

SOFT LANDSCAPING AND FENCING PROPOSALS & SPECIFICATION

For

O&L

PROPOSED REPLACEMENT SELF-BUILD DWELLING

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HOLLY TREE HOUSE, FENGATE, MOULTON CHAPEL, SPALDING

For

TULIPLAND POTATOES LTD

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PLANNING CONDITION DISCHARGE ISSUE

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**PROPOSED REPLACEMENT SELF-BUILD DWELLING.
HOLLY TREE HOUSE, FENGATE, MOULTON CHAPEL, SPALDING**

SOFT LANDSCAPING AND FENCING PROPOSALS

Oglesby & Limb Reference A1748
SHDC Approval reference H13-0292-25 dated 21.10.25.

General

This document and the associated drawing A1748-11 Rev CD1 seeks to discharge conditions 7, 8 and 11 which relate to removal of existing trees and hedges, new planting of trees, hedges etc and new and existing fencing.

The existing garden of Holly Tree House is a well planted garden to a private house with grass, hedges and trees although it has recently become neglected and overgrown. The applicant wishes to tidy the existing planting, replace some of the poor-quality planting and augment it with new trees, hedging and underplanted flowers and spring bulbs.

Condition 7

None of the existing trees and hedges on the site shall be cut down, up rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. If any tree which is to be retained dies or is to be removed, it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Condition 8:

Prior to the commencement of the development hereby permitted beyond oversite, a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance, shall be submitted to and approved in writing by the Local Planning Authority.

Condition 11

Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

Soft landscaping proposals

Eastern boundary – This currently consists of overgrown scrub, bramble, weeds and self-seeded bushes and trees, within this area are two small outbuildings and a disused septic tank which will all be removed.

At the north end are existing oak and laurel trees which will be retained, at the south end are two Holly trees which are to be retained.

The remainder of the growth is to be removed and replaced with mixed planting comprising:

- 3no Silver Birch (*Betula pendula*)
- 3no Common Hazel (*Corylus Arellana*)
- 3no Red Maple (*Acer rubrum*)
- 3no Amelanchia Lamarckii

The whole area will then be underplanted with bluebells and daffodils.

Southern boundary- The comprises an existing mature hedge which is to be retained.

Western side of the site between the road and the existing drive – This area is currently grassed with two existing semi-mature Holly trees which are to be retained. The area at the north end of this area is to be planted with Mixed tree planting comprising:

- Holly (*Ilex aquifolium*)
- Field Maple (*Acer campestre 'Elsrijk'*)
- Upright Hornbeam *Carpinus betulus 'Fastigiata'*.

The whole area will then be underplanted with spring bulbs.

The northern boundary is mainly the existing buildings to the neighbouring farm with a short open section towards the north-east corner of the site, this open section is to be planted with Laurel (*Prunus laurocerasus*) trees to act as privacy screen.

The centre part of the site and the area south of the house are grassed with two hedges, the westernmost hedge along the edge of the drive is to be removed completely, the other hedge will also be removed but replaced with a new hedge comprising wildlife habitat friendly species including Dog rose, Hazel, Hornbeam, Crab apple and Field maple. The grassed areas will be retained and interspersed with flower borders.

All new trees and hedges will be planted after the new house is complete. The existing trees which are being retained will be protected during the construction works by installing a protective barrier in accordance with BS 3998:2010 around the tree to prevent damage to the tree itself and undue compaction of the ground around it.

Fencing

The existing timber post and rail fence to the western boundary against the road is to be retained and repaired as required, the vehicular and pedestrian gates in this fence will also be retained. A short section of matching fencing is to be installed at the southern end where the hedge has been removed.

All boundaries are to have a low timber post and metal mesh fence to prevent escape of the applicant's dogs and livestock, this fence will be erected within and generally concealed by the planting.

Landscape maintenance

Maintenance Works

Carry out the operations in the following clauses from completion of planting for a period of five years.

Hedge planting that has failed to thrive during period stated should be replaced with equivalent plants/ trees/ shrubs to match the match original specification in the earliest appropriate planting season.

Planting Maintenance Generally

Weed control: Maintain weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of original planting pit. Keep planting beds clear of weeds, by cultivation, use of approved herbicides and maintaining full thickness of mulch. Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.

Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.

Check condition of stakes, ties, guys and guards. Replace broken or missing items. Adjust if necessary to allow for growth and prevent rubbing of bark. Cut back any damaged bark.

Maintain the clear stem of standard trees by pruning away any new growth which may appear along the trunk or basal areas of the tree. Maintain specified balance of species, in particular control the establishment of invasive species to prevent supressing of other species. Re-firm plants that have been disturbed by wind rock or frost, particularly after heavy winds or storms.

Pest Control Allow for pest control by spraying with a suitable approved pesticide in cases of severe insect and pest infestation. All spraying must be carried out in accordance with manufacturers written recommendations.

Planting Maintenance

Prune at appropriate times, to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape. Prune trees to favour a single central leading shoot.

Ensure that sufficient water is applied to maintain healthy growth. Carry out as and when necessary, using a fine rose or sprinkler until full depth of topsoil is saturated.

Regularly water plants in shadow of roof overhangs. Water trees from above ensuring root ball is sufficiently saturated to maintain healthy growth.