

## Condition 7: Western Boundary Planting Programme

### Wakehurst Conservation and Research Nursery

Rev 01

March 2026

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#### PERMISSION

**REFERENCE: DM/25/2774**

#### Condition 7

The advance planting to the western boundary shall be implemented in accordance with the plans and details submitted with the application and will need to be carried out prior to any other construction work above ground/slab level and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16, DP26 and DP37 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

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#### 1.0. Introduction

This statement seeks to clarify the timing for the implementation of the Western Boundary planting. While we acknowledge the requirement for early installation, it is our professional view that completing these works earlier than they should be would be counter-productive to the long-term health of the landscape for the following reasons:

#### 2.0. Seasonal Availability and Stock Integrity

The approved landscaping scheme relies on specific native hedging species. To ensure high-quality, cost-effective, and successful establishment, we intend to utilize bare-root or root-balled stock. This stock is biologically dormant and only lifted by nurseries between late October and March. Attempting to plant 'out-of-season' would require switching to container-grown alternatives, which often have lower establishment success rates for the specific hedge-lengths required and are currently in short supply.

### **3.0. Mitigation of High Failure Rates (Drought & Desiccation)**

Planting during the spring or summer months would expose young specimens to peak transpiration stress. Even with an intensive irrigation strategy, the risk of 'plant failure' or 'die-back' remains unacceptably high. By aligning the planting with the November 2026 dormant season, we utilize natural rainfall to support root development, ensuring a more resilient and sustainable boundary that will not require constant replacement.

### **4.0. Protection of Green Assets**

Implementing the boundary planting while heavy above-ground construction is at its peak carries a significant risk of physical damage to the plants from dust, debris, and site machinery. Delaying the planting until November 2026 allows the construction works to be sufficiently complete, providing a safer environment for the landscape to thrive.

### **5.0. Commitment**

We formally commit to the commencement of these works in November 2026. This ensures that the Council's objectives for screening and biodiversity are met by a healthy, established hedge rather than a struggling or failed installation.