

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

Planning Condition 18: Boundary Treatment

23 October 2022

1. Introduction

This statement should be read in conjunction with the accompanying diagram showing the boundary layout. Together they form the Boundary Treatment Proposal to discharge Condition 18 of planning permission DC/22/1266/FUL.

2. Existing Boundary Treatment

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 boundary features to the red line residential curtilage area.

3. Boundary A to B

This will be natural woven willow/hazel fence of height 1.8m. Located behind the fencing will be a mixed native species hedgerow including Blackthorn, Bird cherry, Field Maple, Hornbeam, Hazel and Hawthorn. When the willow/hazel fence reaches the end of its useful life it will be removed, and the hedgerow become the boundary feature. The hedgerow will be maintained to a height of no more than 1.8m.

4. Boundary B to C

At point B the natural woven willow/hazel fence of height 1.8m will gradually reduce in height to 1.2m. It will then be maintained at 1.2m height until point C. Located behind the fencing will be a mixed native species hedgerow including Blackthorn, Bird cherry, Field Maple, Hornbeam, Hazel and Hawthorn. When the willow/hazel fence reaches the end of its useful life it will be removed, and the hedgerow become the boundary feature. The hedgerow will be maintained to a height of no more than 1.8m.

5. Boundary C to D

This will be open driveway.

6. Boundary D to E

This will be 1.2m height post and 3-rail timber stock proof fence. Located behind the fencing will be a mixed native species hedgerow including Blackthorn, Bird cherry, Field Maple, Hornbeam, Hazel and Hawthorn.

7. Boundary E to F

This will be a 1.2m height post and 3-rail timber stock proof fence. Located behind this will be an area of woodland.

8. Boundary F to G to H

This boundary will be left open to the meadow grass and trees beyond.

8. Boundary H to A

This will be a mixed native species hedgerow including Blackthorn, Bird cherry, Field Maple, Hornbeam, Hazel and Hawthorn.

9. Programme of Implementation

The fencing A to B, B to C and D to E will be implemented as soon as possible following construction of the dwelling.

The hedging H to A and behind A to B, B to C and D to E will be planted in the Autumn following construction of the dwelling.

