

Landscaping Plan

A Holt – Land at Lower Hudd Lee Farm

For application to regularise adaptations and improvements to original form of agricultural building

Introduction

This Landscaping Plan is to accompany full planning application is submitted to the local planning authority (Ribble Valley Borough Council). The proposal to retain adaptations to an agricultural building does not have a significant effect on the landscape or nearby amenities. The development site is set well away from the road and the building which has been improved is located adjacent former farm buildings of the same construction and materials adjacent to the existing improved grassland so minimising impact. The site is close to the existing former farm buildings and accesses directly from the original farm hardstanding via the access track. The necessary works are reasonably required for the existing agricultural business. The area set out in this Landscaping Plan for the landscape feature improvement is shown in edged green on the attached plan. The site has been inspected along with adjacent and local natural features and foliage in preparation the writing of this Landscaping Plan provision on the same land holding within the same ownership.

Background

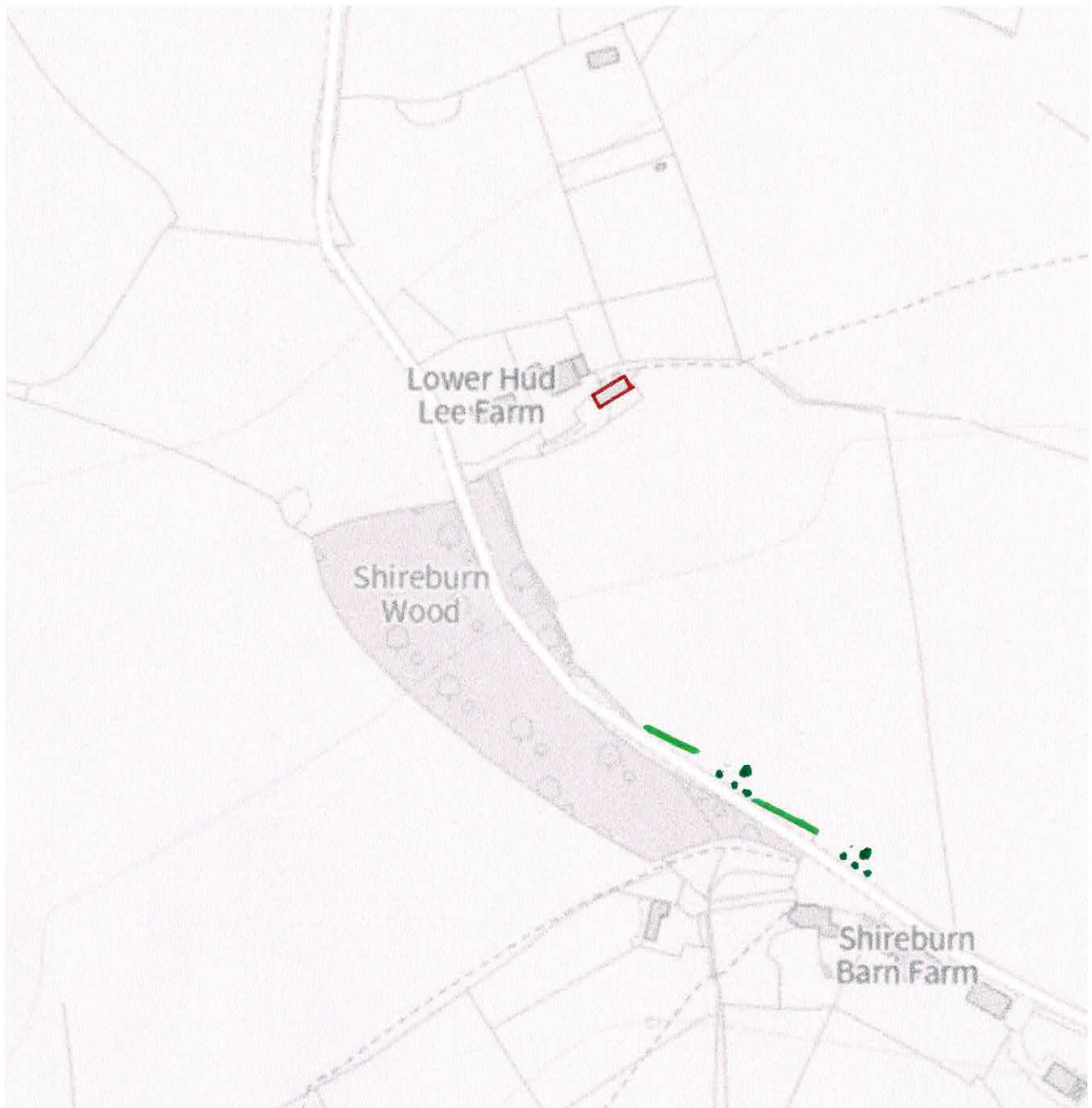
The site comprises an existing farm building surrounded by an existing hardstanding. Beyond the hardstanding the holding comprises modified grassland which is species poor and has no irreplaceable habitats on site. There are no designated or sensitive sites within 500m of the proposal site.

There are no priority habitats on the site. The proposal does not have any impacts on distant priority sites. The nearest is woodland 65m to the south west. There are no trees or hedgerows on the site of the existing building. There are no ponds or watercourses on the site of the existing building or any close by which might be affected by it.

It is proposed that improvements by two sections of existing mature hedgerow will be made in the next planting season following planning approval by providing new groups of plants/trees and providing protection with guards/fencing, by planting the 80 hedgerow plants and 8 native tree species.

Plan 6 showing existing retained building site (red) and Landscaping Plan area hedge/tree planting (green)

Scale 1:1250



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Technical details of Tree Planting Scheme

Wild Cherry (*Prunus avium*) 2 planted at no less than 3m spacing
Field Maple (*Acer campestre*) 2 planted at no less than 5m spacing
Crab Apple (*Malus sylvestris*) 2 planted at no less than 4m spacing
Rowan (*Sorbus aucuparia*) 2 planted at no less than 5m spacing
Hawthorn (*Crataegus monogyna*) 80 planted at 0.45m spacing in double staggered rows 0.3m apart

The planting areas on the holding will be fenced with galvanised stock wire netting and two strands of barbed wire on timber posts and strainers. The trees will be planted with high individual tree guards and stakes to prevent damage by rabbits and deer. The owner confirms his intent to continue the ownership of the planting areas and the continued responsibility for retention and maintenance for a period of over ten years. Annual monitoring will be carried out by the applicant with any necessary weeding, replanting, and replacement tree guards being carried out during the first five years from planting. Thereafter the monitoring will continue with actions taken to secure the planting scheme for a minimum of ten years from the approval of consent for the development site.

Conclusion

This Landscaping Plan of proposed native tree planting and hedgerow plant establishment. This is an increase which benefits the natural habitats on the land improves and existing natural feature and provides additional screening at locations where views of the improved building have been quoted. The applicant has demonstrated a significant commitment to a sensitive approach to the proposal which is required by the business, to enhance the local biodiversity and the wider environment.

This Landscaping Plan confirms other matters including the fencing, planting and maintenance plan by the applicant (owner) for at least 10 years post first planting season following approval of planning consent for the retention of the development which will include the annual monitoring, annual maintenance for the first five years and five years later at the ten year mark.