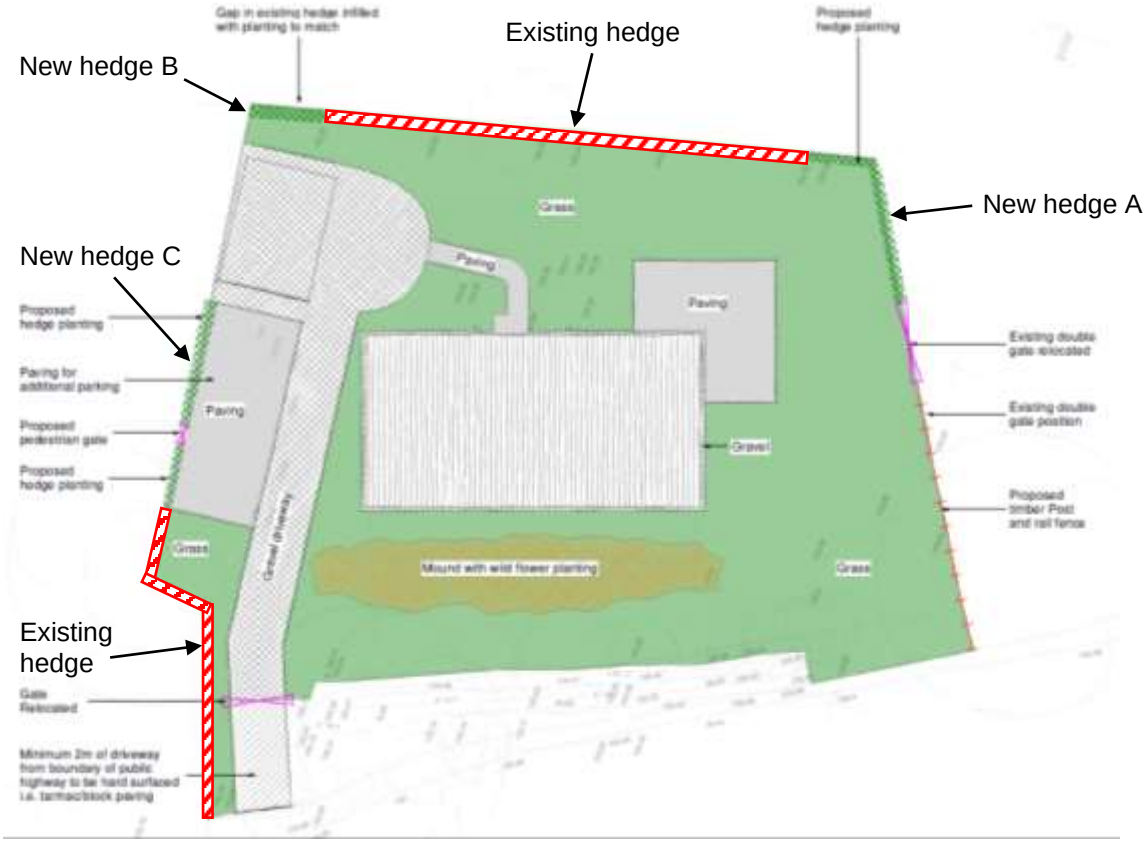
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3 **Condition 5 c)**

3.1 It is proposed to plant hedges bordering agricultural land and neighbours, to the east and west of the dwelling. This is shown on Plan A114.

3.2 Hedges bordering agricultural land will be a mix of hawthorn, red dogwood, field maple, guelder rose, hazel and sweet briar rose (hedges A and B). The internal hedges of those bordering residential neighbours will be beech (hedge C).

3.3 The hedge supplements the gaps in the existing hedge coverage, as highlighted below.



3.4 The number and specification of hedge plants for land bordering agricultural land is set out in the table below.

Table 1: Planting Specification

Mixed Native Hedge	**Approximate Percentage**	**Specification**
Crategus monogyna (Hawthorn)	50%	60-75cm bareroot
Cornus Sericea (Red Dogwood)	10%	60-75cm bareroot
Acer campastre (Field Maple)	10%	60-75cm bareroot

Viburnum Opulus (Guelder Rose)	10%	60-75cm bareroot
Corylus avellana (Common Hazel)	10%	60-75cm bareroot
Rosa Rubiginosa (Sweet Briar Rose)	10%	60-75cm bareroot

3.5 The number and specification of hedge plants for land bordering residential neighbours is set out in the table below.

Table 2: Planting Specification

Mixed Native Hedge	**Approximate Percentage**	**Specification**
Fagus (Beech)	100%	60-75cm bareroot

3.6 Beech is used on the western boundary as a continuation of the existing beech hedge.

3.7 Notes on planting and maintenance:

- all planting operations shall be carried out in accordance with the relevant sections of BS 4428 (Code of practice for general landscape operations);
- hedges to be planted in trenches 500mm wide x 300m deep in a double staggered row;
- trenches back filled with topsoil with 25% tree planting and mulching compost;
- hedge species planted 300mm apart in a double staggered row;
- all plants will be subject of a five-year Maintenance Programme;
- the maintenance programme will include the replacement of failed plants annually, pruning, hedge facing and topping off and weeding;
- within the first two years, and during times of drought, the water needs of plants will be continually reviewed and they will be watered as required.

3.8 Beyond year 5 all hedge plants should be sufficiently large to be able to thrive without the need for management/maintenance of the intervening vegetation, but that will be reviewed by the owners at the time.