

To: Lisa Rasch
Subject: RE: 23/2762/DOC - Discharge of conditions 5 & 6 on application 23/2762/doc

From: Lisa Rasch <lisa.rasch@bondstones.co.uk>
Sent: 03 January 2024 09:59
To: Planning East <PlanningEast@eastdevon.gov.uk>
Cc: Planning Support <planningsupport@eastdevon.gov.uk>
Subject: Re: 23/2762/DOC - Discharge of conditions 5 & 6 on application 23/2133/FUL

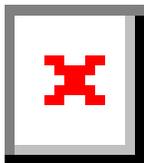
Dear Charlie,

Thank you for your email.

Please find attached an amended plan in line with your comments, and updated BNG calculations.

Please see link below for the arena surface:

<https://www.surefootequestrian.co.uk/premium-rubber>



Premium Rubber Surfacing — SureFoot
Equestrian

/

www.surefootequestrian.co.uk

Please see below for images of the post and rail fencing proposed - Nailed square post and rail fencing, unpainted.

<https://www.jacksons-fencing.co.uk/fencing/agricultural-fencing/post-and-rail-nailed>

The hedgerow planting schedule will be as follows:

On the 94m of new hedgerow:

- Hazel - 165 plants
- Holly mix - 165 plants
- Wild Cherry - 165 plants
- Pedunculate Oak - 65 plants
- Crab Apple - 65 plants
- Wild roses - 32 plants

On the 21m of new hedgerow:

- Hazel - 37 plants
- Holly mix - 37 plants
- Wild Cherry - 37 plants
- Pedunculate Oak - 14 plant
- Crab Apple - 14 plants
- Wild roses - 7 plants

As per the landscape and BNG plan, the plants will be planted in two staggered rows of 6-8 plants per metre.

Proposed tree planting schedule:

Oak - 1

Maple - 1

Birch - 2

Rowan - 2

Beech - 2

Cherry - 2

Trees to be scattered within the hedgerow planting, leaving adequate room for roots spread/growth.

As per the amended landscape and BNG plan the trees will have pits of 30-50cm (2-3 times the width of the root ball/spread) and will be covered with wire mesh to protect from deer. Mesh will be monitored and removed when the tree is of a suitable size.

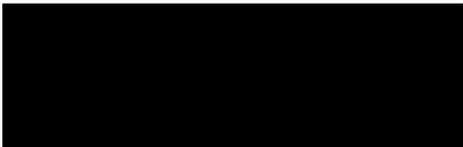
i hope the information above and attached now clarifies the landscaping and BNG position and the application can now be validated.

If you have any further questions, please don't hesitate to get in touch.

Kind regards

Lisa

Kind regards,



Lisa Rasch *BSc*

Senior Planner
Rural Planning & Development

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From: Planning East <PlanningEast@eastdevon.gov.uk>

Sent: 02 January 2024 11:20

To: Lisa Rasch <lisa.rasch@bondstones.co.uk>

Cc: Planning Support <planningsupport@eastdevon.gov.uk>

Subject: 23/2762/DOC - Discharge of conditions 5 & 6 on application 23/2133/FUL

Lisa

Thank you for the above application.

Following an initial review of the submitted information and before we can validate the application and carry out consultation with our landscape and ecologist officers I would request some further clarification on the proposals to address the points (in purple) below:

Condition 5 – Landscaping

Notwithstanding details indicated on plans hereby approved, no development shall commence on site until the following information has been submitted and approved:

A) A full set of soft landscape details including:

i) Planting plan(s) showing locations, species and number of new tree and hedge planting, type and extent of areas to be grassed and of existing vegetation to be retained and removed. The planting ratio is indicated for areas of new hedge planting (6-8 plants per metre) but it is unclear on the number of new hedge plants/trees for areas marked as 'Proposed Tree and Hedge Planting'. Furthermore, planting '...along the edges of top of the bank...' are referred to but the plan refers to hedge planting and not hedgebank creation? The plan is also unclear on the planting size and species of the 4 no. new specimen trees indicated, this should be clarified on the plan.

ii) Plant schedule indicating the species, form, size, numbers and density of proposed planting. See above.

iii) Soft landscape specification covering soil quality, depth, cultivation and amelioration; planting, sowing and turfing; mulching and means of plant support and protection during establishment period together with a 5 year maintenance schedule.

iv) Tree pit and tree staking/ guying details – No details provided.

B) Details of the finished surfacing of the manege (including sample in finished colour) – Please provide sample or weblink to product.

C) Detailed design of the perimeter post and rail fencing (which should have an unpainted finish) No details provided.

The works shall be executed in accordance with the approved drawings and details and shall be completed prior to first use of the manège with the exception of planting which shall be completed no later than the first planting season following first use.

Any new planting or grass areas which fail to make satisfactory growth or die within five years following completion of the development shall be replaced with plants of similar size and species to the satisfaction of the LPA.

(Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Strategy 46 (Landscape Conservation and Enhancement and AONBs) and Policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the Adopted East Devon Local Plan 2013-2031 and policies NE1 - Protecting and Enhancing the Rural Landscape and ND2 - Materials, Design and Siting of the Luppitt Neighbourhood Plan.)

Condition 6 – Biodiversity Net Gain

No development shall commence including any site clearance or preparation work until details of how a scheme to provide a minimum of 10% biodiversity net gain (measured using the standard government supported Biodiversity Metric) will be delivered has been submitted to and approved in writing by the Council. The compensatory habitat secured by the scheme shall be functional within 12 months of commencement of development and be managed as such thereafter for a minimum of thirty years.

(Reason - To ensure that the details are planned and considered prior to commencement of the development in order to ensure the required biodiversity net gain is provided in accordance with the requirements of policy NE2 - Protecting and Enhancing Natural Habitats of the Luppitt Neighbourhood Plan.)

We will, in due course, consult our ecologist on the details provided but at this stage it is unclear how the BNG specified in the submitted data sheets is to be delivered, for example creation of reedbeds are indicated but no details of this are provided on the landscaping plan and 'Species-rich' native hedgerow with trees is indicated but the landscaping layout plan indicates the proposed hedge planting to comprise of just 2 no. species and would not therefore comprise of 'species rich' native hedgerow. The information provided looks to indicate what is required to provide BNG but lacks information on how it would be delivered.

I would be grateful if you could look to amend/add to the submitted information to address the above points.

Kind regards

Charlie McCullough BA (hons) PGCE MA MRTPI

Senior Planning Officer

East Team

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