

Condition No. 8

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting, size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of the management and maintenance of the landscaping within the site

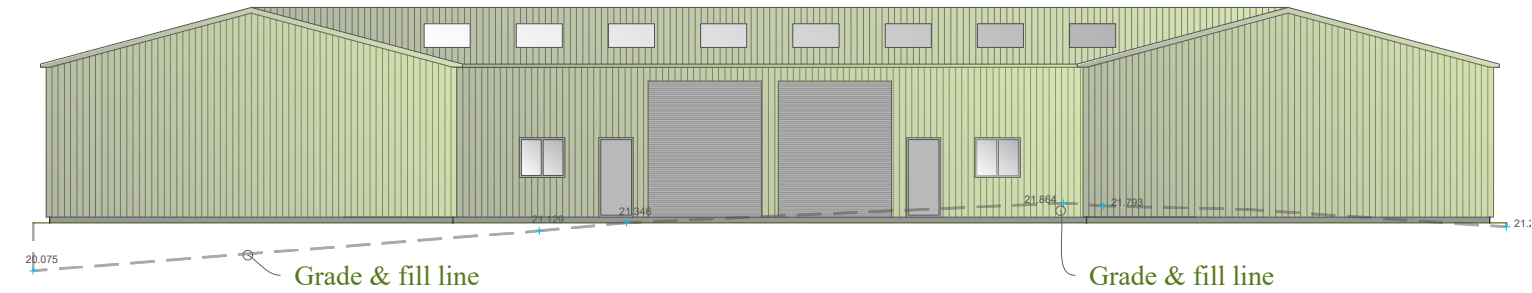
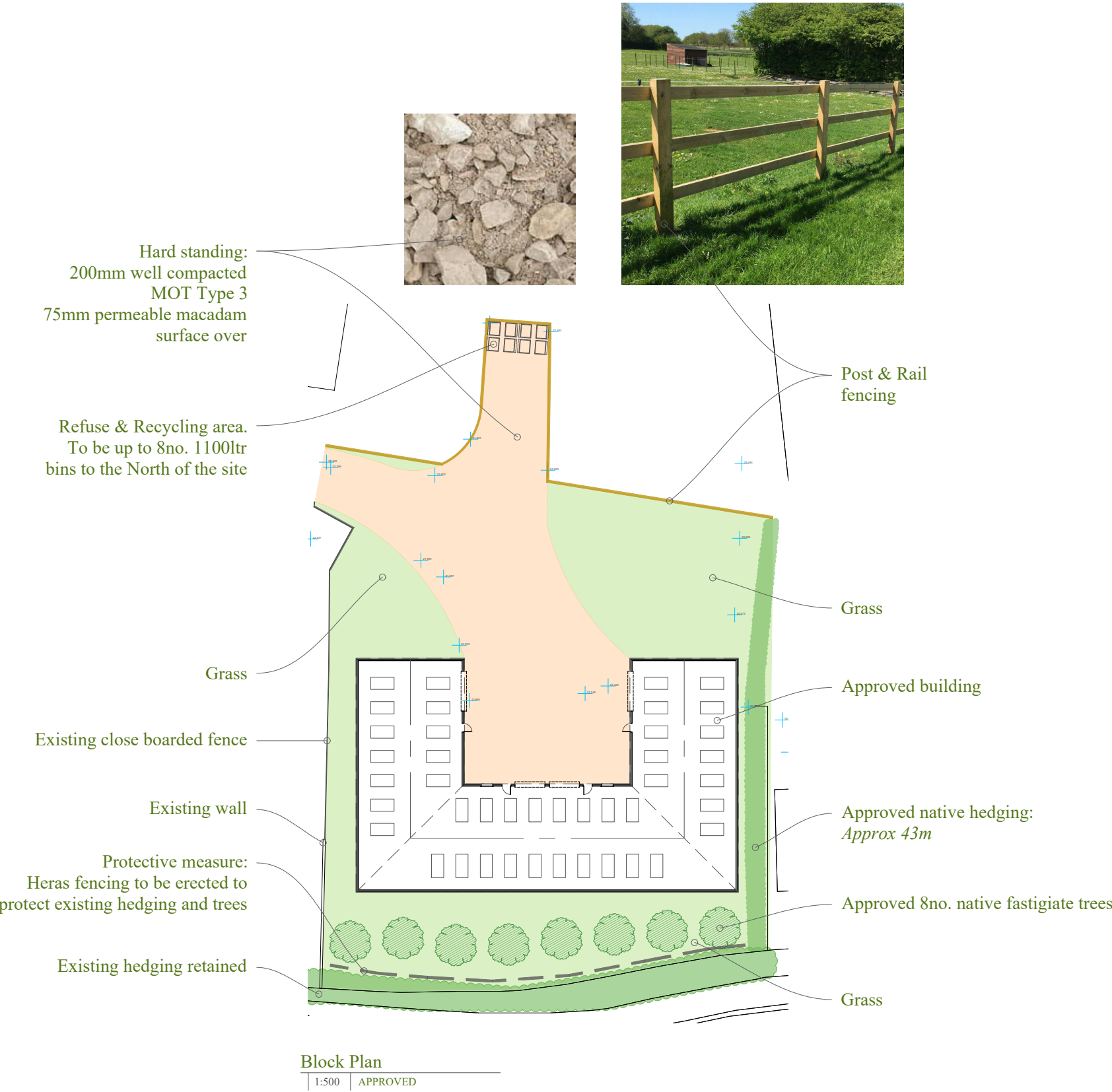
Boundary details

External levels - No levels are changed from existing

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Condition No. 9

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.



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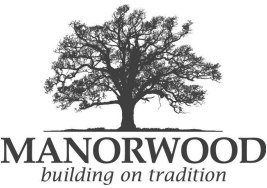
All dimensions must be checked on site prior to commencement of works.

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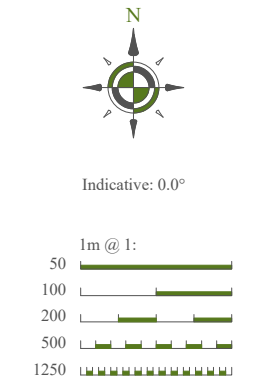


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Scale @ A3		As Indicated
Job No.	2310PE_R1	
Drawn By	MD	
Checked By	BK	
Drawn On	21.04.2026	
Issued On	21.04.2026	
Status	Proposed	
Drawing	Con.8+9	
Submission	Conditions	
Revision	01	18/03/2026



Condition No. 8: Continued...

PLANTING SPECIFICATION:

Plants to be between 60-90cm when planted
Main Matrix (Transplants/Quicks)
70% of planting stock
Hawthorn Crataegus monogyna
Blackthorn Prunus spinosa
Interplant (Whips/Transplants)
30% of planting stock
Hazel Corylus avellana
Holly Ilex aquifolium
Dog Rose Rosa canina
Field Maple Acer campestre
Dogwood Cornus sanguinea
Spindle Euonymous europaeus
Wild Privet Ligustrum vulgare

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted.
Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery.

All plants need to be well heeled in after planting and watered in during dry weather.
Hedges to be planted between November and March while plants are still dormant.
Avoid planting in very cold or wet weather.

Turf:
Rolawn - 'Madallion' garden turf

PLANTING SPECIFICATION FOR NEW TREES:

4no. Carpinus betulus 'Fastigiata' (Hornbeam)
4no. Quercus robur 'Fastigiata' (Cypress Oak)
(8no. trees in total)

TYPICAL TREE PIT DETAIL (STANDARD PLANTING):

1. ExcavationPit Dimensions: Square pits to be excavated to a minimum of 3x the diameter of the rootball and 75mm deeper than the rootball.
Preparation: Pit base to be broken up to a depth of 150mm to ensure drainage.
Sides of the pit to be scarified (forked) to prevent glazing/smearing in heavy soils.

2. Tree Specification & PlantingStock:
Selected trees to be 12-14cm girth, Rootballed (RB) or Container Grown (CG).
Depth: Trees to be planted at the same depth as grown in the nursery; the root flare must be visible at the finished soil surface.

3. Support (Double Staking)Stakes:
2no. 75mm diameter pressure-treated timber stakes, driven minimum 600mm into the undisturbed base of the pit.
Fixings: Trees to be secured between stakes using adjustable rubber ties and spacers (e.g., Rainbow or similar). Ties to be checked and adjusted annually.

4. Irrigation & Aeration Pipe: Install a 50mm diameter perforated plastic irrigation/aeration pipe (e.g., Greenleaf or similar) around the upper third of the rootball.
Inlet:
Pipe to be fitted with a capped, flush-fitting inlet for watering.

5. Backfilling & MulchingMaterial:
Backfill with a mix of site-won topsoil and organic soil improver (3:1 ratio). Ensure no large stones or debris.
Mulch:
Apply a 75mm depth of composted bark mulch in a 1m diameter circle around the base of the tree. Maintain a 50mm gap between mulch and the trunk to prevent rot.

LANDSCAPE MANAGEMENT PLAN

1. Introduction:

This Landscape Management Plan has been prepared to support the discharge of Condition No. 8. It provides details for the establishment, management, and long-term maintenance of all hard and soft landscaping within the site.

All works shall be carried out in accordance with BS4428:1989 (Code of Practice for General Landscape Operations).
2. Establishment and Implementation

The approved landscaping scheme shall be implemented in full during the first planting season (November–March) following first occupation of the development.

All planting will be undertaken in accordance with the approved specification, including:

Plant sizes (60–90cm transplants/whips)

Species mix and planting densities (minimum 5 plants per metre in staggered double rows)

Hedge trench dimensions (minimum 400mm depth x 600mm width)

Turf installation in accordance with manufacturer’s guidance

Management and Maintenance Schedule
Year 1 (Establishment Phase)

Objectives: Ensure successful establishment and high survival rates.

Hedgerow:
Water during dry periods (April–September)
Maintain a weed-free strip (minimum 500mm) using mulch or approved herbicide.
Re-firm plants as necessary following frost or wind disturbance
Replace any failures during the next planting season

Trees:
Install stakes and ties and inspect regularly
Water during dry periods (minimum 30–50 litres per tree as required)
Maintain a weed-free mulch circle (minimum 1 metre diameter)
Replace any failures in the next planting season

Turf:
Water as required until established
First cut when grass reaches 50–70mm
Maintain at 25–40mm height thereafter

Year 3 (Early Establishment)

Objectives: Promote healthy growth and structural development.

Hedgerow:
Undertake formative pruning (light trimming) to encourage bushy growth
Continue weed control
Replace any failed plants

Trees:
Inspect and adjust or remove stakes if appropriate
Undertake formative pruning to remove dead, damaged, or crossing branches
Maintain mulch areas

Turf:
Continue regular mowing
Overseed any worn or sparse areas

Year 5 (Establishment Completion)

Objectives: Achieve a fully established and compliant landscape.

Hedgerow:
Begin annual or biennial trimming to maintain structure
Maintain an A-shaped profile to ensure even growth
Replace any dead, damaged, or diseased plants in accordance with the planning condition

Trees:
Remove stakes where no longer required
Undertake light pruning if necessary
Inspect for pests, disease, and structural integrity

Turf:
Continue standard maintenance regime
Year 10 (Maturing Landscape)

Objectives: Maintain structure and enhance ecological value.

Hedgerow:
Trim on a 2–3 year rotation to encourage flowering and fruiting
Maintain overall form and boundary function

Trees:
Undertake periodic inspections
Carry out structural pruning where necessary
Maintain appropriate clearances
Turf:
Continue routine mowing and maintenance
Consider reduced mowing in selected areas where appropriate

Year 20 (Mature Landscape)

Objectives: Ensure long-term sustainability and habitat value.

Hedgerow:
Consider hedge laying or rejuvenation where required
Continue rotational trimming

Trees:
Undertake arboricultural inspections every 3–5 years
Carry out crown management as required
Retain deadwood habitat where safe and appropriate

Turf:
Maintain or adapt management regime as appropriate

4. Replacement and Aftercare

Any trees or plants which die, are removed, or become seriously damaged or diseased within a period of 5 years from completion shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

5. General Management Principles

Watering is critical during the first three years and will be undertaken as required during dry periods. Hedge cutting will avoid the main bird nesting season (March–August), unless a prior ecological check confirms no active nests. All maintenance operations will be carried out in accordance with best horticultural and arboricultural practice

6. Compliance

The development shall be carried out and maintained in accordance with:

Approved landscape details
BS4428:1989 Code of Practice

The requirements of Condition No. 8

No trees or hedgerows shall be removed, topped, or lopped without prior written consent from the Local Planning Authority within the first 5 years following completion.

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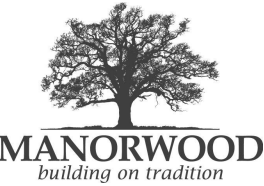
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