

8 Stoneygate lane



Demolition of existing stables and erection of stables and manege including tree planting to comply with BNG

**Discharge of Condition
No.s 4, 5, 8, 10 & 12**

June 2025

1. Introduction

This document is written in support of discharging planning condition No's 4, 5, 8, 10 and 12 of:

Planning Application No. 3/2025/0153

Demolition of existing stables and erection of stables and manege including tree planting to comply with BNG

2. Condition 4

No development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

The approved landscaping scheme shall be implemented in the first planting season following first occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

We supply a revised Existing Site Plan with supporting photographs illustrating that there are no Existing Trees or Hedges on the application site or any on adjacent land that are situated such that there would be any likelihood of damage. Therefore we are proposing no protection measures.

We also supply a revised proposed site and an additional plan (3447-P005 Planting / Landscaping).

The revised site clarifies that planting and landscaping at the stable / manege area of the site is limited to the approved earthworks and planting of grasses as existing.

The additional drawing (3447-P005 Planting / Landscaping) sets out the tree planting as required under the BNG Scheme

3. Condition 5

Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a landscape/habitat management and monitoring plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority

The development and landscape shall thereafter be implemented in accordance with the approved details and managed and maintained in accordance with the approved plan.

Please see document '203_02_Stoneygate Lane_HMMP_02062025'
as produced by *Knight Sky Ecology*

4. Condition 8

Prior to the first use of the stable(s) hereby approved for equestrian use, a scheme for the containment and storage of manure including liquid run-off shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use of the stable(s) and shall thereafter be retained.

All horses are to be bedded on sawdust and shavings which absorb liquids thus avoiding liquid run-off.

Used bedding saw dust (including absorbed liquid and manure) is to be transferred to a 6 tonne high sided and covered tipping trailer (as indicated on the proposed site plan and shown below) to be emptied every 4 weeks by local farmers for spreading upon the land.



5. Condition 10

The Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment.

Please see document 'Biodiversity_Gain_Plan_Stoneygate Lane_June2025' as produced by Knight Sky Ecology

6. Condition 12

Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a Reasonable Avoidance Method Statement to provide details of how any harm to amphibians is to be avoided during construction works, together with details of bat and bird boxes to be installed on the building hereby approved, has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Please see document '203_03_Stoneygate Lane_Amphibian Method Statement_June25' as produced by Knight Sky Ecology