

**Schedule of information for the discharge of condition numbers 3, 5 and 9 for  
application reference 151378**

at: Land Adjacent to Sheepcote bungalows

Clifford

Herefordshire

HR3 5HU

## Introduction

This statement has been prepared in relation to the need to discharge conditions to allow the development to commence.

**Note: All materials referred to in this document can be made available the Authority if required.**

## Schedule of information

### Condition 3, Materials

*Prior to works pertaining to each individual item listed below being undertaken, the detail requested with regard to that specific item, shall be submitted to and approved in writing by the local planning authority:*

- *Details or samples of materials to be used externally on walls and roofs;*
- *The finishes to be used for all external joinery and timber surfaces;*
- *Architectural details or manufacturers details of windows and their openings, doors and their openings, eaves, verges and barges and ridges, at a minimum scale of 1:5 for general arrangements and 1:1 for joinery sections such as glazing bars;*
- *Manufacturers details of the rooflights to be used, including their size, design, appearance and the way they are to be fitted into the roof; and*
- *Details of the guttering, down pipes and all associated fittings.*

*Works shall be implemented as approved.*

We should reference the fact that the application will be carried out in accordance with the revised schedule of drawings (which include reference to materials) as application reference 181051 below.

The development hereby approved shall be carried out strictly in accordance with the approved plans:

- ☐ Drawing Number SCH 001 titled Location Plan scanned 20/3/2018
- ☐ Drawing Number SCH 03C titled Proposed Block Plan scanned 20/3/2018
- ☐ Drawing Number SCH 04C titled houses 1 and 2 type A Proposed Ground Floor Plan scanned 17/5/2018
- ☐ Drawing Number SCH 04D titled house 3 type B Proposed Ground Floor Plan scanned 17/5/2018
- ☐ Drawing Number SCH 05C titled houses 1 and 2 type A Proposed First Floor Plan scanned 17/5/2018
- ☐ Drawing Number SCH 05D titled house 3 type B Proposed First Floor Plan scanned 17/5/2018
- ☐ Drawing Number SCH 05C titled houses 1 and 2 type A Proposed Roof Plan scanned 17/5/2018
- ☐ Drawing Number SCH 05D titled house 3 type B Proposed Roof Plan scanned 17/5/2018
- ☐ Drawing Number SCH 06C titled houses 1 and 2 type A Proposed South elevation scanned 17/5/2018
- ☐ Drawing Number SCH 06D titled house 3 type B Proposed South elevation scanned 17/5/2018
- ☐ Drawing Number SCH 07C titled house 1 and 2 type A Proposed North elevation scanned 17/5/2018

For the avoidance of doubt and for clarity we further confirm the following material and product choices...

- Details or samples of materials to be used externally on walls and roofs;

Render colour:



and



Finish 1.5mm Aggregate...



Lean-to cladding...



Ex 75 x 25 Western Red Cedar

Roofing:

TATA Steel colorcoat urban standing seam metal colour Anthracite.



- *The finishes to be used for all external joinery and timber surfaces;*

The Ex 75 x 25 Western Red Cedar cladding will be left natural/

The expressed Douglas Fir timber frame on the South elevations will be treated with Sadolin Class wood stain, colour Slate Grey as the following image...



- *Architectural details or manufacturers details of windows and their openings, doors and their openings, eaves, verges and barge and ridges, at a minimum scale of 1:5 for general arrangements and 1:1 for joinery sections such as glazing bars;*

All windows and doors are to be Idealcombi Futura + triple glazed window colour RAL 7016 as the following web link.

<https://idealcombi.com/commercial/products/futura-plus/>

All sectional profiles are available at this link. Please note all windows, whether fixed or opening have the 55mm wide same profile. Here are some further images....









- *Manufacturers details of the rooflights to be used, including their size, design, appearance and the way they are to be fitted into the roof*

Roof light details are available at the following web link...

<https://www.therooflightcompany.co.uk/all-products/the-ridgelight/>

Colour RAL 7016

Please note the technical details are resolved with an order. We would therefore request interim approval in principle. The roof light is very high quality and sits flush as below...





- Details of the guttering, down pipes and all associated fittings.

*Works shall be implemented as approved.*

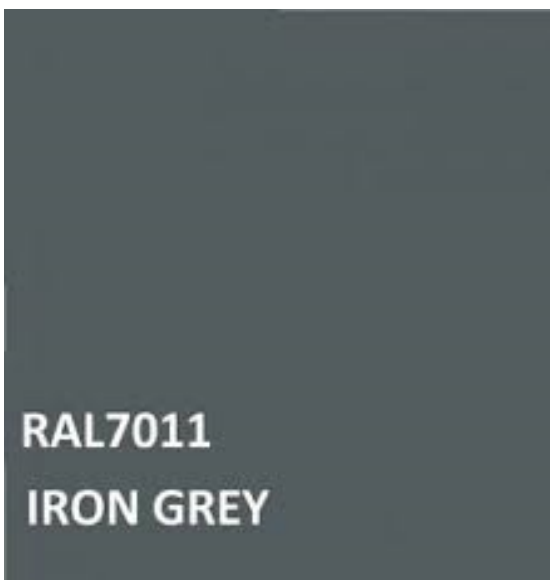
The gutters and downpipes will be Lindab, colour black, as the following web link...

<http://www.lindab.com/global/pro/products/pages/r.aspx>

The gutter will be the R profile....



Colour RAL 7011



## Condition 5

*With the exception of any site clearance and groundwork (excluding any works to retained features), no further development shall commence on site until a landscape design has been submitted to and approved in writing by the Local Planning Authority. The details submitted should include:*

### *Soft landscaping*

- a) A plan(s) showing details of all existing trees and hedges on the application site. The plan should include, for each tree/hedge, the accurate position, species and canopy spread, together with an indication of which are to be retained and which are to be removed.*
- b) A plan(s) at a scale of 1:200 or 1:500 showing the layout of proposed tree, hedge and shrub planting and grass areas*
- c) A written specification clearly describing the species, sizes, densities and planting numbers and giving details of cultivation and other operations associated with plant and grass establishment.*

### *Hard landscaping*

- a) Existing and proposed finished levels or contours*
- b) The position, design and materials of all site enclosure (e.g. fences, walls)*
- c) Car parking layout and other vehicular and pedestrian areas*
- d) Hard surfacing materials*

Please find attached to this application drawing SCH 100 which details the Landscaping as requested above.

Please be aware the floor levels are set in accordance with condition 11 which states...

*Finished floor levels shall be set no lower than 69.84m AOD and flood resilient measures incorporated to a level of 70.44mAOD in line with the recommendations of the Flood Risk Assessment Revision C.*

We further confirm, the soft landscaping scheme approved under condition 5 will be carried out concurrently with the development permitted and shall be completed no later than the first planting season following the completion of the development. The landscaping will be maintained for a period of 5 years. During this time, any trees, shrubs or other plants which are removed, die or are seriously retarded will be replaced during the next planting season with

others of similar sizes and species. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period. The hard landscaping shall be completed prior to the first occupation of the development hereby permitted.

The landscaping will be implemented in accordance with the following specification. All planting will take place between November-March. All works to be undertaken under the direction of the current or future site owner.

Soil – Topsoil will be specified for use in tree planting areas. Spreading will achieve a depth of at least 150 mm in grass areas, 300 mm for shrub beds and 600 mm for tree planting areas. Remove existing topsoil if necessary - for instance due to poor structure or contamination. Break up the depth of the surface on which the topsoil is to be laid to 150 mm. Spread topsoil in layers of 150 mm in suitable weather conditions or ground conditions. All layers are to be levelled and lightly rolled to avoid slippage or localised collapse. Avoid compaction and destruction of tilth. All levels to marry in with existing levels.

### **Grass Areas**

Where necessary, sow seed or lay turf in autumn or spring into areas of topsoil as established above (if required). Grass areas shall be cultivated to a depth of 150 mm, cleared free of weeds and other rubbish, and stone picked to remove stones over 25 mm in diameter. Consolidate and rake to a fine tilth - it may be necessary to carry out several cultivations in some areas to achieve the required standard of tilth.

Grass finished levels at kerb, gulleys, manholes and other horizontal surfaces will finish 25mm above these hard surfaces.

Allow for watering immediately after planting. Until establishment after a period of 7 continual days when there has been less than 20 mm of rainfall the areas shall be carefully watered to avoid scorching of plants, surface capping and run-off until the soil is moist to a depth of 300 mm.

At a height of 100 mm (approximately 6-8 weeks after sowing) the area should be cut using a rotary mower. The sward should be reduced in two stages down to 80 mm and then 60 mm.

Maintenance of Existing Areas - Cut established grass areas to 50 mm height when it reaches 75 mm. Remove all arisings and either compost on site or recycle within Local Authority green waste recycling scheme.

Major hollows or ridges shall be corrected by cutting out a section of the existing sward, removing or adding topsoil as required and replacing turf at the correct level. Owing shall continue without interruption. Areas so treated shall be watered and maintained until established.

**The wild meadow seed landscape mix to be sown on the re-graded land.**

The proposed seed is a native perennial landscape mix by Wildflower Turf

**Grasses**

<i>Crested Dogtail</i>	<i>Cynosurus cristatus</i>
<i>Sheep's Fescue</i>	<i>Festuca ovina</i>
<i>Slender Creeping Red Fescue</i>	<i>Festuca rubra ssp. Littoralis</i>

**Flora**

<i>Autumn Hawkbit</i>	<i>Scorzoneroide autumnalis</i>
<i>Betony</i>	<i>Stachys officinalis</i>
<i>Birdsfoot Trefoil</i>	<i>Lotus corniculatus</i>
<i>Bladder Campion</i>	<i>Silene vulgaris</i>
<i>Cats Ear</i>	<i>Hypochaeris radicata</i>
<i>Common Knapweed</i>	<i>Centaurea nigra</i>
<i>Common Sorrel</i>	<i>Rumex acetosa</i>
<i>Common Vetch</i>	<i>Vicia sativa ssp. Segetalis</i>
<i>Common Toadflax</i>	<i>Linaria vulgaris</i>
<i>Cowslip</i>	<i>Primula veris</i>
<i>Field Scabious</i>	<i>Knautia arvensis</i>
<i>Greater Hawkbit</i>	<i>Leontodon hispidus</i>
<i>Lady's Bedstraw</i>	<i>Galium verum</i>
<i>Meadow Buttercup</i>	<i>Ranunculus acris</i>
<i>Meadow Cranesbill</i>	<i>Geranium pratense</i>
<i>Meadowsweet</i>	<i>Filipendula ulmaria</i>
<i>Musk Mallow</i>	<i>Malva moschata</i>



<i>Ox Eye Daisy</i>	<i>Leucanthemum vulgare</i>
<i>Perforate St Johns Wort</i>	<i>Hypericum perforatum</i>
<i>Ragged Robin</i>	<i>Lychnis flos-cuculi</i>
<i>Red Campion</i>	<i>Silene dioica</i>
<i>Ribwort Plantain</i>	<i>Plantago lanceolata</i>
<i>Salad Burnet</i>	<i>Sanguisorba minor</i>
<i>Self-heal</i>	<i>Prunella vulgaris</i>
<i>Tufted Vetch</i>	<i>Vicia cracca</i>
<i>Wild Carrot</i>	<i>Daucus carota</i>
<i>Wild Marjoram</i>	<i>Origanum vulgare</i>
<i>Wild Red Clover</i>	<i>Trifolium pratense</i>
<i>White Campion</i>	<i>Silene latifolia</i>
<i>Yarrow</i>	<i>Achillea millefolium</i>
<i>Yellow Rattle</i>	<i>Rhinanthus minor</i>

## Hedges

Maintain existing native hedgerows along boundaries. Prune on an annual or biannual basis depending on the growth of the hedge. Prune to avoid obstruction with pedestrians as required.

## Hedge Maintenance

### Preamble

1. All hedges shall be cut using sharp shears, reciprocating hand held cutters or secateurs. The use of tractor mounted hedge cutting equipment during the establishment of new hedges is not be permitted.
2. All cuts shall be clean and any ragged edges shall be removed using a sharp knife or secateurs.
3. All hedges shall be cut to leave a clean, even height and well cared for appearance.
4. All arisings shall be collected immediately following cutting or at the end of each work period and taken away for disposal. This includes trimmings hung up in hedges and the sweeping of adjacent hard surfaces.

5. The Contractor shall ensure that the width of the hedge or any vegetation within it, i.e. brambles, does not present a hazard or obstruction to pedestrians, pavements, roads nor signs at any time. The Contractor shall allow for this in their tendered rate.

## **Pruning**

1. The hedge shall be pruned back to the same height, width and general shape as that which existed at the completion of the last approved pruning. The sides of the hedge shall be slightly inward sloping (i.e. wider at the bottom of the hedge than at the top to give more stability) with the top of the hedge level and at right angles to the ends.
2. As a general rule, large leafed plants, such as Laurel, shall only be pruned by using secateurs or similar approved equipment.
3. No pruning shall take place when the hedges are in flower
4. The Contractor shall avoid cutting/pruning in March to July to cause minimum disturbance to nesting birds and wildlife, in compliance with the Wildlife and Countryside Act.

## **Associated Maintenance Work**

1. The Contractor shall be required to leave the base of the hedge clean, tidy and weed free on every occasion that hedge maintenance operations are carried out, and this shall include the removal of all litter, leaves, debris and other such deleterious matter.
2. The soil shall be lightly cultivated (taking care not to damage the root system) to a distance of 0.5m from the centre of the hedge and all litter, leaves, debris and any other rubbish shall be removed to the designated area for disposal. The site shall be left clean and tidy.
3. All hedges and associated beds together with bare areas shall be maintained 95% free of litter and weeds at all times.
4. For native hedges all herbaceous species at the base of the native hedgerows are to be retained to increase biodiversity and none of the above operations apply save the clearance of litter.

## **New Hedgerow planting and enhancement**

- Hedging plants are to be 60-80 cm high, 1+1, bare-root, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre.
- All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. Stock proof fencing should be erected to protect hedging from grazing as required.
- The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.

### **Species mix to be as follows:**

- 30% Hawthorn (*Crataegus monogyna*)
- 20% Hazel (*Corylus avellana*)
- 20% Blackthorn (*Prunus spinosa*)
- 10% Dogwood (*Cornus sanguinea*)
- 10% Field Maple (*Acer campestre*)
- 10% Holly (*Ilex aquifolium*)

Additional climbers/shrubs will be added to the species mix as these will increase the value to wildlife and attractiveness of the hedge at a ratio of 1 plant per 10 metres: To include:

Honeysuckle  
Guelder Rose  
Dog Rose

### **New Trees**

Any new or replacement trees will be 2m standards and will be planted in tree pits or trenches which are to be dug at least 300 mm wider than the root spread to avoid cramping of roots. The base of the pit to be broken up to at least 150 mm to allow for root penetration. The sides of the pit or trench to be scarified to remove smearing and allow root penetration. For standard trees a softwood stake shall be driven into the windward side of the tree and secured using a tree tie. The stake to be approximately a third of the height of the tree, pointed at one end and 75 mm diameter. The stake to be protected with non-toxic preservative.

Allow for watering immediately after planting. Until establishment (3-5 years) after a period of 7 continual days when there has been less than 20 mm of rainfall the areas shall be carefully watered to avoid scorching of plants, surface capping and run-off until the soil is moist to a depth of 300 mm.

If required use spiral guards or similar to protect plants from damage by rabbits and other rodents. Establish the tree guard firmly in the ground using a stake or cane as they are otherwise liable to blow over in strong winds. Guards will be checked periodically to ensure that they have not fallen over and are not damaging the plant.

Any tree losses will be replaced within the next planting season with a tree of the same specification as that removed.

Unless specified otherwise, pruning shall be limited to the minimum necessary to maintain good form and vigour and to remove dead, diseased or damaged branches. Trees will be checked annually and after bad weather - such as storm events - to check for any pruning requirements.

## **Landscape Planting Plan Review**

Once annually in September, the site owner in consultation with any specialist consultants required, shall assess and review the management procedures for the site. This shall include the condition of the trees, hedgerows and grass areas within the site. Any measures to ensure the continued health and vitality of these elements and their wildlife benefits will be considered and implemented as required. This may include changes to the management of these elements and replacement of dead or dying plant material where required.

The Landscaping scheme is in full accordance with the Ecologists report which supported the application as follows.

The new hedges between the new properties involve species-rich native hedgerow species (ash, hazel, dogwood, field maple, crab apple, hawthorn and blackthorn);

A single Schwegler 1SP sparrow triple nest box (a 'sparrow terrace' box), is included on the external south-facing wall for each of the new detached houses, at 2.5m above the ground; The following barn owl nest box will be fitted adjacent to the west of the application site (at 4m height) as indicated on the plan;





3 bat Schwegler 'woodcrete' nest boxes are located, as the attached plan, on the retained trees off-site adjacent to the west of the application site (at 6-7m height).

### **Condition 9**

*The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.*

The access and turning area will be finishes as the attached plan.

### **Summary**

This information should be sufficient to discharge those conditions itemised and to allow the development to commence in earnest. However, should any further information be required do not hesitate to contact us.