

Landscaping Scheme

(For planning condition discharge or landscaping compliance in the UK)

1. Project Information

- **Project Name:** Moonshine Stables
 - **Site Address:** Moonshine, Southern Green, Rushden, Hertz SG9 0SX
 - **Planning Reference Number:** 23/01163/FP
 - **Prepared By** (Name / Practice): Nick Mitchell
 - **Date of Submission:** 3 July 2025
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2. Purpose of the Landscaping Scheme

This document is submitted in relation to Condition No. 6 of planning permission 23/01163/FP, granted on 19 June 2024, which requires a detailed landscaping scheme for approval by the Local Planning Authority.

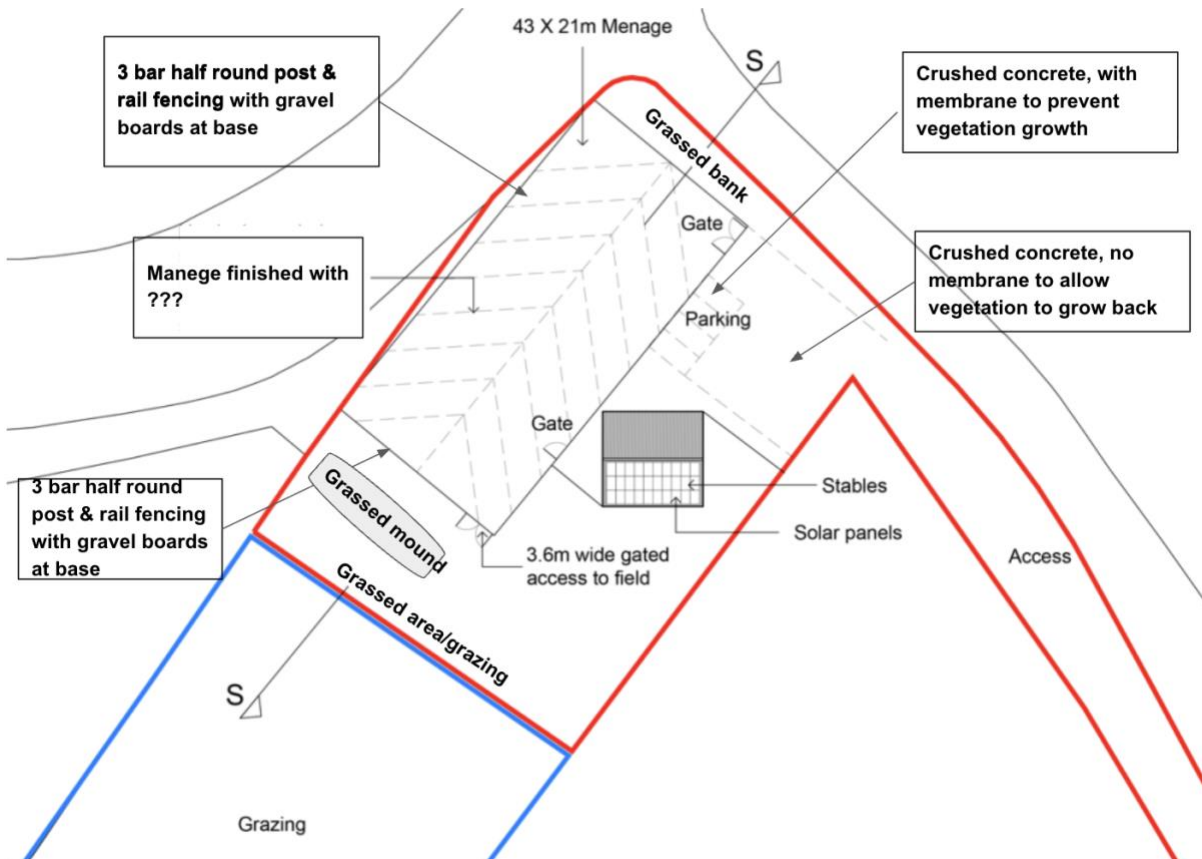
3. Site Overview

- Arable farming field which is now just grassland
 - There are no tree preservation orders or ecological designations on the land
 - There are no adjacent land use or visual sensitivities (e.g., conservation areas) where the build is approved
 - The site is viewable from a footpath
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4. Design Objectives

- To provide a sand school for horse exercise and stable facilities with the minimum impact to the surrounding land as possible.

Landscaping Plan



5. Hard Landscaping

- **Surfaces:** The manege will be levelled to be flat by being dug into the ground at the high side and built up at the low side by approximately 80cm
- **Mounds :** One proposed mound is shown. The mound will be grassed. The mound will be 1m high and 4m wide
- **Boundary Treatments:** None, there are no additional boundary treatments.
- **Lighting (if any):** None

6. Soft Landscaping / Planting Plan

- **Accompanying Drawing:**
- **Planting Schedule Table:** There will be no planting of any trees, plants, shrubs, bushes

7. Tree Retention, Protection & Planting

- Not applicable, there are no trees currently on the area of development and no trees will be planted as part of this development

8. Soil Preparation & Planting Methodology

- Not applicable, there is no planting to be carried out

9. Aftercare & Maintenance Schedule

- Not applicable, as no planting then there will be no maintenance required

10. Specific response to the questions raised in the Decision Notice

a) what new and existing trees, shrubs, hedges, and grassed areas are to be retained/planted, together with the species proposed and the size and density of planting;

Currently there are no trees, shrubs or hedges on the area of development. It is fully laid to grass.

The “car park” area will remain grassed although instead of plastic grid, crushed concrete will be used without any membrane allowing vegetation to grow back.

There will be no new trees, shrubs, hedges or other planting to be carried out.

b) the location, height and type of any new walls, fences or other means of enclosure and any hardscaping proposed, including the manege;

The manege will be surrounded by 3 bar half round post & rail fencing using 2.1m posts which will be 1.4m above ground level. Timber gravel boards will line the bottom of the manege.

There will be 2 x 3.6m gates at either end of the Manege to provide access.

The stables will have no surrounding fencing or landscaping.

c) details of any earthworks proposed.

- Excavate to strip 300mm topsoil from manege (plus 1m extra all round)
- Stockpile topsoil on site max 25m from Menage footprint
- Excavate to reduce level (assumed formation level -800)
- Fill low area with fill obtained from excavation
- Stockpile surplus fill on site max 25m from Menage footprint
- Level & compact formation

Any excess soil will be spread across the agricultural field to fill large holes left in the field from ploughing and other machinery activity.

d) a schedule of maintenance for the soft landscaping, including that any planting will be maintained for a period of at least 5 years from the date of planting. The soft landscaping within the approved scheme shall be implemented in the first planting season following the completion of the development, and any hard landscaping, including any means of enclosure within the approved scheme shall be completed prior to the first use of the site.

There is no planting to be undertaken with this development therefore there will be no maintenance required.

11. Conclusion

This landscaping scheme is submitted in accordance with the requirements of Condition 5 of planning permission 23/01163/FP.