

Application for Discharge of Conditions 3 (Landscaping) and 4 (Lighting) and Submission of Biodiversity Gain Plan in Response to Biodiversity Informative

Planning Reference:	PL/2025/0109
Site Address:	Meadow View, Bridge Paddocks
Applicant:	Mr Fry
Submission:	Discharge of Planning Conditions and Biodiversity Informative Response
Supporting Documents:	Landscaping Plan, Lighting Plan, Biodiversity Gain Plan
Date:	07 March 2026

Please find enclosed the Landscaping Plan and Lighting Plan submitted in support of the discharge of Conditions 3 and 4 attached to the above planning permission.

Condition 3 – Landscaping

The submitted Landscaping Plan sets out the proposed planting scheme for the site. The scheme comprises native hedgerow planting, primarily hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*). This will be supplemented, where appropriate, with additional native species including hazel (*Corylus avellana*) and field maple (*Acer campestre*) to provide species diversity.

The planting palette has been selected to reflect the character of the surrounding landscape, ensure visual integration with the local environment and contribute towards biodiversity enhancement.

Condition 4 – External Lighting

A Lighting Plan has been prepared and submitted to discharge Condition 4. The lighting scheme has been designed to provide appropriate illumination for the site while minimising light spill and avoiding unnecessary impacts on the surrounding environment.

The lighting design limits upward light spill, reduces glare and ensures that lighting levels remain appropriate for the surrounding setting. Consideration has also been given to minimising potential impacts on wildlife and nearby habitats.

Biodiversity Informative

A Biodiversity Gain Plan has also been prepared and submitted in response to the biodiversity informative attached to the planning permission. The plan outlines measures to support habitat creation, ecological

enhancement and biodiversity benefit within the site.

Implementation and Maintenance

All planting will be carried out during the first available planting season (October–March) following commencement of development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs which, within a period of five years from planting, die, are removed or become seriously damaged or diseased will be replaced in the next planting season with others of similar size and species.

This management approach will ensure successful establishment, long-term viability and continued biodiversity benefit.

The submitted Landscaping Plan, Lighting Plan and Biodiversity Gain Plan provide sufficient information to enable the Local Planning Authority to discharge Conditions 3 and 4 and acknowledge the biodiversity informative.