



**Condition 7 – Boundary Treatments
Compliance Note**

LAND AT SKIRDEN HALL BARN, TOSSIDE, BD23 4SX

Friday, 21 November 2025

Dear Planning Officer,

This document is submitted to provide the details required under **Condition 7** of the approved planning permission, relating to the boundary treatments, fencing, walling, retaining structures and gates serving the identified garden area.

1. Boundary Fencing Specification

As existing

- **Type:** Traditional post-and-wire stock fencing
- **Posts:** Round natural timber posts, untreated, no staining or paint
- **Wire:** Standard galvanised agricultural stock mesh
- **Height:** 1.2 metres
- **Alignment:** As shown on the approved Proposed Site Plan (Drawing HA1069 A1.2)
- **Appearance:** Rural, low-impact agricultural style appropriate for AONB surroundings

This fencing is designed to define the garden boundary while maintaining visual permeability and the rural character of the site.

2. Native Hedgerow Planting

To soften the boundary and enhance biodiversity, a native hedge will be planted inside the post-and-wire fence at **3–5 plants per linear metre** in staggered rows, consisting of:

1. **Acer campestre AGM (Field Maple)** – native acer species providing strong autumn colour and structural height.
2. **Crataegus monogyna (Hawthorn)** – dense, thorny hedging providing spring blossom and autumn berries.
3. **Prunus spinosa (Blackthorn / Sloe)** – early white blossom before leaf burst, with dark sloe fruits in autumn.
4. **Rosa 'Fru Dagmar Hastrup' AGM (Rugosa Rose)** – robust, wildlife-friendly shrub providing flowers and hips.

Hedge maintenance:

- Allowed to grow naturally for the first two years
- Light shaping from year 3 onwards
- Maintained at approx. **1.2–1.5 metres** in height
- No cutting between March–August (nesting season)

3. Gates

The existing gate will not be replaced that opens up onto the compacted stone area.

- **Type:** Timber field-style gate
- **Material:** Natural treated softwood or hardwood
- **Height:** 1.2 metres
- **Location:** At the entrance to the site
- **Appearance:** Traditional rural field gate matching local vernacular

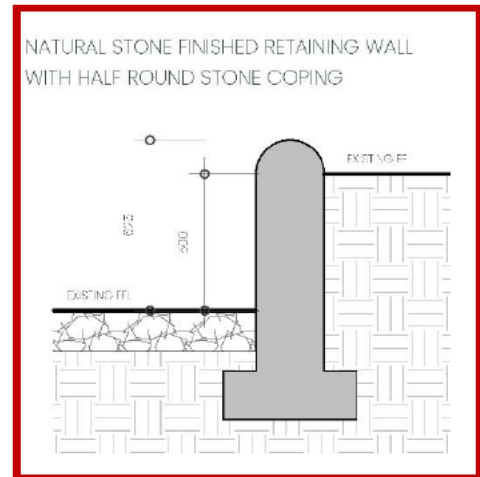
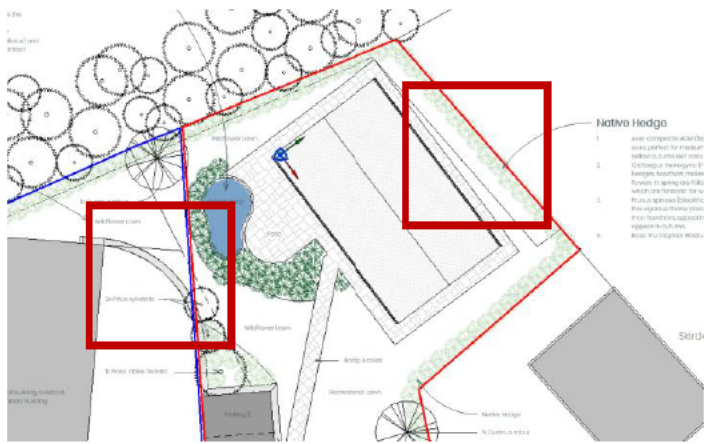
4. Retaining Structures

A small natural stone retaining wall is proposed in the area of level change adjacent to the identified garden boundary and from the clower compacted stone area to the lawn.

Specification:

- **Type:** Natural stone-faced retaining wall
- **Height:** 625mm maximum (500mm wall + 125mm coping)
- **Appearance:**
 - Natural stone finish to match the existing rural character
 - Half-round stone coping, as shown on the submitted technical detail
- **Construction:**
 - Reinforced concrete core
 - Natural stone outer leaf
- **Location:**
 - Only in the area of required level change as shown on the Proposed Site Plan
- **Visual Impact:**
 - Low height
 - Traditional material palette
 - Designed to integrate seamlessly into the landscape

The retaining wall is rural in character, visually unobtrusive, and materially consistent with the stone vernacular typical of the Skirden area



5. Conclusion

The details above provide full clarity on the alignment, height, and appearance of all boundary treatments as required by Condition 7. These proposals align with the rural character of the AONB and complement the approved landscaping scheme.

However, Habitat Architecture is happy to provide any additional clarification if required.

Kind regards,



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 habitat architecture

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