

Barns at Lyme House Farm, Thornley with Wheatley – Landscaping Statement

This Landscaping Statement is required by condition 4 of the planning consent 3/2017/0489 to provide details of both hard and soft landscaping details. This statement is to be read in conjunction with the application form and the attached Landscaping Plan. The plan shows plots 1 and 2 together with points and areas denoted by letters referred to in this statement.

Plot 1

The soft landscaping includes a lawn area marked as O with a traditional English apple tree specimen planted at point L.

The hard landscaping includes a stone wall (A-B-D) of 1.2m in height with garden gate at point C leading to the free draining gravel parking area marked Q. A stone flagged garden path from point C leads onto a stone paved area leading to the access doors between points D and K.

Plot 2

The soft landscaping includes a lawn area marked P with an English apple tree specimen at point M and a spring flowering Cherry tree at point N. To the north east garden wall will be established a flower bed with shrubs and climbing plants supported to the rear above wall height by a timber trellis of no more than 2.5 m from ground level. A Wisteria will be planted at the north west end of the bed and be supported by a continuation of the timber trellis to point T.

The hard landscaping will comprise a 1.2 m high stone wall (C-E-T-F) with the timber trellis above part. From a garden gate at point I a stone flagged path will lead to a stone flagged area marked J. The parking area R of free draining gravel surface is bounded by a stone wall (F-G-H)

The above landscaping details will be installed within 12 months of occupation and any trees requiring replacement within the first three years will have new suitable specimens planted at the same locations. If any technical, service provision or building issues arise prior to first occupation which may impact the implementation of this plan then the applicant undertakes to submit any appropriate changes to the local authority. Thereafter the applicant undertakes to require future occupiers to maintain both the hard and soft landscaping details set out above.