DISCHARGE OF CONDITION 5 OF DC/24/0204
HOLBROOK ANIMAL RESCUE,
JACKRELLS LANE, SOUTHWATER

SUPPORTING STATEMENT

October 2026

1 Introduction

1.1 Condition 5 is a landscaping condition. It is set out in full at **Appendix A**.

1.2 The condition has six components:

(i) protection measures for existing vegetation;
(ii) proposed planting details:
(iii) proposed hard landscaping proposals;
(iv) details of proposed services (in so far as they could affect planting);
(v) a 15 year management and maintenance strategy;
(vi) subsequent implementation.

1.3 These details are provided in this document and on Plan KCC3091/11 submitted with the application. A reduced-size copy of the Landscape Maintenance and Management Plan is reproduced as **Appendix B**.

1.4 This report is structured as follows:

(i) section 2 describes the site and the existing vegetation, and how it will be protected;
(ii) section 3 sets out details of planting and cross-refers to a planting specification;
(iii) section 4 sets out details of hardstanding and hard landscaping, which is limited. This includes, however, details of the fences proposed;
(iv) section 5 addresses the services;
(v) section 6 sets out the maintenance plan.

1.5 Implementation will be a matter for the Applicant once the development is complete and the landscaping has been provided, but is controlled by the condition.

2 The Site, Vegetation and its Protection

2.1 The Site is a grassland field to the west of an established hedgerow, containing trees. The Site for the development is mown grassland. The context is shown below.

Insert 1: Context for the Site



2.2 It is confirmed that no vegetation (except for grassland) will be removed as part of the development and landscaping proposals. The entrance is through an existing gap in the vegetation, and all roadside vegetation will be protected during construction.

2.3 Protection for existing vegetation will be achieved by placing a temporary Heras fence, such as the example shown below. This will be placed, as shown on Plan KCC3091/11, alongside the existing vegetation but on the field side of the root protection area. As shown below, these fences do not result in ground penetration.

Insert 2: Example of Temporary Fence



2.4 The temporary fence will be removed once the building works have been completed.

2.5 All existing vegetation will therefore be protected. Other trees and shrubs elsewhere on the holding will be protected because during construction the existing fence, visible on Insert 1 above, will be retained.

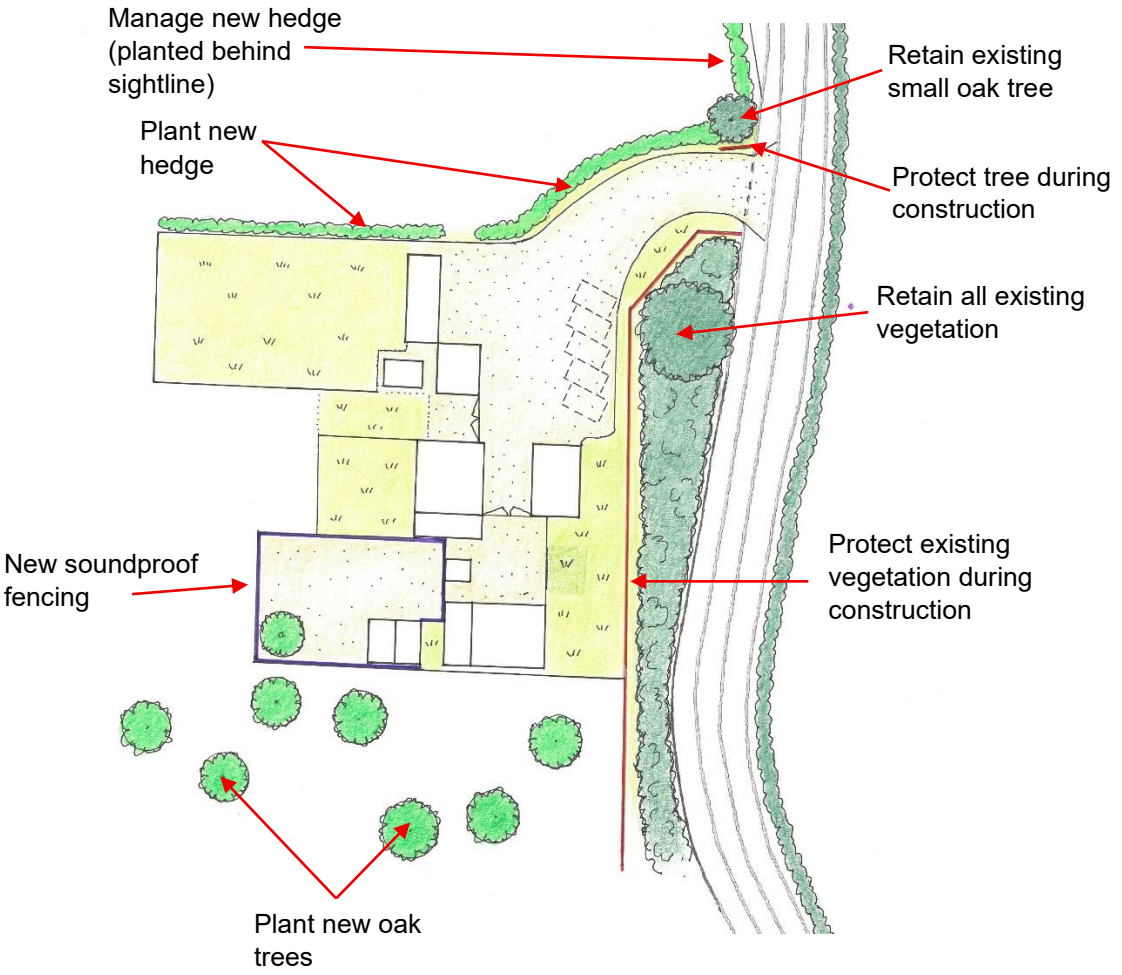
2.6 This therefore discharges Condition 5:

- a plan showing all vegetation to the retained;
- protection measures.

3 **Proposed Planting and Green Infrastructure**

3.1 Planting is proposed as follows, being an annotation of the Landscape Maintenance and Management Plan KCC3091/11. The full plan is reproduced in **Appendix B**.

Insert 3: Annotated Landscape Proposals



3.2 To the north a new hedge has already been planted. This is shown on the landscaping plan ad included so that its maintenance falls within the condition. It is shown on the following photographs.

Insert 4: New Hedge to the North





3.3 The hedgerow alongside Jackrells Lane has been cleared of dead bramble and other vegetation, and new hedging plants have been planted, as shown below. These plants will be retained and will be covered by the management criteria of this document.

Insert 5: Existing Planting Along Jackrells Lane





3.4 A new hedgerow, broken only by a gateway, will be planted along the northern edge of the access road and the grazing paddock to the side of the stables. This will be planted as a mixture of bare-rooted hedge plants, as set out in Table 1, planted at a double staggered 0.5m offset.

Table 1: New Hedgerow Planting

Species	Size	Proportion	No
Crataegus monogyna	100 – 125cm	34	120
Acer campestre	100 – 125cm	22	80
Corylus avellana	80 – 100cm	33	115
Euonymus europaeus	60 – 80cm	11	40

3.5 The planting will be carried out as specified in the landscaping plan submitted with the appeal, set out in **Appendix C,** with the relevant extract below.

Insert 6: Planting Instructions

HEDGEROWS

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 3-7 of the same species;
- Backfill with excavated topsoil/shrub planting mix; and
- Prune back native hedging hard in the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

RABBIT GUARDS

- Where specified, install rabbit guards supported by canes around each transplant (to supplier specification);

3.6 The planting plan submitted with the appeal required a small number of other trees to be planted. The planting plan suggested 8 alongside the hedgerow to Jackrells Lane, as shown below, with others dotted into the landscape.

Insert 7: Landscape Plan With the Appeal



3.7 Given how well the roadside hedge is growing, and given the tall existing vegetation, it is not proposed to plant those 8 roadside trees. Instead 8 trees will be planted as shown on the Landscaping Plan submitted with this discharge application, as illustrated on Insert 3 above.

3.8 These will be Quercus robur, feathered plants, planted at 175 – 200cm tall. These will be planted as set out in **Appendix C**, extract below.

Insert 8: Tree Planting Specification

Tree Pit Detail - Feather Trees

1. 50mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.

2. Excavate tree pit to 600mm diameter x 450mm deep. Break up base to a depth of 150mm (minimum), scarify edges. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

3. Backfill tree pit with subsoil and topsoil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported topsoil compliant with BS3882 should be used.

Immediately after planting, water the tree, saturating the tree pit to field capacity. Between 50-200 litres of water should be applied per tree, as often as daily if required, to all semi mature tree stock. The quantity of water required is dependant on tree species, size, location and weather conditions, and should be judged in accordance with the core samples taken.

3.9 Soil pit preparation will be undertaken as specified in **Appendix C**.

3.10 Therefore, in respect of Condition 5, this document provides:

- a schedule specifying tree and plant species, densities, sizes, heights and locations;
- details of native hedgerow reinstatement (already complete) and additional boundary planting;
- details of tree pit specifications and soil preparation methods.

4 Hard Landscaping and Site Boundaries

4.1 The hard landscaping includes:

(i) fences;

(ii) ground surfacing.

4.2 **Fences**. Two types of permanent fence are proposed.

4.3 Paddock fencing around the equestrian paddock and garden will be typical post and rail fencing, with a square mesh to prevent horses' hooves and small animals from passing through the fence. An example is shown below.

Insert 9: Paddock Fencing



4.4 Around the dog exercise area, the fencing will be placed as shown on the landscaping plan. The specification of the fence is controlled under Condition 19.

4.5 The gates to the horse paddock will match the style of the fencing. The gate to the dog exercise compound will be soundproofed to match the required fencing.

4.6 **Hardsurfacing**. The access, parking and general working areas will be created by adding a stone or rubble base, blinding that with smaller material, ramming it level and then surfacing it with road planings, to create a durable, free draining surface, as shown below (being the surface at the existing Holbrook Animal Rescue Centre).

Insert 10: Hardsurfacing Proposals



4.7 This therefore provides, in respect of Condition 5:

- full details of hard landscaping, proposed surfacing materials and treatments for access tracks, pathways and parking areas;
- details of boundary treatments including fences and gates. Hedgerow planting details were provided in section 3.

5 Other Details

5.1 Condition 5 requires details of:

- details of plant and grass establishment;
- details of levels;
- details of services.

5.2 **Grassland establishment**. Grassland will be established post-completion of construction by cultivating the areas to be sown with a rotavator, or similar machinery, and raking the surface smooth. Grass will then be sown, by hand given the small areas involved.

5.3 Hedgerow and tree preparation is described above and in **Appendix C**.

5.4 **Levels**. The Site is level. There will be no changes to levels. Therefore there are no cross-sections required to discharge this part of Condition 5.

5.5 **Services.** These are shown on the Plans in **Appendix D**. This provides three plans:

- surface water drainage plan, to a central large storage tank, with an overflow that does not affect vegetation;
- waste water drainage plan, draining to a treatment plant (buried), with treated water piped to the ditch, not affecting vegetation;
- the Fire Brigade water tank and bin storage proposals, not affecting vegetation.

5.6 As requested in the specification in **Appendix C**, none of the underground services will be within 3m of existing or proposed trees.

5.7 None of the pipework goes into the rooting area of any existing vegetation. Therefore there will be no adverse effects.

5.8 This part of Condition 5 is therefore supplied. This document provides:

- hard and soft specifications and planting for the grassland areas;
- details of levels for earthworks (none are proposed);
- proposed services. There are no existing services.

6 Maintenance

6.1 Condition 5 requires a 15 year landscape management and maintenance strategy.

6.2 In terms of maintenance and longevity to the landscaping scheme, condition 5 already states as follows:

"**The approved landscaping scheme shall be implemented in full in the first planting season following completion of development. Any trees, plants, or hedgerows that die, are removed, or become seriously damaged within fifteen years of planting shall be replaced in the next planting season with species of a similar size and type unless the Local Planning Authority gives prior written consent to a variation. The landscape areas shall thereafter be managed and maintained in accordance with the approved details".**

6.3 Hedging plants and trees will be planted in the dormant period of November to February. They will be watered if needed in the first three years after planting, but watering if carried out will be periodic and intended to soak deep into the soil to encourage deep rooting.

6.4 In respect of management, it is proposed to allow the hedges north of the entrance and north of the site to grow to about 1.5 – 1.8m high. These will be maintained by annual or biennial trimming in the autumn or winter, with no cutting between 1st March and 1st September in any year.

6.5 Grassland areas will be mown.

6.6 The new trees will be allowed to develop naturally.

6.7 In respect of Condition 5, this section provides:

- management prescription;
- replacement proposals.

Conclusions

7.1 Condition 5 can be discharged.

APPENDIX A

Condition 5

5. No development shall commence until a full and detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to mitigate the identified adverse landscape and visual effects and address the concerns outlined in the Landscape Consultation Response received 16.04.2025. The submitted details shall include:

   Existing Vegetation and Retention Measures

   - A plan identifying all existing trees, hedgerows, and vegetation to be retained and removed.
   - Protective measures for existing trees and hedgerows, in line with BS5837:2012 - Trees in Relation to Design, Demolition, and Construction.

   Proposed Planting and Green Infrastructure

   - A schedule specifying proposed tree and plant species, planting densities, sizes, heights, and locations.
   - Details of native hedgerow reinstatement and additional boundary planting to mitigate visual impact and enhance the site's integration into the rural landscape.
   - Details of tree pit specifications and soil preparation methods to ensure healthy establishment.

   Hard Landscaping and Site Boundaries

   - Full details of all hard landscaping, including proposed surfacing materials and treatments for access tracks, pathways, and parking areas.
   - Details of boundary treatments, including fencing, gates, and hedgerow planting to screen-built elements from public views, particularly from Jackrells Lane and nearby public rights of way (PRoWs 1683 and 1689).

   Others:

   - Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
   - Details of existing and proposed levels for all external earthworks associated with the landscape proposals.
   - Proposed and existing functional services above and below ground - such as drainage, power, communications cables, and pipelines - including lines, manholes, supports, and other technical features.

   Landscape Maintenance and Management Plan

   - A 15-year landscape management and maintenance strategy, including description of landscape components, management prescriptions including replacement of failed planting, heights hedgerows are to be maintained at, etc and maintenance schedules including watering, hedgerow trimming schedules, etc.

The approved landscaping scheme shall be implemented in full in the first planting season following completion of development. Any trees, plants, or hedgerows that die, are removed, or become seriously damaged within fifteen years of planting shall be replaced in the next planting season with species of a similar size and type unless the Local Planning Authority gives prior written consent to a variation. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

APPENDIX B

Landscape Maintenance and Management Plan (reduced size)



PLAN	**KCC3091/11**		
TITLE	**Landscape Maintenance and Management Plan**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/11 10/26tk		
DATE	October 2026	**SCALE**	1:500 at A3

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APPENDIX C

Landscaping Plans



Application Boundary

Retained Vegetation

Proposed Tree

Proposed Native Shrub Planting

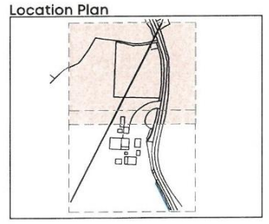
Proposed Native Hedgerow

Proposed Meadow Grassland
(EM4 Meadow Mixture for Clay Soils)

Retained Amenity Grassland

Retained Neutral Grassland

Location Plan



Rev	Comment	Date
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N

0m 10m

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Client:

Mr and Mrs Santini

Project Title:

Holbrook Animal Rescue

Drawing Title:

Detailed Soft Landscape Proposals (Sheet 1 of 3)

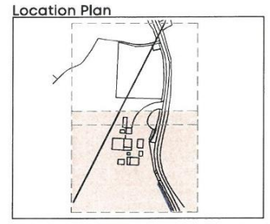
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Checked by:
Revision:
Use: Planning



Application Boundary
Retained Vegetation
Proposed Tree
Proposed Native Shrub Planting
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Detailed Soft Landscape Proposals (Sheet 2 of 3)

Date: 31 October 2025
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SPECIFICATION NOTES - SOFT LANDSCAPING

SITE PREPARATION AND EARTHWORKS

All existing trees, hedgerows and other vegetation to be retained either within the site or immediately adjacent to the site, shall be protected from damage in accordance with BS 5837 : 2012 'Trees in Relation to Construction'.

All trees and shrubs shown to be removed shall be removed outside the bird nesting season (ie. outside the period of beginning March to end of August inclusive). All tree stumps of trees to be removed are to be ground out, with the root stock entirely removed, and all arisings removed from site.

SOIL AND MULCH

Existing topsoil (if present and suitable) to be stripped and stored on site in heaps not exceeding 2m in height and kept weed free. Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface. Any imported topsoil to be to BS3882, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size.

Subsoil and topsoil shall be 'site won' or imported as required. A detailed testing and analysis of the physical and chemical properties of the proposed soil material to be used should be carried out to assess its suitability for use within the soft landscaped areas.

Generally, all earthworks shall be executed in accordance with BS4428 'General Landscape Operations'. Ground profiles to be left with smoothly flowing contours, free from localised depressions, high spots and abrupt angles.

Topsoil and Subsoil shall be spread to achieve a minimum depth of the following for each planting typology

Topsoil/Subsoil
150/150 - Grassland
300/300 - Hegderows and Shrubs
300/600 - Trees

EXISTING TREES AND SHRUBS

- Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to BS5837 (2005 and all amendments to date) 'Trees in relation to Construction – Recommendations', and should be fully fenced off, prior to the commencement of any works.
- Where existing trees and shrubs are to be retained they should be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998 (2010 and all amendments to date) 'Tree Work – Recommendations', shall comply with any existing T.P.O requirements and shall require the prior approval of the Landscape Architect;
- No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies.

GENERAL PLANTING SPECIFICATIONS:

Proposals to be read in conjunction with Architect's and Engineers Drawings;

- All landscape operations to be in accordance with BS4428: 1989 & BS 3936: 1992 and all amendments to date;
- Plant material to conform to the National Plant Specification;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;
- All planting to be maintained and guaranteed for 12 months to include watering, weeding, pest & disease control;
- The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations; and
- The landscape sub-contractor shall confirm the location of all underground services before commencement of planting and report where trees/ hedges are suggested within 3m of underground services and 5m of buildings.

NEW PLANTING

Handling and transportation of all plants shall be carried out in accordance with Horticultural Trade Association's 'Plant Handling' recommendation (1987).

All planting operations shall be carried out in accordance with BS5326:1975; BS4043:1966, and BS4428:1968. Advanced nursery stock to BS5236:1975.

It is important to maintain a weed-free area and adequate levels of moisture especially in new planting beds. Before planting and applying any weed suppressants.

PROPOSED TREES

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easements recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 (or similar approved) in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details);
- All tree pits with root barriers are subject to engineer's approval;
- Plant tree in pits in line with the associated details;
- Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth.

HEDGEROWS

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 3-7 of the same species;
- Backfill with excavated topsoil/shrub planting mix; and
- Prune back native hedging hard in the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

RABBIT GUARDS

- Where specified, install rabbit guards supported by canes around each transplant (to supplier specification);
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period; and
- Ilex aquifolium is to be protected by shrub shelters (staked and tied to supplier specification).

WILDFLOWER SEEDING

Emorsgate EM4 - Sowing Rate - 4g/m2

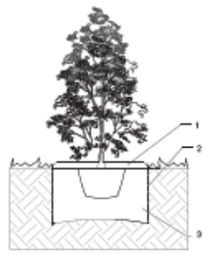
Sowing - Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer. Then cut and remove. 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.

Ongoing Maintenance - Undertake traditional meadow management based around a main summer hay cut in combination with autumn and spring mowing/grazing.

Where adjacent to paved surfaces the wildflower areas are to have short grass margins/edges which are to be cut fortnightly during the main mowing period between March and October. After mowing, all grass shall be left in a clean, tidy, litter-free condition with adjacent pathways cleared if required.

PLANT MATERIAL TREATMENT

- All trees and shrubs are to be supplied from nurseries in the UK or other member countries of the EEC. The Landscape Architect is to approve the nursery selected by the Landscape Subcontractor for the supply of plants. The landscape subcontractor is responsible for the protection of plant material being hardened off or grown at their nursery and shall make good defects;Root Dip – Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting;
- Anti-Desiccant – Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf, specimen conifders and evergreens etc. prior to transportation and during any delay in planting;
- Plants should be stored in a suitable location on site where they can be positioned upright and sheltered from wind. Their pots/root balls should be sheltered from direct sunlight especially during hot dry weather.
- Plants should be delivered in batches as required and planted within 48 hours of delivery from nursery, stock should be watered regularly before and after planting
- On delivery, check plants are in accordance with original specification set out by landscape architect, are in a healthy condition, free of broken stems, wilting leaves and disease
- Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd /following planting at Landscape Architect's direction or as indicated in the planting schedule;



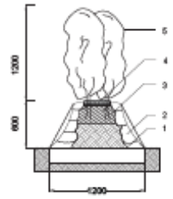
Tree Pit Detail - Feather Trees

1. 50mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.

2. Excavate tree pit to 600mm diameter x 450mm deep. Break up base to a depth of 150mm (minimum), scarify edges. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

3. Backfill tree pit with subsoil and topsoil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported topsoil compliant with BS3882 should be used.

Immediately after planting, water the tree, saturating the tree pit to field capacity. Between 50-200 litres of water should be applied per tree, as often as daily if required, to all semi mature tree stock. The quantity of water required is dependant on tree species, size, location and weather conditions, and should be judged in accordance with the core samples taken.



Hedgebank (600mm high)

1. Trench equal to the width of the hedge dug no less than 150mm deep. The turf/green growth is to be removed complete with roots in a layer no less than 150 mm and down to sub-soil level. In softer ground the excavation should be deeper and subject to the contractors approved method statement. The subsoil should be compacted to make a firm base. Hedgebank to be no higher than it is wide.

2. Rough turf material hand placed and fixed against sides as filling proceeds minimum thickness 100mm. Face to be free of bulges and slumping.

3. 300mm topsoil laid on top of compacted subsoil compacted in 150mm layers.

4. Bank finished with biodegradable mulch mat pegged as required with biodegradable pegs covered in 50mm layer of bark mulch. Bark mulch to be lapped by turf to hold in position.

5. Native Hedge planting

Planting Schedule

Trees

Number	Species	Height	Girth	Specification	Density
22	Quercus robur	175-200cm		RB; 2x Feathered; 5 breaks	Counted

Hedgerow

Number	Species	Height	Pot Size	Specification	Density
295	Acer campestre	100-125cm		1+2 Transplant - seed raised: B	0.3Ctr Double Staggered at 0.5m offset
196	Corylus avellana	80-100cm		1+2 Transplant - seed raised: Branched: 4 brks: B	0.3Ctr Double Staggered at 0.5m offset
295	Crataegus monogyna	100-125cm		1+2 Transplant - seed raised: B	0.3Ctr Double Staggered at 0.5m offset
99	Euonymus europaeus	60-80cm		1+2 Transplant - seed raised: Branched: 5 brks: B	0.3Ctr Double Staggered at 0.5m offset
50	Lonicera periclymenum		0.5L	Full Pot: British Native-origin: C	0.3Ctr Double Staggered at 0.5m offset
50	Solanum dulcamara		0.5L	Full Pot: British Native-origin: C	0.3Ctr Double Staggered at 0.5m offset

Rev	Comment	Date
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Project Title:

Holbrook Animal Rescue

Drawing Title:

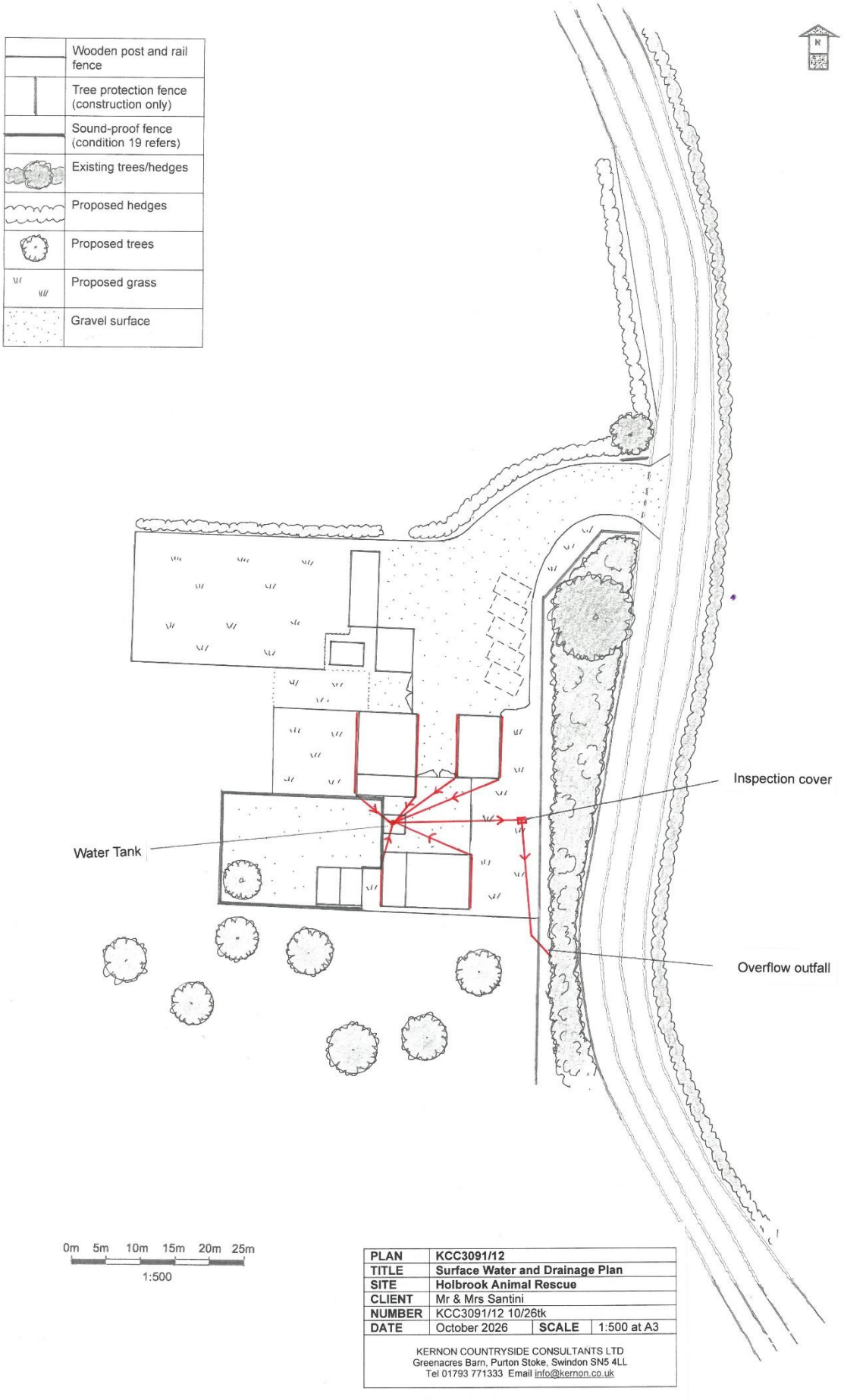
Detailed Soft Landscape Proposals (Sheet 3 of 3)

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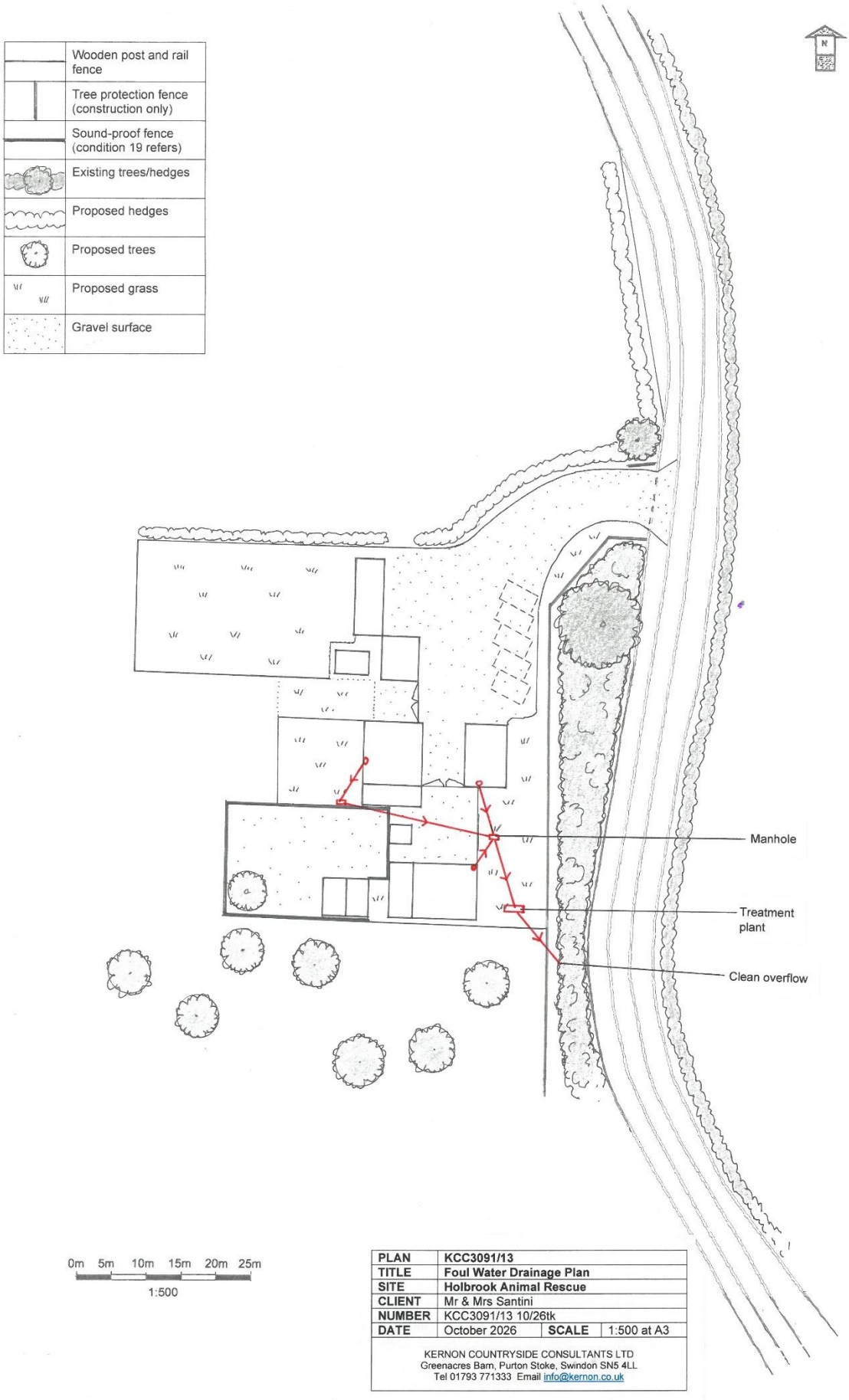
Appendix D

Plans of Services (reduced size)



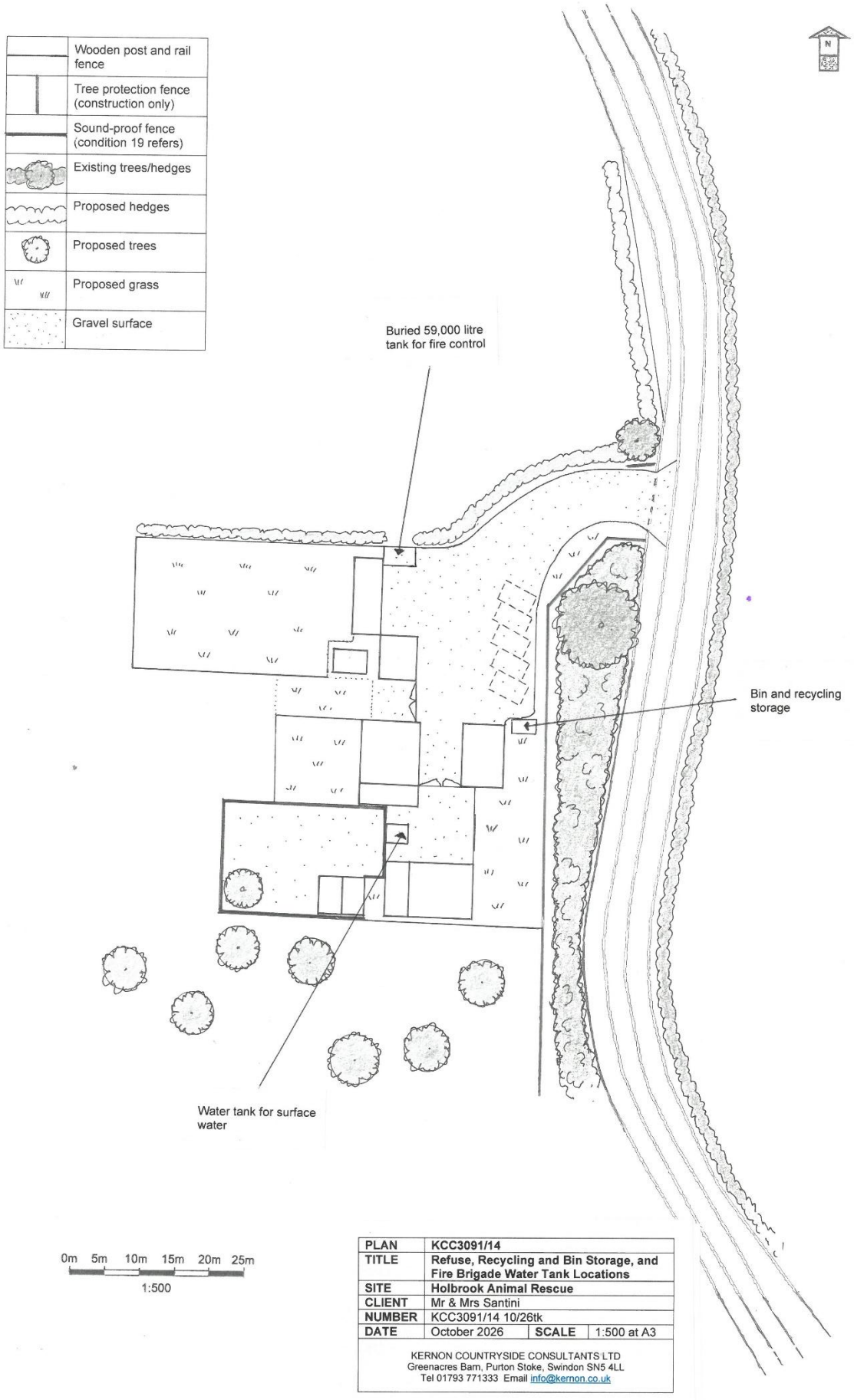
PLAN	**KCC3091/12**		
TITLE	**Surface Water and Drainage Plan**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/12 10/26tk		
DATE	October 2026	**SCALE**	1:500 at A3

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PLAN	**KCC3091/13**		
TITLE	**Foul Water Drainage Plan**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/13 10/26tk		
DATE	October 2026	**SCALE**	1:500 at A3

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PLAN	**KCC3091/14**		
TITLE	**Refuse, Recycling and Bin Storage, and Fire Brigade Water Tank Locations**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/14 10/26tk		
DATE	October 2026	**SCALE**	1:500 at A3

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