

**Planning Permission: DC/22/1266/FUL Dwelling, Flax Farm, Stansfield Road,
Poslingford, Suffolk**

Planning Condition 17: Soft Landscaping Plan

23 October 2022

1. Introduction

This statement should be read in conjunction with the diagram showing the soft landscaping layout. Together these form the Soft Landscaping Plan Proposal to discharge condition 17 for planning permission DC/22/1266/FUL.

2. Existing Landscaping Features

The site is a redundant agricultural site and the area within the residential curtilage is covered by a barn and grain dryer buildings, surrounding concrete hardstanding and small area of rough grassland. Under the planning permission the buildings are to be demolished and land is to be remediated.

There are no existing trees, bushes, hedgerows or other landscaping features on the site.

3. Proposed Soft landscaping Plan

The following soft landscaping features are proposed to be implemented as part of the development.

3.1 Area A: Woodland

This area will be a mixed native species woodland that will screen views of the dwelling from the Public Right of Way (PROW) that passes close to the East boundary of the site. The woodland will include the following species:

- Rowan
- Silver Birch
- Crab Apple
- Cob Nut
- Dog Rose
- Hazel
- Spindel
- Wild Cherry

Species have been chosen that will reach a mature height of no more than 10m in light of the electricity cables in the area.

Species have also been selected to provide food and habitat for a large range of birds, insects and mammals.

3.2 Area B: Orchard

This area will be planted with traditional fruit trees as listed below which will provide the combined benefit of screening the view of the dwelling from pedestrians and vehicles using

Stansfield Road. As well as providing food for the occupants, they will provide food and habitat for birds, insects and mammals:

- Apple
- Pear
- Cherry
- Plum

3.3 Area C: Grass

This area will be planted with grass which will be maintained as a lawn to the south of the dwelling and will have areas of wildflowers away from and to the sides of the dwelling.

3.4 Area D: Hedgerows

Mixed native species hedgerows will be planted in the following areas of site:

- For the full length of the northern boundary to Stansfield Road, which will provide visual screening to Stansfield Road for passing vehicles and pedestrians.
- For a 16m length of the eastern boundary alongside the farm track which will provide screening from pedestrians using the PROW and for vehicles and pedestrians using Stansfield Road
- For a 14m length along the western boundary, which will provide additional screening of the dwelling from pedestrians and vehicles travelling along Stansfield Road.

The hedgerows will all contain the following native species:

- Blackthorn
- Bird cherry
- Field Maple
- Hornbeam
- Hazel
- Hawthorn

The native hedgerow species have also been selected to provide food and habitat for a large range of birds, insects and mammals.

3.5 Area E: Tree belt

A belt of hornbeam trees will be planted along the eastern boundary for a distance of 16m from the driveway entrance. This will provide additional screening of the dwelling for pedestrians using the PROW and for pedestrians and vehicles using Stansfield Road.

Hornbeam species have been chosen because they will provide year-round leaf cover which will enhance their screening value and will provide cover for birds.

They have also been selected because they will tolerate pruning to ensure they do not interfere with the electric cables which run over that area at a height of c.9m.

3.6 Area F: Border

This area will be planted with a mix of ornamental grasses, drought resistant perennials and nectar rich plants which will benefit pollinators and associated predators.

4. Programme of Implementation

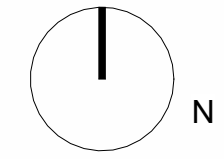
The hedgerows Area D and the trees Areas A, B and E will be planted in the Autumn following construction of the dwelling.

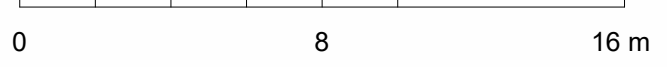
The grass Area C and borders Area F will be planted in the first growing season following construction of the dwelling.

SOFT LANDSCAPING PLAN - FLAX FARM BARN.



- OWNERSHIP BOUNDARY
- SITE BOUNDARY
- A. WOODLAND
- B. ORCHARD
- C. GRASS
- D. HEDGE
- E. TREE BELT
- F. BORDER





Rev	Date	Description
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