

## **Church Lane, Saxilby**

### **Condition 9: Existing Hedgerow Retention & Enhancement**

#### **1. Introduction and Background**

1.1 Lindum Homes have received planning permission for residential development off Church Lane Saxilby (APP/N2535/A/14/2223170). As part of the approval there is a Planning Condition (Condition 9) to provide a scheme for the infilling of gaps within the existing hedge along the western and northern boundaries.

1.2 The Condition is replicated below: -

*“No development shall take place until details of a scheme for the infilling of gaps in and reinforcement of the existing hedge bounding the site alongside Church Lane and along its western boundary have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details no later than the end of the first planting season following their approval. The existing mature hedgerows within the site shown on the illustrative masterplan J1410 SK07 Rev C shall be maintained under the arrangements to be approved pursuant to Condition 5) above at a height of no less than three metres.”*

1.3 The boundary hedges were a specific consideration during the planning process and as such, together with some semi mature trees on the site boundaries, have been subject to a detailed inspection & assessment as detailed in the Arboricultural report & Ecological Assessment. This report made specific recommendations to retain & enhance the boundary hedges, particularly through the infilling of the existing gaps.

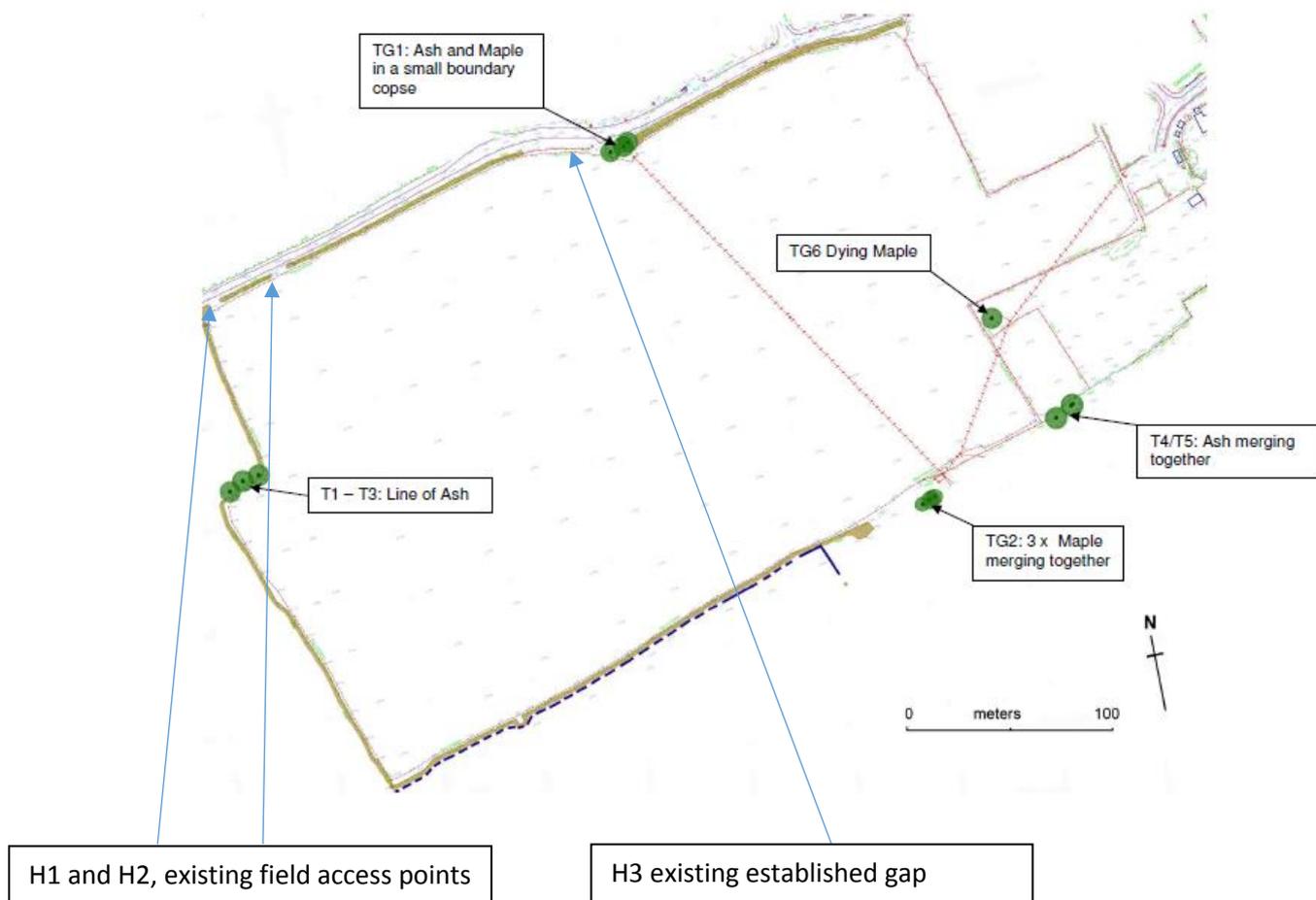
1.4 As well as Condition 9, Condition 5 of the Outline permission required a Landscape Management Plan setting out management and maintenance responsibilities for the hedges. The requirement of the condition stipulated this Management Plan should be submitted with the first reserved matters application. The 1<sup>st</sup> Phase Reserved Matters application therefore included the Management Plan, which has now been approved as part of the application.

1.5 This report confirmed that “Existing boundary hedges will be infilled and reinforced where necessary to comply with condition 9 of the planning approval. Boundary hedges to be maintained between 2.5-3.5m high approximately and management of hedgerows to be undertaken on alternate sides each year, and/or allow several years growth before trimming. All hedge cuttings to be removed from site.”

## Proposed Infilling Works

2.1 The requirement of Condition 9 on the Outline Consent relates to the northern and western boundaries only. The Arboricultural Report approved as part of the application included a location plan which mapped the location of the gaps within the existing hedge. It can be noted that there are three main areas where gaps are present to Church Lane, and these are identified as H1, H2 and H3.

Figure 3 Tree Location Plan



2.2 It is therefore proposed to infill Gaps H1, H2 and H3, **together with any small gaps or sparse areas found along the northern boundary**. The planting will be undertaken using native species and to encourage nesting and foraging birds as required by the Landscape Management Plan. All plants to be 40-60cm bare rooted transplants protected by 60cm spiral guard with no holes, supported by 90cm cane. The planting will be 4 per linear metre in double staggered row with **30cm** between rows, whilst competing weeds will be controlled by periodic application of glyphosate herbicide to a 1m strip along hedge line.

2.3 The species/planting mix will be: -

- Crataegus Monogyna Hawthorn 70%
- Prunus Spinosa Blackthorn 15%
- Rosa Canina Dog Rose 5%
- Sambucus Nigra Elder 5%
- Acer Campestre Field Maple 5%

2.4 As well as this, along the Western Boundary (H4 as outlined below) there are no gaps, and this hedge together with trees T1 – T3, will be retained, with the hedge maintained at a height of not less than 3m as required by Condition 9. There are therefore no proposals for this boundary as none are deemed necessary.

Aerial View of H4, the western boundary hedge



**2.5 Finally, the section of hedge to the south associated with Phase 1 will be infilled in accordance with the approved landscape plan, SHT – 1 and associated approved landscape specification.**