

Re: CONDITION APPLICATION- 376 Balmoral Drive, Hayes UB4 8DL

In reference to the **Approval of details reserved by a condition application submission**, for the following Condition:

Condition No.4:

No development above superstructure level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments 2.d Hard Surfacing Materials 2.e External Lighting

3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Reason: - To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

Below is a table outlining the planting to be used for the above-mentioned application site:

Plant Schedule		
Planting to be completed between November and March		
Prepare ground, make weed free; cultivate as necessary to provide suitable planting environment		
Latin Name	Quantity	Size
Supply and plant the following:		
Acer Campestre	3	30 litre pot size containing a 2.4m - 3.5m high tree
Acer Campestre	4	70 litre pot size containing a 3.0m - 4.5m high tree
Euonymus Europaeus	7	2 litre pot size containing 0.4m - 0.6m high shrub (3-5 per meter)
Cornus Sanguinea	7	2 litre pot size containing 0.4m - 0.6m high shrub (3-5 per meter)
Low Level Perennial Plants	24	Knitted effect - plant a variety at 45-50cm apart
Privet Hedging	8	Common box 5 litre 45-55cm - Plant 25cm apart

1.1. Native Planting

There will be short-term impacts of removing vegetation near the construction site and minimal disturbance to existing trees and shrubs. Planting native vegetation will significantly increase foraging resources on site for native wildlife.

- 1.2. Native trees, shrubs and hedging will be planted in appropriate areas on site, including along the border fences, increasing the structural diversity of the site and attract a greater number of flying insects upon which bats, birds, and other wildlife feed. New hedgerows will be planted along the road using native hedgerow species. A variety of plants will be planted which provide nectar and berries at different times of the year, ensuring continued habitat for wildlife.

- 1.3. Root balls are generally bigger, heavier, more developed and bushier than pot plants. Although it takes longer to establish, it is recommended to container-grow. The success rate for root balling is not as high compared to container-growth.

- 1.4. Where possible, trees and shrubs of local provenance will be sourced, as these have a better chance of thriving. For bio-security purposes, only UK-grown species will be planted:

- 1.4.1. Euonymus europaeus
- 1.4.2. Cornus sanguinea
- 1.4.3. Privet hedging
- 1.4.4. Low level perennials

1.5. Lawn Seed Mixture

- 1.5.1. All amenity grassland and lawn areas will be seeded with EL1 Flowering Lawn Mixture which contains slow growing grasses with a selection of wildflowers that respond well to regular short mowing. This will provide a valuable resource for bees and other insects.
- 1.5.2. The area will be seeded in spring or autumn when the conditions are ideal in terms of warmth germination. As wildflowers and grass species are perennial, they will be slow to germinate and will usually not flower in the first year.
- 1.5.3. Throughout the first year the newly sown grassland will be cut regularly to a height of 40-60mm to control annual weeds and help balance the grassland area between the faster growing grasses and slower growing wildflowers.
- 1.5.4. After the first year the lawns will be mown regularly to a height of about 25-40mm. If desired, the mowing can be paused from late June for 1-2 months to enable flowering. Cuttings are to be removed from site.

Ends