Austin John Architectural, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU

Planning Statement – Boundary Treatments, Fencing, and Hedging

Site: Land Adjacent to No.14 Mill Green Road, Pinchbeck, Spalding, PE11 3PU
Condition: 10 – Boundary Treatments
Drawing Reference: Block Plan AJA/1379/25/01b

This statement is submitted in accordance with Condition 10 of the planning permission H14-0871-25 and provides full details of the proposed boundary treatments, including fencing types, heights, materials, and hedging species, sizes and planting arrangements.

This submission should be read in conjunction with the approved Block Plan Drawing AJA/1379/25/01b, which identifies the location of existing and proposed fencing and hedging around the site boundary.

Purpose of Boundary Treatment Strategy

Although the site currently benefits from substantial existing boundary vegetation, and despite this being a sufficient physical barrier for a pony, physical fencing will be installed alongside more vegetation.

Accordingly, the proposed boundary treatments are designed to provide a layered enclosure strategy, combining:

- Existing hedging
- Retained fencing
- New electric fencing
- New hedging

This creates a secure, safe, visually appropriate, and welfare-compliant enclosure, without harm to visual amenity or neighbouring properties.

Schedule of Fencing

A. Proposed Electric Fencing (New Installation)

Type:

- Timber stake fencing with electric tape strands

Materials:

- Pressure-treated timber stakes

- Two horizontal strands of electric tape
- Electrified system providing continuous current

Height:

- Stakes: 1.5 metres above ground level
- Stakes to be driven minimum 200mm into the ground for structural stability

Configuration:

- Two parallel strands of electric tape fixed to timber stakes
- Designed specifically for equestrian containment
- Continuous electrification ensures safe behavioural deterrence

Function:

- To protect the pony from approaching boundary hedging and fencing
- To ensure safe, controlled grazing and movement within the site

This fencing type is a standard equestrian safety solution and is widely used for pony and horse containment due to its effectiveness, visibility, and low visual impact.

B. Existing Fencing (To Be Retained)

Type:

- Timber posts with stock fencing and white electric tape (Img_9748)

Height:

- Approximately 1.3 metres high

Status:

- To remain in situ
- Forms part of the existing boundary infrastructure
- Continues to contribute to the layered containment strategy

Hedging

A. Existing Hedging (Retained)

Height:

- Approximately 7 feet (2.1 metres)

Species Mix:

- Laurel
- Privet
- Conifer

Function:

- Visual screening
- Privacy
- Soft landscape boundary
- Environmental and biodiversity value

This existing hedging forms a substantial vegetated boundary and will be retained and maintained.

B. Proposed Hedging (New Planting)

Species:

- Privet hedge

Height at Establishment:

- To be planted and managed to form a hedge of up to 7 feet, matching the height and character of existing boundary hedging

Location:

- Planted inside the site boundary, in front of the existing hedge line
- As shown on Block Plan AJA/1379/25/01b

Purpose:

- To form an additional secure vegetated boundary layer
- To enhance enclosure safety
- To strengthen visual screening

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Relationship to Neighbouring Boundaries

- The neighbouring boundary fence is a 6ft high feather-edged timber fence, under separate ownership
- The proposed boundary treatments do not interfere with or rely upon neighbouring fencing
- All new fencing and hedging is located fully within the application site

Maintenance and Long-Term Management

All boundary treatments will be:

- Maintained in good condition
- Regularly inspected
- Repaired or replaced where required
- Hedging kept trimmed and managed to maintain effective boundary function
- Electric fencing maintained to ensure continuous safe operation

These measures ensure permanent compliance with the approved boundary treatment scheme.

Conclusion:

The proposed boundary treatment strategy provides a comprehensive, layered approach to site enclosure that ensures the safe containment and welfare of the pony while protecting visual amenity and rural character. The combination of retained existing hedging and fencing, new electric fencing, and new planted hedging creates a secure and robust boundary system that is proportionate to the use of the land and appropriate to its countryside context. This multi-layered approach ensures effective physical containment, clear boundary definition, and long-term site management without reliance on any single boundary feature. The proposals are visually discreet, compatible with the surrounding landscape, and designed to integrate naturally into the existing boundary structure, fully addressing the Local Planning Authority's concerns regarding safety and boundary security in accordance with Condition 10.

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Schedule of Fencing Levels, Heights, and Materials:

Reference	Fence Type	Location	Height Above Ground	Ground Fixing	Materials	Status
F1	Electric fencing (proposed)	As shown on Block Plan AJA/1379/25/01b	1.5m	Stakes driven minimum 200mm into ground	Pressure-treated timber stakes with two strands of electric tape	**New installation**
F2	Existing stock fencing with electric tape (Img_9748)	Existing site boundary	Approx. 1.3m	Existing posts	Timber posts, stock fencing, white electric tape	**Retained**
F3	Neighbouring boundary fence	Adjoining boundary	1.8m (6ft)	Existing	Feather-edged timber fence	**Neighbour-owned / unaffected**

Schedule of Hedging Species, Heights, and Locations

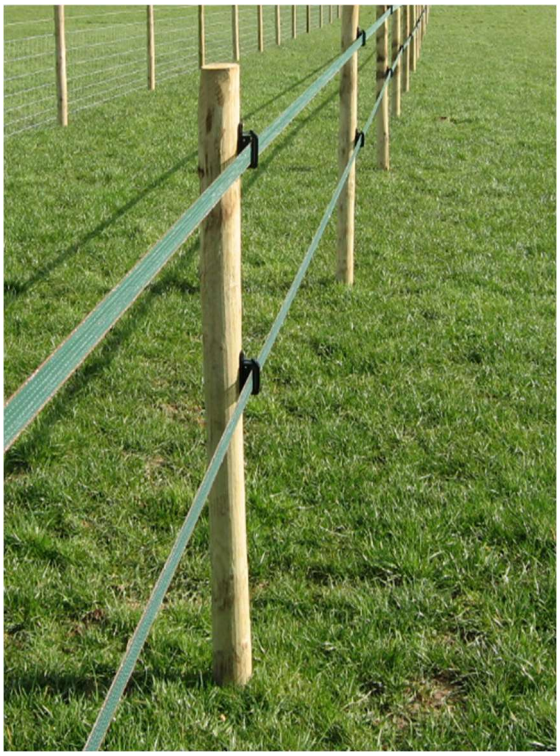
Reference	Hedge Type	Species	Height	Location	Status	Function
H1	Existing boundary hedging	Mixed species: Laurel, Privet, Conifer	Approx. 7ft (2.1m)	Site perimeter	Retained	Visual screening, privacy, natural boundary

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Reference	Hedge Type	Species	Height	Location	Status	Function
H2	Proposed boundary hedging	Privet	Planted and maintained to approx. 7ft	Inside site boundary, in front of existing hedge line (as shown on Block Plan AJA/1379/25/01b)	New planting	Additional secure boundary, containment reinforcement, visual screening

Example of indicative proposed fencing:



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Existing fencing on site:



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