4. Condition.
Notwithstanding the submitted details, no development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Condition 4a - Planting

Existing Hedgerows and Grassland:
There are currently no existing trees, hedgerows or grassland present on the site.

Proposed Hedgerows:
Native hedgerows will be incorporated within the development acting as a privacy barrier to the adjacent driveway.

Use of protection will include rabbit spirals. As noted in the PEA: The new hedgerow will be planted in double dtaggred row sections, prferably 5 whips per linear meter, with spiral tree guards and will include; 60% Hawthorn (Crataeagus monogyna) 20% Field maple (Acer campestre) 10% Hazel (Corylus Avellana), 5% Wild cherry (Prunus avium), 5% Guelder rose (Viburnum opulus).

Suitable native species such as the below will be included:
- Hawthorn (Crataegus monogyna)
- Hazel (Corylus avellana)
- Holly (Ilex europaeus)
- Wild privet (Ligustrum vulgare)
- Field maple (Acer campestre)
- Blackthorn (Prunus spinosa)
- Guelder rose (Viburnum opulus)
- Wayfaring tree (Vibrunum lantana)
- Dog rose (Rosa canina)
- Spindle (Euonymus europaea).

Where possible, no cutting will take place during peak bird nesting season, which runs from March to September inclusively. If it is necessary to cut the hedgerows during this period a suitable qualified person will check for nesting birds immediately prior to works being undertaken. Trimming hedges on a two or three year rotation, targeting different sections each year, will make sure there are always flowers for pollinators in spring and berries for birds in autumn. Hedges cut every three years can produce two and a half times as many blossoms as those cut annually. Rotational cutting can also save time and money that would be invested in annual cutting.



Proposed Neutral Grassland:
The existing site will be sown with species to achieve a minimum of ten suitable grass and forb indicator species characteristic of other neutral grassland such as Common Vetch Vicia sativa, Ox Eye Daisy Leucanthemum vulgare and Crested Dogs Tail Cynosurus cristatus and Red Fescue Festuca rubra.

This will be managed where species indicative of suboptimal condition (such as Spear Thistle Cirsium vulgare and Nettle Urtica dioica) make up less than five percent of the total area. A suitable seed mix such as EM2 Standard General-Purpose Meadow Mixture will be used. The following information has been taken from https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/standard-general-purpose-meadow-mixture/.

Ground Preparation - Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.
To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

Sowing
Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

First Year Management
Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.





Proposed Trees

New trees will comprise of suitable native species such as the following. Specification of tree sizes to the northern boundary will be heavy standards with other trees light to medium standards.

Pedunculate Oak (Quercus robur); Hazel (Corylus avellana); Field Maple (Acer campestre); Hawthorn (Crataegus monogyna); Alder (Alnus glutinosa); Silver Birch (Betula pendula); Rowan (Sorbus aucuparia); Hornbeam (Carpinus betulus); Wild Cherry (Prunus avium)



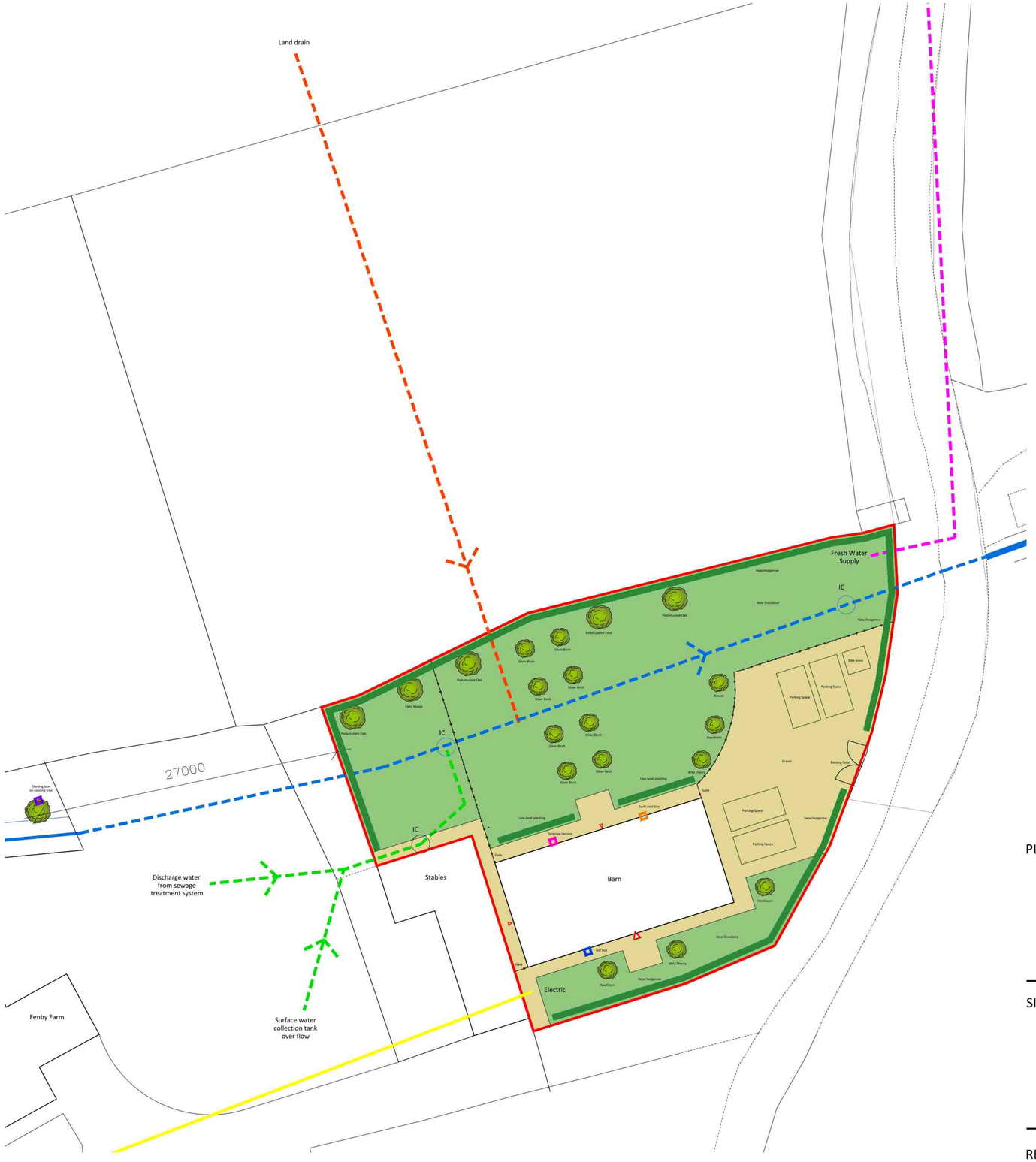
Silver Birch



Wild Cherry

Low Level Planting

To include Alliaria petiolata; Garlic Mustard; Allium oleraceum; Field Garlic; Allium schoenoprasum; Chives; Allium ursinum; Ramsons; Allium vineale; Wild Onion; Lavendar; Foxglove; Delphinium; Mock Orange; Rose.



PROPOSED BLOCK PLAN (1:200)

Condition 4b - Boundary Treatments

Site Boundary positions, design and materials

Site boundary, fence with:

Existing stock timber and wire fencing to adjacent paddock.

Existing timber post and rail fencing to other boundaries.

Proposed stock timber and wire fencing to match existing



Condition 4c - Hard Landscaping

4-20mm Graded Driveway Gravel, natural colour

https://www.mickgeorge.co.uk/product/aggregates/bulk-bags/4-20mm-graded-driveway-gravel



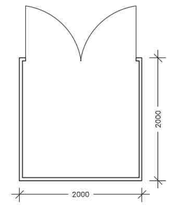
5. Condition.
Notwithstanding the details shown on the plans, the dwelling hereby permitted shall not be occupied, until details of the facilities for the provision of secure covered cycle parking (with sufficient space for one cycle space per bedroom) have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the dwelling is occupied and shall be retained as such.

Condition 5

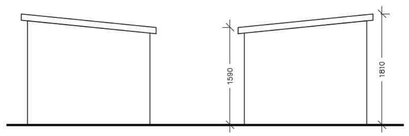
Lockable, covered and secure cycle store for 4 cycles (1 per bedroom).

Timber frame with black metal clad exterior finish to match the barn.



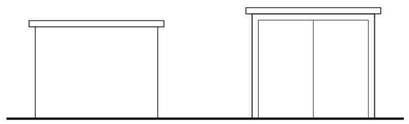


PLAN (1:50)



SIDE ELEVATION (1:50)

SIDE ELEVATION (1:50)



REAR ELEVATION (1:50)

FRONT ELEVATION (1:50)

NOTES

This drawing and associated notes re to indicate intent and are for the purpose of planning/building regulations submissions only. All information is subject to a detailed development check. All stated dimensions to be verified on site and the Architect notified of any discrepancies.

SCALE BAR

0 12.5 25 37.5 50 62.5
Scale bar 1:1250

0 25 50 75 100 125
Scale bar 1:2500

N

Key for Underground Services

- Site Boundary
- Water course, overground
- Water course 600mm culvert pipe, underground
- Land drain
- Grey Water
- 3 phase electric
- Fresh water supply
- New Trees
- New Hedgerow
- New Bat Box
- New Sparrow Box
- New Starling Box
- New Swift Box
- New Grassland

WORKSTAGE	
SITE ADDRESS	Fenby Farm Fen Lane Stilton PE73SA
CLIENT	
DRAWING TITLE	Condition 4, 5 and 6
SCALE	as noted @ A1
DRAWING NUMBER	1017/PC4-6
REV	A
DATE	Aug. 2024

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