Soft Landscaping Scheme

Land to the North of Marches Road, Warnham

Planning permission was granted in June 2025 via DC/25/0477 for the creation of a new farm access as an alternative to the existing access to serve land to the north of Marches Road, Warnham.

Prior to occupation Condition 3 is required to be discharged and states:

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 boundary treatments*

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.

The application site is bounded by existing native hedgerow, which includes a variety of hawthorn and hazel species. As part of the proposed development, approximately 5 metres of this hedgerow will be removed to facilitate the creation of the new farm access. To mitigate this loss, the application includes the reinstatement and enhancement of the hedgerow, with 12 metres of native species which will be made up of Crataegus monogyna (50%) and a further 50% mixture of Corylus avellana, Acer campestre, Carpinus betulus and Viburnum opulus to ensure the hedgerow enhances the landscape.

Thereby providing a net gain in hedgerow length and biodiversity further details of which can be found within this report.

Detailed Planting and Specification

Native Tree Planting

3 number Tilia x europaea trees will be planted as detailed within the approved biodiversity net gain report attached to the application and as identified within the approved plan attached at Appendix A.

They will be a standard size with a 2.0 -3.0 m height, 8-10 cm girth size with either a container grown or root balled stock dependent on availability.

Instructions for the tree planting and initial aftercare are as follows:

- The planting of bare-rooted trees should be carried out between November and March, avoiding periods of frost, snow, or waterlogged soil. Container trees can be planted throughout the year, but if planted in the summer they will need a lot more watering.
- Prior to planting, vegetation must be cleared in a one-metre circle where the tree will be planted. Competition for water and nutrients can severely affect trees, particularly weeds for at least three years after planting, through weed-suppressant matting, application of a thick mulch or regular weeding.
- If using bare-root trees, soak the roots in water for 1-2 hours before planting to prevent drying out.
- Where the soil structure is good, maidens can be notch-planted. For larger trees, and where soil structure needs to be improved, a hole at least twice as wide as the tree's root ball and slightly deeper than the roots must be dug.
- Place the tree in the hole with the root collar (where the trunk meets the roots) at soil level. Do not bury the trunk. Fill in the hole, firming the soil gently.
- The trees should be staked with a short stake of no more than 30cm above ground level. This will allow the tree to flex and strengthen the trunk and roots.
- Apply a 5-10cm layer of mulch (such as wood chips or well-rotted compost) around the base of the tree, leaving a gap around the trunk to prevent rot, to suppress weeds and retain moisture.
- Use tree guards or fencing to protect young trees from grazing animals. Guards should be checked regularly and adjusted if they are causing the tree any damage.
- Water regularly during the first 2-3 growing seasons, especially during dry periods. 2.15 Stakes can be removed after 2-3 years, once the tree is stable. Once the trees are established, no ongoing maintenance should be required. Any trees that fail to establish will be replaced.

Hedgerow Specification

A 12-metre length of native species hedgerow will be installed which will be made up of Crataegus monogyna (50%) and a further 50% mixture of Corylus avellana, Acer campestre, Carpinus betulus and viburnum opulus to ensure the hedgerow enhances the landscape as detailed in the approved Biodiversity Net Gain report submitted with this application and identified on the map in Appendix A. The hedgerow will be planted at a density of 1 metre intervals, 1.4 meters away for the track line made up of 5 number plants every 60-90 centre meters with 1+1 whips per linear meter, offset by approximately 30cm.

Instructions for the native hedgerow planting and initial aftercare are as follows:

- Hedgerow planting should be carried out between November and March, avoiding periods of frost, snow, or waterlogged soil.
- The ground must be cleared of grass or other vegetation and soil loosened prior to planting.
- Shrubs should be planted as a staggered double row to provide a dense hedgerow. Each plant should be spaced 30-50cm apart.
- If using bare-root plants, soak the roots in water for 1-2 hours before planting to prevent drying out.
- Place each plant so the base of the stem is at soil level and spread the roots out gently. Fill the holes with soil, firming it down gently.
- Apply a layer of mulch (such as wood chips or well-rotted compost) around the base of the plants to suppress weeds and retain moisture.
- Use spiral guards or fencing to protect young plants from grazing animals.
- Water regularly during the first 2 years, especially in dry spells, to help the plants establish.
- Lightly trim the top of the hedgerow in the first 2 years to encourage bushy growth.

Once established, the hedgerow should be cut once every 1-3 years, avoiding nesting bird season. A minimum height and width of 1.5m should be targeted. Any large gaps which begin to appear should be planted up with suitable native species.

Boundary Treatments

As part of the planning application no additional boundary treatments have been proposed as the site is already secured by existing stock fencing and mature native hedgerow. The new access will be enclosed by a gate for security purposes as approved as part of the planning application.

Appendix A

Planting Plan

