Discharge of conditions attached to the following application.

Reference: H23-0705-24

Date of Decision: 1st October 2024

Applicant: Mr P Sanderson

71 Northorpe Lane, Thurlby, Bourne, Lincolnshire, PE10 0HG

Location: Orchard Farm Plot 4 Dowsdale Bank Shepeau Stow Spalding

Description: Erection of dwelling - amendment to position of Plot 4 - approved under H23-0358-22. Modification of Condition 2 to allow amendments to previously approved plans and removal of Conditions 3, 4, 5, 6, 7, 11, 13, 14 and 15.

Further application H23-0705-24

Related conditions;

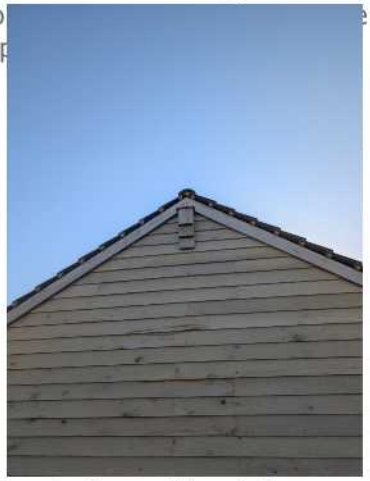
3 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA).

See contamination report attached.

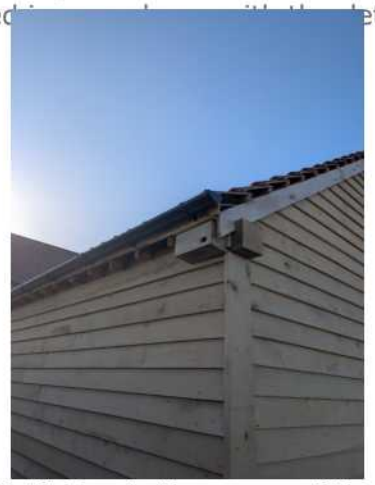
5 Unless otherwise approved in writing, an acoustic fence 2 metres in height shall be erected along the south-eastern and south-western boundaries adjoining the rear garden in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied and shall thereafter be so maintained.

See updated drawings showing position of acoustic fence and heights. A separate drawings of fence construction details has been provided.

8 Before the first occupation of the development hereby permitted beyond oversite full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Autho e constructed and retained tails so app



Bat Box to the gable of the garage.



Swift Box to the eaves of the garage.

9 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.

See updated drawings of hedging with black metal estate fencing attached for roadside boundary treatment. All other boundaries will be as above or 1800 mm close boarded fencing

Estate fencing. 4 Bar, metal



All other fencing concrete posts with infill fencing.



Native hedging as set out in attached document.

Planting native hedgerows

Councils encourages the planting of native hedgerows wherever practical. The use of native species has many advantages as they are more likely to establish and thrive in tough conditions, support a greater range of animals and birds than introduced species and enhance and maintain the rural character of the area

Whilst the use of amenity shrubs is acceptable within housing developments, the use of native hedgerows will be encouraged on the periphery of sites, particularly those in rural locations.

Choice of plants

Detailed list of plants appropriate to various landscape character areas in the area. However, in general any of the following species are likely to be appropriate. A good way to identify species is to look at other hedgerows in the local area to see what plants are thriving.

The majority of the hedgerow is likely to be made up of Hawthorn, but particularly on longer lengths of hedgerows the use of the other species gives greater visual and wildlife benefit.

A typical hedgerow could be made up of 60-80% Hawthorn (Crataegus monogyna) with the remainder made up of 2 or more of the following species.

Blackthorn (Prunus spinosa)

Crab Apple (Malus sylvestris)

Dogwood (Cornus sanguinea)

Dog Rose (Rosa canina)

Field Maple (Acer campestre)

Hazel (Corylus avellana)

Holly (Ilex aquifolium)

Midland Hawthorn (Crataegus oxycanthoides)

Osier (Salix viminalis) - Useful in wet areas

Purging Blackthorn (Rhamnus cathartica)

Spindle (Euonymus europaeus)

Wild Cherry (Prunus avium) - Treat as hedge

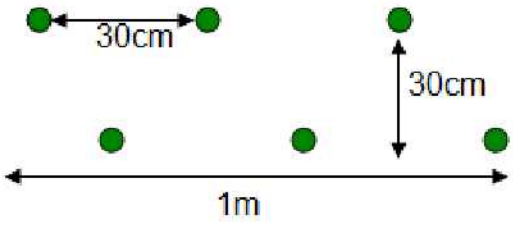
Wild Privet (Ligustrum vulgare)

Both Ash (Fraxinus excelsior) and Oak (Quercus robur) can often be found growing as standard trees within hedgerows.

Preparation

Most hedgerows are planted using 1+1 whips, usually 60-80cm high. These are usually bare root stock and need to be planted in the winter months when the trees are dormant, usually late October to March. However the planting needs to be done when the ground isn't frozen. Containerised stock can be planted year round, but is more expensive and is likely to require regular watering afterwards. The use of spiral guards can be used to prevent damage from small mammals.

Hedgerows should be planted in a double staggered row 30cm apart, this works out at around 6 plants per metre.



Maintenance

Control weeds for at least 2 years after planting as they can easy suppress young trees. Try to avoid pruning hedgerows during the bird nesting season which runs from March to August.