

Condition No. 6:

Before the static caravans approved herein are occupied, full details of all hard and soft landscaping works shall have been submitted to and approved in writing by the local planning authority. These shall include: 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; details of all boundary treatments; and a timetable for implementation. The approved hard and soft landscaping works shall be implemented in accordance with the approved details. Unless otherwise agreed as part of the landscaping works, no trees or hedges on the site shall be wilfully damaged or uprooted, felled or removed, and/or topped or lopped, until 5 years after the 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.

LANDSCAPE MANAGEMENT PLAN

Implementation Timetable

All soft landscaping will be planted between November and March, while plants are dormant, during the first planting season following the first occupation of the development.

Existing Trees and Planting to be Retained

The existing mature hedging and trees along the western boundary (West Chiltington Lane) are to be fully retained and one existing semi-mature tree located on the western boundary will be retained

Proposed Planting Specification (Soft Landscaping)

Species & Mix:

New native hedgerows will comprise a matrix of:
70% Hawthorn/Blackthorn and;
30% Interplant whips/transplants consisting of:

Hazel, Holly, Dog Rose, Field Maple, Dogwood, Spindle, Wild Privet, Common Beech, Common Hornbeam, Guelder Rose.

Planting Size:

All plants will be between 60-90cm at the time of planting.

Density:

Hedging will be planted in two staggered rows at a density of 5 plants per linear metre, with 450mm between plants in the same row and 300-400mm between rows.

Trenching:

Shrubs will be trench planted to a minimum depth of 400mm and a width of 600mm.

Total Plant Numbers:

277 linear metres planted at density of 5 per metre = 1385 plants
970 Hawthorn/Blackthorn
415 mixed native species

Tree Details:

Species to be Field Maple (Acer campestre). Size to be Heavy Standard (10-12cm girth, approx. 3-3.5m height) to ensure immediate visual impact while maintaining a manageable rootball size.

Planting Details:

The tree pit shall be manually excavated to a minimum of 800mm x 800mm and a depth of 600mm (or 1.5 times the diameter of the rootball, whichever is greater). The bottom and sides of the pit must be broken up to aid drainage and root penetration.

Backfill & Planting: The tree shall be planted at the exact same depth it was grown in the nursery. Backfill to consist of excavated topsoil mixed with a peat-free tree planting compost.

Support & Protection: The tree shall be secured using a double-stake and crossbar method with flexible ties to prevent wind-rock. A 1m diameter weed-free mulch circle (50mm depth) shall be maintained around the base

Hard Surfacing Materials:

The new track and parking areas will utilize a permeable surface treatment consisting of ~75mm Pea Shingle (or similar) laid over a ~300mm MOT Type 3 sub-base.

Boundary Treatments:

The primary boundary treatment defining the plots will be typical 1.2m timber post and rail fences.

Where applicable to protect new planting from grazing animals, a 1.5m high galvanised equine stock fence (or similar) will be erected 1m away from new plants.

5-Year Protection and Replacement:

Unless otherwise agreed in writing by the Local Planning Authority, no existing retained trees or hedges shall be wilfully damaged, uprooted, felled, or lopped until 5 years after the 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.



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Job No. 2410GR_R3

Submission **Planning**

Scale @ A2 1:500

Drawing No. 2410GR_R3_Con.6

Drawn By MD

Checked By BK

Drawn On 18.03.2026

Issued On 18.03.2026

Phase Proposed

Drawing Condition 6

Revision No.



Indicative: 17°

