



Planting specifications

Proposal: Discharge of condition 4 (means of enclosure) of consent PL/2024/03320
Site: Lockeridge Down, Church Hill, Lockeridge, Wiltshire. SN8 4EL
Our Reference: 2529_Planting specification_v1

Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

1.0 Introduction

1.1 This document has been prepared in conjunction with drawing T1527.01A in support of an application for discharge of condition 4 of planning permission PL/2024/03320 for ***'Proposed change of use to extend residential garden and proposed swimming pool'***.

1.2 Condition 4 reads;

The extended garden and swimming pool hereby approved shall not be occupied or brought into use until the means of enclosure (post and rail fence and replacement hedge) and tree planting have been implemented in full in accordance with details that shall first be submitted to and agreed in writing by the local planning authority.

As a minimum, the details shall include:

a) a detailed plan identifying existing trees and hedges to be retained and/or removed;

b) a planting plan showing locations, species, supply/planting sizes and densities, and

details of after-care/maintenance.

Any trees or plants (including existing trees and hedges to be retained) which, within a period of five years from first occupation of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and to protect the special characteristics of the North Wessex Downs National Landscape in accordance with the aims of Core Policies 50, 51 and 57 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

2.0 Proposed planting strategy and implementation

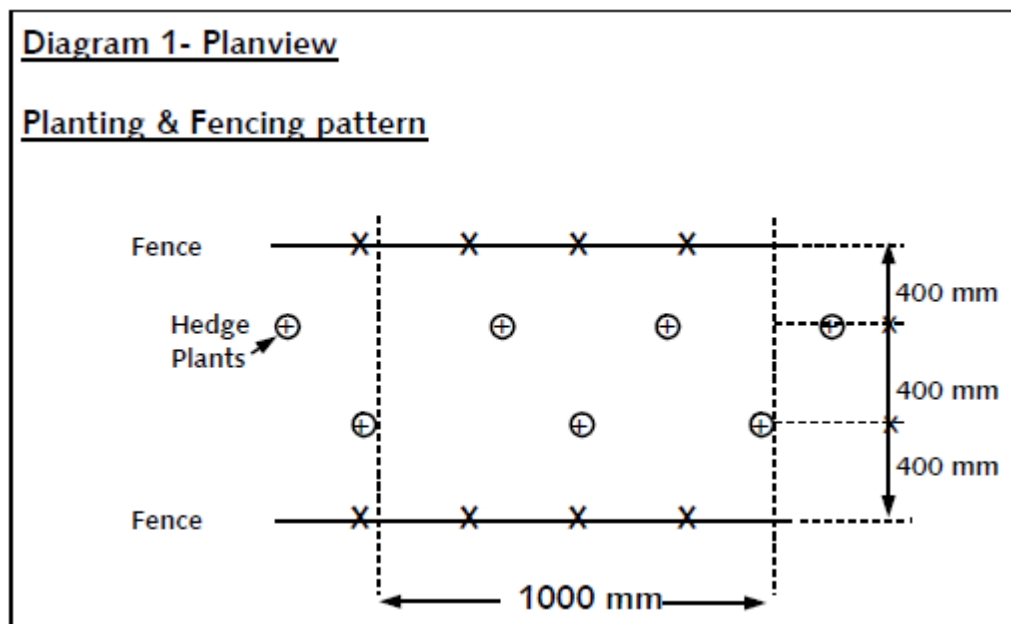
- 2.1 The Proposed Site Plan (drawing 1538-03A) referenced in condition 2 of the decision notice proposed removal and relocation of existing sections of the Beech (*Fagus sylvatica*) hedge along the eastern boundary of the application site and within the area of extended garden to enclose the pool area.
- 2.2 Condition 4 supersedes condition 2, insofar as the landscaping condition requires the means of enclosure and tree planting to be implemented in accordance with details that will be approved by the Local Planning Authority, rather than in accordance with the approved plans.
- 2.3 Regrettably, the swimming pool has been constructed on a slightly different axis to that shown on drawing ~03A following removal of a section of hedge that had enclosed eastern end of the tennis court. The minor change in position of the pool does however result in a more compact area of extended garden with the proposed hedge and fence, shown on drawing T1527.01A falling well within the approved area of extended residential garden.
- 2.4 The proposed new hedges will be planted to the specification set out in Appendix 1, generally, two Beech hedges will be planted either side of a close boarded fence to the southeastern boundary and a post & rail fence to the west. While the hedge

establishes the close board fence will provide privacy and shelter to the pool area and will be left to rot away over time. Within the enclosed garden area surrounding the pool additional, informal ornamental planting will be undertaken to the east of the pool and flower borders will be established along the boundary of the tennis court and at the northern end of the site, which will be enclosed by a section of post & rail fence outside of the root protection zone of the mature shelter belt, and retaining a 4.5m access route to the paddock, north of the garden.

- 2.5 No existing trees will be removed to facilitate the landscaping scheme.
- 2.6 Condition 4 contains the standard paragraph regarding maintenance of the boundary planting over the 5 year period following occupation of the development and is not repeated in the planting specification at Appendix 1.

Appendix 1; Planting specification

- 1.1 All hedgerow planting will be carried out in accordance with BS4428:1989, Code of practice for general landscape operations (excluding hard surfaces).
- 1.2 Hedgerow shrubs will either be notch or trench planted between November and March. Hedge trenches will be dug to a minimum depth of 400mm and width of 600mm, ensuring that the root collar of the plant is level with the surface of the ground when completed. All plants will be well heeled in after planting and watered in during dry weather. (If supplied as bare root specimens, ensure that the roots do not dry out by keeping them under a moist cloth or in a bucket of water during planting. Avoid planting in very cold or wet weather).
- 1.3 A single species hedge of Beech (*Fagus sylvatica*), sourced as 1500mm to 1750mm (4 year old) bare root specimens, will be planted in a staggered double row at a density of not less than 5no. per metre, plant at 300-400mm between rows and 400mm apart in the row (as shown below) in area indicated on plan T1527.01A.



- 1.4
- 1.5 The proposed hedge to east will be protected from grazing stock and wildlife with a post and wire fence no less than 1.4m high to enclose the hedge during its establishment. The area will be maintained weed free using mulch to a depth of 100mm, for at least two years following planting.