

## Statement

### Discharge of Condition 4- Soft Landscaping

#### See Drawing Number – ANG. 22 . 1 . A

We the applicants who are doing the self-build house for ourselves are submitting this statement in conjunction with the application to discharge condition 4 soft landscaping.

We are keen Gardeners and have experience in landscaping and growing successfully. Over the past years living on this site doing our self-build, we have achieved a great collection of trees and plants which are all on site already, ready to find their permanent home.

Whilst conducting the build year in and out, we have been growing oranges, lemons, limes, watermelons, All the common everyday vegetables and herbs along with fruits cherry's, pears, apples, plums peaches, grapes, Almonds and Olives. All grown for our own consumption and towards self-sustainability.

The proposed drawing has been put together based on the ideal locations discovered to date.

Due to the fact that we reside in the current garden space in a full occupied use with our temporary static caravans and machinery required to complete the house It makes it very difficult to plan the full entire garden out Whilst we look from a different view and cannot plan it all out at current. It would be wrong to be fully predetermined. And we should have the opportunity to be the new occupants, occupy the house and do the garden landscaping as an ongoing hobby and pleasurable activity for the foreseeable future.

List of additional potted trees that we have and are onsite since the duration of the build, which have not been included on the soft landscaping plan due to uncertainty of location due to wind factors, sun/shading and current conditions and obstructions due to our occupation of the site private garden until we can move into the house and remove the temporary static caravans and machinery.

1x Almond Tree 6-8ft

2x Ornamental Silk Trees

2x Ornamental Bean trees

1x Rowan Tree

1x Pussy Weeping willow

1x Fig Tree

4x Olive Trees

1x Eucalyptus Tree

3x Acers

1x Monkey puzzle tree

1x Orange tree 1x Lemon Tree 1x Lime tree

Selection of tropical palm trees x 12 and 3x Grape vines

We also have a large mixture of native plants and shrubs.

### **PROPOSED PLANTATION AREAS**

We intend to plant these areas up with locally sourced native plants, shrubs, bulbs and flowers following British standards of planting and maintenance requirements specified and outlined specifications.

### **PROPOSED VEG PATCH**

We intend to plant these areas up with Native Vegetables and herbs, From seeds and live plants sourced locally. Following British standards of planting and maintenance requirements specified with our following outline specifications.

### **ORCHARD**

The fruit trees are dwarf trees for the many good reasons, the fruits of these smaller trees are often larger, and are of better quality. These make ease of maintenance, plus the ease of harvest [no ladders required] as well as general upkeep. Also dwarfing trees are also quicker to come into fruit. Following British standards of planting and maintenance requirements specified with our following outline specifications.

### **Outline Specifications**

Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

### **TOPSOIL PREPARATION**

The site is a former agricultural field and existing topsoil shall be re-used. Any imported topsoil shall be an as dug material and be of an approved quality for soft landscape works. Peat and Peat based compost will not be used onsite.

All new planting areas & lawns outside shall be thoroughly decompacted to 500mm deep. All areas shall be excavated to the specified depth and the base of all planting beds ripped a further 250mm minimum, to provide free drainage. All arisings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil layers will be accepted prior to topsoiling.

All lawn areas shall be topsoiled to 200mm depth. All planting areas shall be topsoiled to a minimum depth of 350mm. All lawns and borders shall be cultivated to a depth of 250mm and raked to an even tilth prior to planting operations. Finished topsoil levels shall be 65mm below adjacent paving and turf to allow for spreading of bark mulch, with levels to be recessed 15mm below adjacent surfaces to prevent spillage.

### **TREE PITS**

Any Planted Trees within soft landscape areas shall be excavated to a square, minimum size of 600 x 600 x 600mm deep, for larger trees, 1/3 larger than the rootball/container size and backfilled with approved topsoil and 100mm depth of peat free compost / ameliorants. We will not bury trees below the nursery collar and ensure they do not sink with soil settlement below the rootball. All tree pits will be thoroughly decompacted across base and sides prior to back-filling and refirmed across the base to prevent sinkage. All planting beds and hedgerows shall be covered with 50mm depth of peat free compost across all beds prior to final cultivation.

### **WEED/DEBRIS CLEARANCE**

Where necessary areas to be planted shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary, any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

### **PROPOSED TREES**

Trees as per KEY Chart on drawings, we already have purchased and are currently on site. All trees are container grown already to ensure good root development.

All planted trees shall be secured with a single stake or double stake where required with Biodegradable ties. All stakes shall be sized accordingly to the tree's requirements. Stakes pressure impregnated with preservative to BS:1282, of a softwood source, free of any projections or bark and pointed at one end. It shall be driven into the pit prior to planting any trees, to a depth below the base of the pit, and following planting the stake shall be cut to a height of 1.0m above finished ground level. The tree shall be secured to the stake(s), wrapped around the trunk and passed through a rubber collar/spacer between the trunk and stake to prevent movement and chafing allowing for the radial expansion of the stem. The tie shall be located 50mm below the top of the stake. Replace ties or adjust tension of ties as tree stem diameter increases to prevent strangulation. All trees shall have a, black perforated irrigation pipe wrapped about the top of roots with 100mm left above ground level to permit irrigation during dry weather and prevent unnecessary wasted water runoff. Each pipe shall have a cap to the end to prevent ingress of mulch, vermin or rubbish. A guard shall be secured around the base of all planted trees to prevent damage. Any Potted Plants or trees will be placed on 50mm stone drainage.

The ties shall be located 50mm below the top of the stake. Ties replaced or adjustment of tension of ties as tree stem diameter increases to prevent strangulation.

### **PROPOSED ORNAMENTAL SHRUB AND HEDGEROW AREAS**

Where shrub planting is specified next to hard landscape areas, haunching to kerbs shall be controlled by shuttering to avoid spread into planting areas and to maximise planting space between kerbs. All shrubs shall be container grown, bushy and have a minimum of three breaks/ branches from the base of the plant with full root development in the container. All shrubs shall be planted at even centres, offset from the edges of paving and lawns to allow 0.5m of branch development.

Hedge trenches shall be as per the indicated width, 1.2m to 1.5m wide with planting in a double staggered row, set 0.5m apart to the centre, to allow for expansion as the hedge grows

### **LAWNS**

Lawn Gardens shall be turfed as indicated. Turf: using a fine lawn turf such as Rolawn Medallion or similar approved. Turf shall be laid on a prepared base of topsoil 150mm deep, cultivated to a fine tilth with all stones larger than 15mm diameter removed. Prepared areas are to be levelled to 20mm below road Kerb. All turf is to be laid from boards to prevent ground compaction and butted up to adjacent turf with close joints. Water regularly until established and a 50mm high green sward of grass is evident. The grass is to be cut to 50mm in height for first cut and to 35mm in height for subsequent cuts.

### **IRRIGATION**

The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics and the response of the tree species to water deficits, or periods of prolonged soil saturation. The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. All trees and shrubs shall be irrigated as required, using appropriate water sources to maintain good and proper plant establishment. Monitoring is recommended if there are 10 consecutive days during the growing season at  $\geq 25^{\circ}\text{C}$ . Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so. In the first 2 growing seasons during summer months, trees may require the following total volumes of water per month, applied across 2 to 3 visits during the month: 10-12cm girth (up to 3.6m high) @ 75L per month, 12-14cm girth (up to 4.2m high) @ 115L per month and 14-16cm girth (up to 5.0m high) @ 150L per month

### **ECOLOGY**

Trees, buildings, hedges or dense vegetation shall not be removed between April and August inclusive in any given year. If clearance work is required, a nesting bird inspection shall be completed by a suitably qualified ecologist within 48 hours prior to removal. If active nests are found, they shall be left undisturbed with at least a 5m buffer area until chicks have fledged. No inspection is required outside of this time period. All hedge trimming works shall be completed in February-March of each year, ahead of the nesting season, to allow winter berries to be retained as a food source to birds and animals over the winter period