

Planning Statement

**Application to Discharge Condition Number 3, 6 and 8 of Approved
Planning Application 20/1562/FUL**

**Land Adjacent to The Bungalow
Green Road
Aunsby
Sleaford
Lincolnshire
NG34 8SX**

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1 Introduction

- 1.1 This application is made on behalf of R. Chipperfield to discharge condition number 3, 6 and 8 of approved planning application 20/1562/FUL.

2 Conditions

2.1 Condition Number 3

No development shall take place until detailed drawings showing the construction of the new access, hardstanding areas and access track including any culverts has been submitted to and **agreed in writing** by the district planning authority. The approved access works shall thereafter be completed prior to the completion or occupation of any building on site, whichever is the sooner.

Reason: To ensure adequate access and surface water provision to accord with policies LP13 and LP14 of the Central Lincolnshire Local Plan (Adopted 2017).

2.2 Condition Number 6

No works or development shall take place until a scheme for protection of the retained trees/hedgerows (Section 5.5 BS5837 - 2012 - Tree Protection Plan) has been submitted and agreed in writing by the district planning authority. This scheme shall include:

- (a) A plan showing details and positions of the ground protection areas.
- (b) Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

Reason: To ensure the retention of features which are important to the character and amenity of the surrounding area to accord with policy LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

2.3 Condition Number 8

No works or development shall take place until the District Planning Authority has approved in writing the full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards. **These details shall include the details of the proposed hedge to be planted to close the existing access**

Reason: To preserve and protect new trees which have and may have amenity value that contribute to the character and appearance of the area to accord with policy LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

3 Condition Number 3

- 3.1 Detailed drawing SH-RC-2023-02 illustrates the new access, hardstanding areas and access track.

- 3.2 The new access on to Green Road is simply a re-location of the existing access. Lincolnshire County Council – Highways and SuDS Support commented on the approved application:

“These proposals for stables and a new access on to Green Road will not have any material impact on the highway.”

Further relevant comments were also submitted:

“Having given due regard to the appropriate local and national planning policy guidance (in particular the National Policy Planning Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed

development is acceptable and accordingly, does not wish to object to the planning application.”

- 3.3 The new access will have an opening of six metres.
- 3.4 The proposals demonstrate adequate sight lines that meet the guidance requirements.
- 3.5 It is intended for the gates to be located away from the roadside to allow vehicles to be completely removed from the highway when visiting the site.
- 3.6 Whilst the chances are minimal and extremely unlikely, the six metre access would mitigate any confrontation of two vehicles accessing and egressing the site at the same time.
- 3.7 The crushed stone access track would be split to serve both fields (3m access track per field).
- 3.8 An area of concrete hardstanding in both fields is essential to be able to turn vehicles around to egress the site. Thus, eliminating the need to reverse onto the highway.
- 3.9 The areas of concrete hardstanding have been designed to the minimum required size and will also be vital in ensuring any unnecessary ‘cutting up’ of the land.

4 Condition Number 6

- 4.1 Detailed drawing SH-RC-2023-02 illustrates the nearest significant tree located on the west boundary, the root protection area for this significant tree and the location of temporary fencing to restrict any access to the root protection area during the construction of the development.
- 4.2 Temporary heras fencing will be erected prior to any works starting on the site and will remain erected until the development has been completed.
- 4.3 Proposed hardstanding will be a minimum of 13.25metres from the west boundary.
- 4.4 BS 5837 2012 will be conformed to during the construction of the development.
- 4.5 The following activities will not be carried out under any circumstances:
 - a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
 - b. No equipment, signage, fencing etc. shall be attached to or be supported by any retained tree on or adjacent to the application site.
 - c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
 - d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
 - e. No soakaways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

5 Condition Number 8

5.1 A new hedgerow will be planted to block off the current access during the first winter after the condition has been discharged.

5.2 Given that the existing hedgerow is made up of numerous varieties, Hawthorn Hedge (*crataegus monogyna*) will be planted.

5.3 Hawthorn Hedge (*crataegus monogyna*)

Hawthorn hedging is a fast-growing, deciduous native hedge plant, also known as May Flower, Quickthorn, or by its Latin name *Crataegus monogyna*. It is a popular component of attractive native hedgerows and a haven for wildlife.



In spring, Hawthorn bursts into life with green leaves and an abundance of scented white blossoms which is very popular with bees, before turning into red fruits, known as 'haws' during the autumn months. Hawthorn's sharp thorns make it a great intruder deterrent.



Hawthorn hedging is wonderful for wildlife, supporting over 150 species of insects and a host of native birds. Butterflies and bees are frequent spring visitors and from autumn onwards the red, shiny haws are a good food source for thrushes, blackbirds, blue tits and yellowhammers. The dense, thorny foliage of Hawthorn also gives birds a safe place to nest and provides shelter and protection from predators for small mammals. According to the Woodland Trust, Hawthorn is the second most advantageous plant for wildlife, beaten only by English Oak.

Aside from very wet soils and fully shaded areas, resilient Hawthorn will grow well in all soil types and sites, and is especially hardy in exposed locations and makes a useful windbreak, even in the winter months; although Hawthorn is a deciduous variety, the dense branches provide some cover, making it a popular hedging choice. As it grows quickly - between 40-60cm per year - it should be trimmed after flowering, or during the autumn, but must be checked for nesting birds before doing so.

- 5.4 It would be proposed that five hedgerows will be planted per metre in a double row in a ‘W’ formation to ensure fullness of hedge.

Once the hedgerow becomes established, pruning will take place annually during the month of February, as recommended by the Wildlife Trust.

The hedgerow will be maintained to match the height of the existing hedgerow.

Bare-root hedging plants such as Hawthorn can be planted during winter.

The Royal Horticulture Society suggests planting should commence from October to February.

To that end, the hedgerow will be planted during the month of November.

Note - Avoiding times when the soil is waterlogged or frozen as per advice from RHS.

6 Flood Risk

- 6.1 The proposed building will not increase any potential of flooding on the site.
- 6.2 The risk of flooding on the site is shown on the government’s website <https://flood-map-for-planning.service.gov.uk> as Flood Zone 1, the lowest possible risk of flooding.



7 Conclusion

- 7.1 The amount of development proposed on the site is commensurate to the plots overall size. The scale of the development is acceptable on planning grounds.
- 7.2 The layout of the development is acceptable considering the overall size of the plot. The development will have no material impact upon the residential amenities because of the proposal and design.