

Proposed Landscaping & Planting Scheme

**Site: Tallents Research Farm Kimpton Bottom Kimpton Hitchin
Hertfordshire SG4 8EU**

**Prepared to Discharge Condition 3
of**

Planning Reference: 23/01892/S73

**Variation of Condition 2 (Revised plans) of planning permission 23/00094/FP
granted 06/04/2023 for Erection of one detached 3-bedroom dwelling for an
agricultural worker with associated vehicular access, car parking, and private
residential garden.**

**Applicant
Mr D Manning**

February 2026

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Appendix 1 – Proposed Landscaping Measures

1. Introduction and Purpose

This Proposed Landscaping & Planting Scheme has been prepared to formally discharge Condition 3 of planning permission Ref: 23/01892/S73 Variation of Condition 2 (Revised plans) of planning permission 23/00094/FP granted 06/04/2023 for Erection of one detached 3-bedroom dwelling for an agricultural worker with associated vehicular access, car parking, and private residential garden.

This statement sets out the measures to be incorporated into the landscaping scheme for the erection of a detached 3-bedroom dwelling at Tallents Research Farm, Kimpton Bottom, Kimpton. SG4 8EU.

Condition 3 of the planning consent required the following;

3. Full details of landscaping shall be submitted to and approved in writing by the local planning authority prior to works commencing to implement this permission.

The landscaping details shall include:

o Details of all hard landscape surfaces

o Details of all new trees and shrubs including species, size and planting densities

o Details of all trees and shrubs to be removed

o Details of all boundary treatment including fencing

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the completed scheme in the interests of visual amenity and the landscape character of the area

2. Site Description and Development Overview

The application is located immediately to the north side of the B652 within Kimpton Bottom. Kimpton Bottom is located to the west of the defined settlement envelope of Kimpton and is comprised of a loose cluster of residential properties and farmsteads.

Kimpton Bottom is located within the Green Belt.

The site is part of an undeveloped parcel of land immediately adjacent to the B652. The site is largely open and currently primarily used for the grazing of animals. The wider part of the site contains a number of mature trees, the majority of which are located to the boundaries of the site. None are understood to have TPO's.

The site is served by a private access road which extends north from the B652, and which serves three large residential properties to the north-west and a small cluster of former agricultural buildings to the north/north-east

A scaled drawing detailing the proposed landscaping measures, accompanies this statement (Dwg no. TM/2026/001) at Appendix 1.

3. Soft Landscaping and Planting Proposals

3.1 Native Hedgerow Planting (Front, Rear East & West Boundaries)

Native hedgerow planting will be established along:

- Front boundary
- Part Rear boundary
- Eastern boundary
- Part West boundary

Composition:

- 40% Common Hawthorn (*Crataegus monogyna*)
- 25% Blackthorn (*Prunus spinosa*)
- 15% Hazel (*Corylus avellana*)
- 10% Dogwood (*Cornus sanguinea*)
- 5% Holly (*Ilex aquifolium*)
- 5% Guelder Rose (*Viburnum opulus*)

Specification:

- Double staggered rows
- 45cm spacing within rows
- 45cm between rows
- Plant size: 60–90cm bare-root whips

3.2 Garden Trees

Front Garden - Meadow Area with Wild Flora:

- 2 native trees (Silver birch)
- Selected standards, 10–12cm girth

Front Garden:

- 1 native tree (Wild Cherry)
- Selected standard, 10–12cm girth

3.3 Front Elevation Shrub Planting (Low Growing)

Maximum height: 800mm

Recommended Species:

- Dwarf Lavender (*Lavandula angustifolia* 'Hidcote')
- Dwarf Hebe (*Hebe* 'Green Globe')
- Skimmia (*Skimmia japonica* 'Rubella')

Planting Plan (per 4m section):

- 5 x Lavender (front row, 600mm spacing)
- 3 x Hebe (middle row)
- 2 x Skimmia (rear row against building)

Provides year-round structure, nectar and low maintenance.

3.4 Meadow Area with Wild Flora: Composition

Mix to include

- Teasel (*Dipsacus fullonum*)
- Oxeye daisy (*Leucanthemum vulgare*)
- Knapweeds (*Centaurea* spp.)
- Lady's smock (*Cardamine pratensis*)
- Sorrel (*Rumex acetosa*)

Wildflower grassland mix will be sown to the front of the site to enhance the site for biodiversity.

These areas will be managed to be of benefit to biodiversity through the maintenance of a long sward height and appropriate seasonal timings for maintenance cuts that allow for plants to flower and set seed

In the first year after seeding, the grassland will be slow to germinate and may be outcompeted by fast growing annual weeds. Annual weeds will therefore be managed through regular mowing to a height of 40-60mm in the first year, removing cuttings if dense. In the second and subsequent years, the grassland will be managed through cutting to 150mm biannually in March and late summer, allowing the plants to flower and seed.

3.5 Lawns

- Gardens to be seeded with standard amenity grass mix

3.6 Implementation Timetable

First planting season after construction (Oct-Mar)

4. Planting Methodology

4.1 Hedgerows

- Trenches excavated to 300mm depth and 600mm width
- Topsoil loosened and stones removed
- Plants set out in double staggered rows
- Firmed in by heel to remove air pockets
- Mulched with organic mulch to 75mm depth
- Protective guards installed where required

4.2 Trees

- Pits excavated to 1m x 1m x 600mm
- Trees planted at original nursery depth
- Staked with timber stake and adjustable tie
- Mulched to 75mm depth, keeping mulch clear of stem

4.3 Shrubs

- Soil cultivated to 300mm depth
- Compost incorporated
- Plants spaced evenly as per plan
- Mulched and watered thoroughly after planting

4.4 Lawns

- Topsoil levelled and lightly compacted
- Seeded with amenity grass mix
- Watered until established

Hedgerow, trees & shrubs First planting season following construction (Oct–Mar)

5. Aftercare and Long-Term Management Schedule Years 1–5 (Establishment Period)

5.1 Hedgerows:

- Water during dry periods (first 2 years)
- Replace failures annually
- Keep bases weed-free
- No trimming for first 2 years except to remove damaged growth

5.2 Trees:

- Water during dry periods (first 2–3 years)
- Adjust ties and stakes annually
- Replace failures annually

5.3 Shrubs:

- Water during first growing season
- Light pruning as required to maintain height below 800mm

5.4 Lawns:

- Regular mowing during growing season
- Avoid excessive fertiliser

5.5 Beyond Year 5

- Hedgerows trimmed on a 2–3 year rotation
- Trees allowed to mature naturally with safety pruning only

6. Hard landscape surfaces & Boundary treatment

6.1 Permeable Pavers (Front Driveway)

Marshalls' Tegula Priora Permeable Paving (Traditional)

Tegula Priora block paving is a SuDS-compliant surfacing solution, lightly weathered, multi-size, and long-lasting.



This design ensures effective water management and compliance with Sustainable Drainage Systems

The traditional sizes and colours create a classically British aesthetic that suits both rustic and rural projects and distinctive showpiece schemes.

Manufactured in Britain: Meaning a lower carbon footprint compared to imported alternatives.

6.2 Paved Terrace (Rear Garden Patio)

Kandla Grey Sandstone Paving

Kandla grey sandstone is a subtle paving stone, with slight variations in hue peppering its otherwise uniform colour, suited to both indoor and outdoor environments.

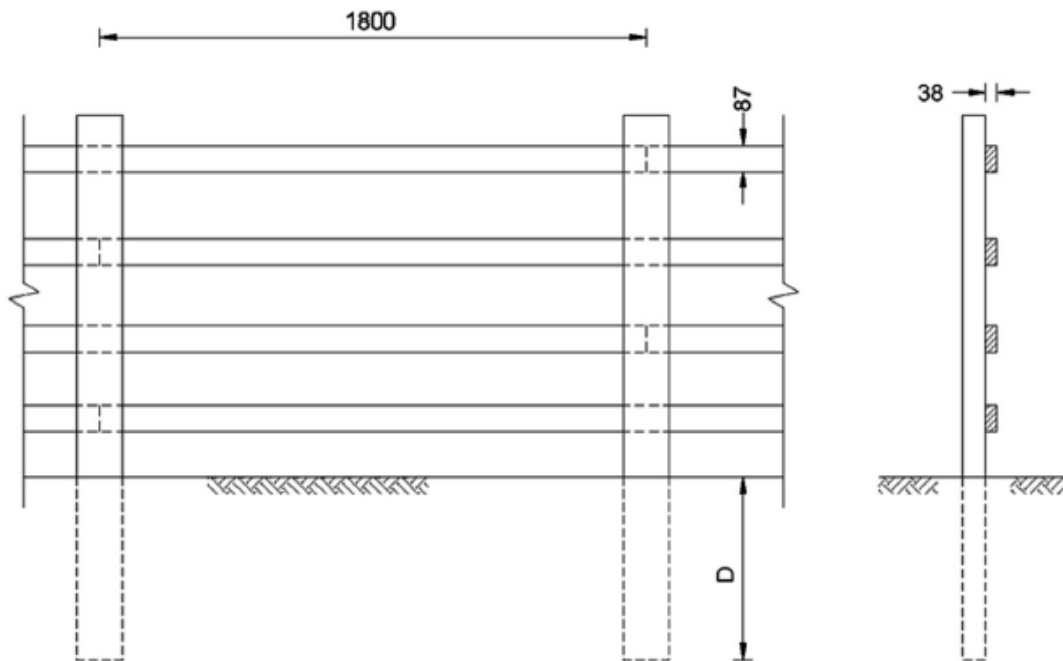


A hand-cut stone product, Kandla grey Indian Sandstone is rough and textured with variations in thickness that add to its character. .

6.3 Post & Rail Fence

The proposed boundary treatment will consist of a Post & Rail fence constructed around the perimeter of the whole site, with native hedgerow planting, as detailed within section 3.

The Post & Rail fence will be 4 rail construction as shown below;



TYPICAL CONSTRUCTION DETAILS - NAILED POST AND FOUR RAIL FENCING
TYPE ILLUSTRATED BS REF SPR 11/4

BS REF	POST DETAILS LENGTH SECTION	NUMBER OF RAILS	HEIGHT TO TOP OF TOP RAIL	SPACING BETWEEN RAILS (FROM TOP)	VALUE OF D
SPR 11/4	1800 75 x 150	4	1100	225-200-175-150	600

6.4 Bin Store

Timber cladding with Felt Roof

6.5 Cycle Shed

Timber cladding with Felt Roof

Date: February 2026

APPENDIX 1
Proposed Landscaping Measures

