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**PARK HOUSE FARM. REPLACEMENT DWELLING
PLANNING CONDITION STATEMENT
APPLICATION TO DISCHARGE CONDITIONS 5 & 7
Nov 2021**

1.0	INTRODUCTION
1.1	This statement provides additional information to enable the discharge of Conditions 6, 7, 8, 11, and 12 of the Town and Country Planning Consent ref: 19/02339/FUL.
1.2	The application is supported by the following documents: <ul style="list-style-type: none"> • Location plan • Drawings 1617/A3/600 and Ecological enhancements overlaid on 1617/A3/sk410 • Statement
2.0	CONDITION 6 – HARD AND SOFT LANDSCAPING
2.1	This is largely as the consent drawings. The layout of the driveway and parking area has been adjusted and a low brick wall has been incorporated to separate the parking area from the dwelling. The driveway and parking area will be surfaced with gravel.
2.2	The areas within the application boundary not forming the driveway, parking area or rear paved terrace will be laid to grass and maintained as lawn. The remainder of the paddock outside the application boundary will be retained as meadow.
3.0	CONDITION 7 – CURTILAGE DETAILS
3.1	Drawing 1617/A3/600 indicates the boundary treatment to the application site. Matching brickwork walls form the curtilage adjoining the building and the existing tree line to the Bower Land boundary is retained following some reduction and management of the mature Leylandii. The curtilage adjoining the maintained meadow is marked with a simple rustic post and treble rail fence to match that elsewhere on the adjoining land.
4.0	CONDITION 8 – EXTERNAL LIGHTING
4.1	Drawing 1617/A3/600 indicates LED bulkhead lighting attached to the building.
5.0	CONDITION 11 – ECOLOGICAL ENHANCEMENTS
5.1	The ecological enhancements details overlaid on 1617/A3/sk410 were submitted as part of the application information. The measures including the native species hedgerow and the Herpetofauna Hibernaculum are located on adjoining land in the client's ownership. The existing hedges will be managed and maintained.

6.0	CONDITION 12 – ELECTRIC CHARGING POINT
6.1	The location of the suitable trickle charging point is shown on drawing 1617/A3/600.
7.0	OTHER CONDITIONS
7.1	The remaining conditions will be complied with during the course of the construction works.