

My Ref: 23-010
Your Ref:
Date: 26/10/2023



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Dear Freya,

Site: Bullsland Farm, Bullsland lane, Chorleywood

Application: Erection of a new passing bay with rail fencing and tarmac driveway on Bullsland Lane Ref: 23/0238/FUL

This application seeks to discharge the conditions 3 and 4 attached to planning permission 23/0238/FUL

For ease of reference the planning conditions read:

'3. Prior to the removal of the existing hedgerow on site to construct the new passing bay, a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, which shall include the location of the existing hedgerow affected by the proposed development, and details of the parts to be retained along with measures to be used to protect them during construction works, and a detailed planting schedule for the replacement hedging including species, planting size and density.'

All soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following the completion of the development. If any existing tree shown to be retained, or the proposed soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (ie November to March inclusive).

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area. It is required to be a pre commencement condition to enable the LPA to assess in full the hedgerow to be removed and the replacement landscaping requirement before any works take place, and to ensure trees to be retained are protected before any works 23/0238/FUL commence in the interests of the visual amenity of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).'

'4. Prior to the installation of the fencing hereby approved, elevations shall be submitted to and approved in writing by the local planning authority showing the design, materials and location of the proposed fencing. The fencing shall thereafter be installed in accordance with the approved details prior to the first use of the passing bay hereby approved.'

Reason: To ensure that appropriate fencing is proposed to safeguard the openness of the Green Belt and the character of the locality in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).'

A soft landscaping scheme including a planting schedule and details of the proposed fencing (reference BLL-B002-4H-XX-DR-A-PL014-PL02) is submitted in support of the discharge of both conditions 3 and 4.

Please do not hesitate to contact me if you have any comments or wish to discuss the matter further.

Yours sincerely,



Mike Davey
Planning Associate