



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 17th May 2012

Subject: APPLICATION 12/00153/FU – Retrospective application for variation of conditions 7 and 9 of planning permission 33/88/02/FU (hard and soft landscaping) at Butts Garth, Littlemoor Lane, Thorner.

APPLICANT	DATE VALID	TARGET DATE
Mr I Plunkett	20/01/12	16/03/12

<p>Electoral Wards Affected:</p> <p>Harewood</p> <table border="1"><tr><td>Yes</td><td>Ward Members consulted (referred to in report)</td></tr></table>	Yes	Ward Members consulted (referred to in report)
Yes	Ward Members consulted (referred to in report)	

<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
--

RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
2. Hard and soft landscaping works shall be fully carried out in accordance with the approved details shown on landscaping plan reference 2125/1 Revision K within the first available planting season (November 2012 – March 2013) and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The hard and soft landscaping works approved shall be thereafter retained and maintained in accordance with landscaping plan reference 2125/1 Revision K and dated 26 April 2012 unless otherwise agreed in writing by the Local Planning Authority.
3. Replacement planting in the event that the new planting dies or is removed.

Reasons for approval: The proposed planting scheme achieves an appropriate transition between the development and the wide area of open land adjacent and helps to screen the residential development from the adjacent countryside. Taking into account the site history and having regard to all other material considerations, the application is recommended for approval.

1.0 INTRODUCTION:

- 1.1 This application(12/00153/FU) seeks permission to vary two conditions attached to a previous permission reference 33/88/02/FU. The conditions relate to submission of a landscaping scheme for the implementation of landscaping along the south-eastern boundary acting as a buffer zone between domestic gardens of three residential properties and the Green Belt. Following legal advice, it has transpired that there are flaws in the previous permission and appeal decision which do not protect the approved landscaping from being retained, while the red line boundary has established the extent of the residential curtilage. The current application will afford greater protection than the previous approval insofar as the proposed landscaping, when implemented, will be retained. The application is brought before the Plans Panel on the request of Councillor Rachael Procter in light of the ongoing site history in respect of planted buffer zone.
- 1.2 Members are advised that this application is now outside of the 8 week time period and could be subject to an appeal for non-determination.

2.0 PROPOSAL:

- 2.1 The application seeks to vary conditions 7 and 9 of planning approval 33/88/02/FU.

Condition 7 of 33/88/02/FU states:

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include (a) planting plans, (b) written specifications (including cultivation and other operations associated with plant and grass establishment), (c) schedules of plants noting species, planting sizes and proposed numbers/densities, (d) implementation programme.

It is proposed that the condition be amended to state:

Full details of both hard and soft landscaping should be submitted to and approved in writing by the Local Planning Authority. Soft landscaping works shall include (a) planting plans, (b) written specifications (including cultivation and other operations associated with plant and grass establishment) (c) schedules of plants noting species, planting sizes and proposed numbers/densities, (d) implementation programme. The landscaping scheme hereby approved shall be carried out and maintained thereafter in accordance with the landscaping plan reference 2125/1 Revision K, dated stamped 26 April 2012, unless otherwise specifically agreed in writing by the Local Planning Authority.

- 2.2 However, given that the submitted landscaping scheme is considered to be acceptable, there is no requirement for this condition.

Condition 9 of 33/88/02/FU states:

Hard and soft landscaping works shall be fully carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

It is proposed that the condition be amended to state:

- 2.3 Hard and soft landscaping works shall be fully carried out in accordance with the approved details shown on landscaping plan reference 2125/1 Revision K within the

first available planting season (November 2012 – March 2013) and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The hard and soft landscaping works approved shall be thereafter maintained thereafter in accordance with landscaping plan reference 2125/1 Revision K and dated 26 April 2012 unless otherwise agreed in writing by the Local Planning Authority.

- 2.4 The original landscaping scheme approved a 10m strip of land at the rear of the properties which was to act as a landscape buffer zone and was physically separated from the garden spaces by a hedge, with a post and rail timber fence to the rear boundary, and tree and shrub planting in between. This application seeks to replace this landscape buffer with a fringe planting (including bamboo and pampas grass), native tree and shrub mix. The application also provides opportunity to revise condition 9 to include retention of the landscaping. This was not a condition of the original permission but was included as a clause in the signed s106 that runs with the permission.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site relates to three recently constructed detached houses off Butts Garth Farm, built on the site of a former agricultural unit. The area of landscaping under consideration is a strip of approximately 10m width which runs along the bottom of all three garden areas. This landscape buffer has previously been planted up but much of this has been removed now. A timber fence marks the rear boundary.
- 3.2 The site sits on the southern edge of the main village area. To the north is the historic core of the village with development fronting onto Main Street and long burgage plots and back lanes extending off it. Although development in this area is relatively dense and tight knit, mature trees are an important feature contributing to the rural character.
- 3.3 To the south lie agricultural fields which are relatively small and irregularly shaped, bounded by hedges and interspersed with trees. There are a number of footpaths in the immediate locality including a Public Right of Way along Littlemoor Lane which forms the western boundary of the site, and to the south approximately 1km away are large areas of denser woodland.
- 3.4 Much of the southern edge of the village has existed for some time with little modern development due to the Green Belt boundary which extends to the very edge of the village. As well as the application site the adjacent site to the east, off Clay Pit Lane, was developed circa 2000.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 10/03042/FU - Variation of conditions 7 and 9 of planning permission 33/88/02/FU (hard and soft landscaping) – Withdrawn 14 February 2011 to allow further negotiation to take place with the Council regarding adequate and agreeable buffer planting.
- 4.2 33/88/02/FU – 5, four bedroom detached houses - Approved 29 September 2003

At the time the 2002 application was submitted for consideration the site was regarded as Greenfield land, which partly breached the Green Belt. It was considered at that time

that the benefits of the scheme in terms of removing farm buildings and highway improvements provided justification for the development of this Greenfield site.

The provision of a 10m landscaping belt within the Green Belt was also considered to comply with the Leeds Unitary Development Plan Policy. The case officers report which was considered at Plans Panel on the 15 March 2003 states that:

“That part of the site adjacent to the southern boundary, that is proposed to be landscaped, is within the Green Belt. The 10m landscape buffer has been proposed and this is to be implemented before the dwellings are occupied. A Unilateral Agreement is required setting up future maintenance and management of the landscape buffer.”

4.3 In light of the above it is considered that in determining the application the landscape buffer was never viewed as an agreement for residential use. If such an intention existed it would have been viewed as inappropriate development in the Green Belt unless very special circumstances were presented.

4.4 A Section 106 agreement was signed, which included a requirement to maintain a landscape buffer zone.

“The developer and the owner hereby covenant with the Council to layout and maintain a landscaped area showed outlined in blue on the attached Plan in accordance with the scheme agreed in writing with the Council and to ensure that the area is retained as a landscaped area and maintained in accordance with this covenant on any subsequent disposal of that area.”

4.5 The scheme was constructed and the landscape buffer was implemented. However, the owner of Moorfield House subsequently removed all of the landscaping and the Council instigated Enforcement Action. This resulted in an Enforcement Appeal, which was dismissed 19 March 2008. In paragraph 3 of the decision, the Inspector notes:

*“The land, which is the subject of these notices, is part of a landscape buffer that was established between the rear gardens of the dwellings and the open countryside beyond. The dwellings were constructed on the site of the former farmyard and a landscaped buffer area was taken from the adjoining fields. **The buffer zone was clearly not intended to be part of the residential curtilages since it was to be a separately enclosed area.** For planning purposes, the ownership of the buffer zone is of no relevance to its lawful use, **so the fact that each household has part of a landscape buffer zone does not make it lawful for them to extend their gardens into it.**”*

In paragraph 5, the inspector concludes:

*“In each of these cases, land which was included in the landscape buffer has been incorporated into the appellants garden. The hedge dividing the buffer zone from the garden has been removed, some ornamental planting has occurred, young trees have been moved to the boundaries and lawns have been created in place of the woodland mix planting. The lack of any physical barrier between the residential garden land and the buffer zone and the fact that there is now no difference in the appearance or maintenance of the buffer zone and the residential gardens leads me to the conclusion that, as a matter of fact and degree, **a material change of use of the buffer zone land to residential use has taken place.** In the absence of planning permission for this change of use, **a breach of planning control has occurred.**”*

4.6 The Inspector dismissed the appeal and as a result the Enforcement Notice which

required the appellants to cease the unauthorised use of the buffer zone as domestic garden, and to reinstate the approved landscaping scheme, was upheld.

- 4.7 The above instigated a meeting between the applicants, planning officers, enforcement officers and legal officers to seek a resolution to satisfy the Enforcement Notice and the original Planning Permission. It was concluded that a Section 73 application to vary the landscaping conditions could be submitted to be determined, along with a revised Section 106 agreement and an amended landscape scheme for the Council to consider.
- 4.8 Legal advice following the outcome of the appeal has resulted in a number of key factors becoming apparent. Firstly, it is advised that the residential curtilages off all 3 properties extend into the landscape buffer zone since the original planning application boundary included this within the red line, thereby establishing the planning unit. No planning conditions restricted its use as the domestic curtilages to the three properties. Secondly, there is no requirement to retain the landscaping through the planning conditions or otherwise, which was originally approved by condition. Thirdly, there are errors between the Section 106 agreement and the plans referred thereto and the approved plans listed in the planning decision notice. As such, it is considered that the appeal decision made by the Inspector is flawed. Therefore, the current application seeks to address this and proposes a suitable and permanent landscape buffer in accordance with what the original permission envisaged.
- 4.9 33/549/05/FU. Plot 4 Moorfield Farm, Littlemoor Lane, Thorney. Amendments to approval ref 33/88/02/FU for detached house (dormer windows conservatory & Juliet balcony) - Approved 2 February 2006.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 Since the original planning application was submitted, revised plans have been sought to the submitted landscaping scheme. The amendments relate to planting density and amendments to the species mix.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 A general site notice was posted on 3 February 2012. Publicity expired on 24 February 2012. The Parish Council and the Ward Member were notified 23 January 2012. No letters of representation from local neighbours have been received.
- 6.2 **Thorney Parish Council:** Objects to the proposed amendments to the conditions. The Parish Council make reference to the original permission and state that planning permission would not have been granted without the Section 106 agreement. Their objections relate to:
- Extending the garden into the Green Belt would be contrary to Policy N25 of the UDP. No very special circumstances exist;
 - Buffer zone is required to provide a suitable transition between the domestic and rural settings;
 - The buffer zone is a continuous strip of land running along the edge of 3 new properties;
 - To allow the development would establish a precedent that could result in the buffer zone being lost along its entire length;
 - It would establish a precedent for other properties;

- Blatant disregard of the intentions of the planners and contrary to the Enforcement Appeal decision.

7.0 CONSULTATIONS RESPONSE:

7.1 Landscape – The submitted landscaping scheme is considered to be acceptable. A condition should be imposed requiring its implementation within the first available planting season (November 2012 – March 2013).

8.0 PLANNING POLICIES:

8.1 The Development Plan for the area consists of the adopted Unitary Development Plan Review (2006), the Regional Spatial Strategy along with relevant supplementary planning guidance and documents. The Local Development Framework will eventually replace the Leeds UDP (2006) but at the moment this is still undergoing production with the Core Strategy still being at the draft stage.

8.2 The Regional Spatial Strategy has no specific policies which would directly relate to this scheme. However, the RSS does include policies to retain and incorporate biodiversity in development and encourage networks of green infrastructure and ecological corridors (policy ENV8d).

8.3 Under the UDP (2006) the application site lies on the edge of the village (which is not classed as being within the main urban area), and the southern strip is identified as being designated as Green Belt. The following policies are relevant for consideration of this application:

Policy GP5 – General planning considerations.

Policy GP11 – Development to meet sustainable design principles.

Policy N9 – All development proposals should respect and enhance the intrinsic value of land in providing a corridor function.

Policy N24 – Proposal abutting open land should provide for suitable assimilation into the landscape.

Policy N32 - Green Belt designation.

Policy N33 - approval only given in Green Belt for change of use for purposes, which do not compromise green belt objectives.

Policy N37A – All new development in the countryside should have regard to character of the landscape and contribute positively to it.

Policy LD1 – Landscaping of new developments.

Policy GB25 - there will be a presumption against garden extensions into the Green Belt except where such extensions form a logical filling or rounding off to the individual settlement, would not affect the rural character of the area and would not involve a significant loss of agricultural land.

Relevant Supplementary Guidance

8.4 SPG 25 Greening the Built Edge – provides guidance on how to soften and screen and provide suitable transition planting for developments adjacent to the Green Belt. It is normally the case that any landscaping proposal should be located within the boundary of the development site itself. It is also important to secure nature conservation benefits in any landscaping scheme approved.

8.5 Thorner Conservation Area Appraisal and Management Plan approved January 2009. A major contributing factor to the character of the Conservation Area is the

landscaped setting.

8.6 Thorner Draft Village Design Statement 2010 (public consultation ceased December 2010). This document discusses the importance of the countryside setting for the village as well as the commitment to being a 'dark village'. One of the actions is to retain the countryside setting of the village which is currently recognized by the village envelope being tightly bounded by the Green Belt.

Government Planning Policy Guidance/Statements

8.7 National Guidance

From 27 March 2010 The National Planning Policy Framework (NPPF) took the place of the PPS's and PPG's and is now a material consideration when making planning decisions. The NPPF sets out the range of the Government's planning policies and sets out the requirements for the planning system but only to the extent that it is relevant, proportionate and necessary to do so. In particular there is an emphasis on decision making at a local level where communities and their accountable Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities through up to date development plans to achieve the economic, environmental and social aspects of sustainable development

- The economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- The social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- The environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Circular 11/95 – Use of Planning Conditions

9.0 MAIN ISSUES

- Planning History & the Purpose of the Landscape Buffer
- The Impact of the Landscaping and its Effectiveness as a Landscape Buffer
- Representations

10.0 APPRAISAL

Planning History & the Purpose of the Landscape Buffer

10.1 Planning permission was granted in September 2003 for the construction of 5 houses. Part of the rear gardens of 3 of these houses were located within the Green Belt and thus a landscape buffer was included within the scheme. A planning condition required the submission of a detailed landscaping scheme, while a separate condition required its implementation. Regrettably, no such condition secured its retention, meaning that any planting could be subsequently removed. In

addition, a Section 106 agreement was signed which secured an obligation to lay out and maintain a landscaped area in accordance with the scheme agreed in writing by the Council and to ensure that the area was retained as a landscaped area and maintained.

- 10.2 Details of the landscaping scheme were submitted and approved in 2003 and provided a 10m wide planted buffer zone between the open countryside and the built residential development (Butts Garth Farm). The planting included a woodland planting mix that included species including beech, sycamore, hazel, ash and rose. In addition new tree groups would also be planted with several trees on the domestic garden side of the boundary adding to the robust nature of the buffer and presenting a defining termination point for the domestic use. The domestic gardens were shown as being covered in lawn and Moorfield House would have a beech hedge instated to the side boundary adjacent to the public footpath. Between the plots along the inner boundaries the garden areas were demarcated by timber fences, and there was no visible means of access between the domestic garden areas and the buffer zone.
- 10.3 Whilst the buffer planting was implemented, some of this was subsequently removed and enforcement proceedings resulted in an Enforcement Notice. This resulted in a subsequent appeal which was dismissed by the Inspector. However, further to this appeal decision and following legal advice, it is considered that the Local Planning Authority's position in enforcing the appeal decision is problematic.
- 10.4 Although the s106 agreement plan identified the landscape buffer area with a blue line, for the purposes of proper identification of its agreed area, it was noted that the red line boundary which formed part of the planning permission included the buffer zone. Therefore, the red line defined the planning unit and no such condition was imposed which defined or excluded any part of the red line boundary from the residential curtilages. It can therefore be determined that all of the land within the red line boundary, including the buffer zone is within the curtilage of each property.
- 10.5 In terms of the appeal decision, the Inspector in dismissing the appeal varied the wording by stating that the change of use was to an extension of the domestic gardens rather than domestic curtilage. This variation was made on the basis that the Inspector considered that the landscape buffer was not intended to be part of the residential curtilage, since it was to be physically separate from the residential development with the appearance of an uncultivated woodland edge to the open countryside and that therefore as a matter of fact and degree a material change of use of the buffer zone for residential use had taken place.
- 10.6 However, it is advised that the reasoning of the Inspector is flawed since no change of use has occurred. The red line boundary of the planning application contained the defined landscape buffer area and the planning permission related solely for the residential development of the land. Also, the conditions did not require a landscape buffer, as that was a requirement instead of the s106 agreement.
- 10.7 Furthermore, there is confusion with the third schedule of the s106 agreement which states that the landscaped area should be laid out and maintained in accordance with the scheme agreed in writing by the Council. Given this wording, it can be reasonably concluded, in view of the timing of the agreement that a scheme had already been agreed and the relevant landscaping plan at that time was drawing no. 1263/A B, which was the plan stamped approved as part of the permission. However, there is then a clear conflict between the s106 agreement and condition 7 as the latter, requires a landscaping scheme to be submitted for approval. This

therefore causes contradiction and confusion in terms of which landscaping plan is required to be implemented.

- 10.8 As such, the current situation is flawed in terms of the enforcement notice appeal and decision. Consequently, the applicant is proposing to address this confusing situation by proposing a suitable landscaping scheme which can be retained by planning condition. However, it is relevant to consider the purpose of such a buffer planting scheme in assessing its appropriateness.
- 10.9 Where new development abuts the Green Belt or other open land it is of particular importance that its siting and design have regard to how it will be seen in the landscape. In this instance this requires provision of new planting to provide a transition into and to create a readily recognisable and clearly defined boundary with the Green Belt and open land. This is the aim of policy N24 of the UDP (2006) and SPG25 – Greening the Built Edge, provides guidance on how this should be approached.
- 10.10 The Green Belt boundary does actually run across the domestic gardens of the older properties to the west of Butts Garth Farm this suggests that these properties may predate the Green Belt designation. The Green Belt also runs to the east across the ends of the gardens of the Clay Pit Lane development, during consideration of this development this area was clearly considered as a landscape buffer rather than a garden use. On the older properties to the west is robust and mature planting, which is reinforced by a small field with hedging and tree coverage located adjacent. To the east it is also evident that there has been encroachment of the buffer by domestic gardens, however, there has been tree planting undertaken throughout the area and to the outer edges of the area.
- 10.11 As with the previous applications it is paramount that the intrinsic value of the landscape in this area is carefully considered. To the south the open land is generally in agricultural use but there are also a number of public footpaths that include a route which commences from the village and loops around the site. The landscape would present itself as an important and an attractive feature within the area which not only acts to define domestic use from the Green Belt but would act to enhance the character and appearance of the village.
- 10.12 In addition, the site also falls just outside the Conservation Area, but is in close proximity to it and the historic core of Thorner. As a result it is also considered to be of importance that the site actually enhances the setting of this area. The Conservation Area Appraisal and the draft Village Design Statement emphasise the aspirations for enhancement; both of these documents also detail the significance of seeking to achieve a quality setting that reflects the countryside.
- 10.13 Notwithstanding the landscape buffer would act to provide an enhancement in respect of biodiversity by creating ecological corridors.

The Impact of the Landscaping and its Effectiveness as a Landscape Buffer

- 10.14 The scheme submitted shows a native tree and shrub mix to the outer boundary with a central section of ornamental fringe planting to the central section and the inside section of the buffer would be tree coverage of varying species. The depth of the buffer would be 10.0m (approximately) and would extend across the rear of Moorfield House, Moorfield Grange and Highfield House. The applicants were resistive of a fence identifying the end of the domestic and commencement of the planted buffer; Officers consider that the four steel posts which would be placed into the ground which denote the end of the domestic gardens are adequate and the

proposed density of the planting would present itself as a clear and robust physical boundary thereby acting in very much the same way as a fence.

- 10.15 By having no physical barrier the rear area of the site opens up to domestic uses by allowing the opportunity for the intrusion of domestic paraphernalia into the Green Belt and open countryside, e.g. garden fences and buildings, play equipment, washing lines etc. This would potentially result in the suburbanisation of the Green Belt and open countryside thereby eroding the openness and rural character. However, the previous red line boundary included the full extent of the landscaped area, thereby including all 3 areas which formed part of the residential curtilages. Notwithstanding this, the buffer zone would be densely planted with trees closest to the houses and with a native tree and shrub mix towards the outer edge. The physical scale and extent of such planting would therefore prevent such domestic paraphernalia from being situated in this buffer zone.
- 10.16 The original landscape buffer achieved planting of approximately 10m in depth of which would have resulted in a series of overlapping canopies, one behind the other, as such there would have been little or no gaps providing clear visibility through the buffer. During the winter months there would still have been a screening effect as a result of branch and twig density. This proposed re-instatement of landscaping is considered to present a suitable buffer between the domestic and Green Belt. Whilst the plans show a predicted canopy spread of the proposed trees at 10 years, the Councils Landscape Officer considers these to be optimistic. It is advised by the Landscape Officer that growth rates are dependant on varying factors such as ground conditions, drainage, wind etc. However Landscaping have considered the proposed planting, species and density and are of the view that the proposal would achieve the desired function of a buffer and akin to the original planting would have a reasonable and effective level of screening through into the domestic garden areas.
- 10.17 Thorner is a 'dark village' and the community works hard to ensure minimal light pollution. When fully established, the proposed boundary buffer planting is considered to present enough density of planting and a robustness that any light coming from within the houses and any external lighting would likely be well contained.
- 10.18 A s106 agreement was signed at the time of the original permission and this places an obligation on the landowner to maintain the area of landscaping. However, and regrettably no condition was added to the original permission to ensure the retention of the landscaping buffer. This current application therefore allows the opportunity to remedy the omission of the requirement to retain the buffer planting and an amended planning condition can secure its implementation within the first available planting season together with its long term retention.
- 10.19 Representations
The comments raised by Thorner Parish Council have been addressed in the main part of this report.

11.0 CONCLUSION

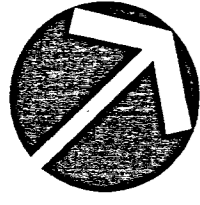
- 11.1 The proposed landscaping treatment is considered to succeed in providing a landscaped buffer zone of appropriate depth, density and adequate planting resulting in decreased visibility of the houses and domestic garden areas from the surrounding Green Belt and open countryside. This would represent an improvement of the current situation and previous approval which did not secure the retention of the approved landscaping. Whilst this area of buffer planting is within the residential

curtilages of all 3 houses and Green Belt, the fact that it will be planted up and retained in the future would both restrict its physical use as a domestic garden will act as a suitable transition between new residential properties and the open countryside beyond. It is therefore recommended that the proposal represents a positive improvement and should be approved.

Background Papers:

Application and history files. – As detailed in the planning history section of this report.

Certificate of Ownership: Certificate B signed. Applicants name is Mr I Plunkett with 2 other landowners as Ms S Richards and Mr A Hall.



12/00153

Proposed Trees

Nr	Code	Plant Name	Form	Ht(cm)	Girth(cm)	CStm(cm)	Root
1	MRP	Malus 'Ribston Pippin'	Standard (Half)	175-250	4-6	125-150	B
1	MYG	Malus 'Yorkshire Greening'	Standard (Half)	175-250	4-6	125-150	B
3	Mt	Malus tschonoskii	Standard (Selected)	300-350	10-12	175-200	RB
4	PaP	Prunus avium 'Plena'	Standard (Selected)	300-350	10-12	175-200	RB
1	PdV	Prunus domestica 'Victoria'	Standard (Half)	175-250	4-6	125-150	B
1	PcCon	Pyrus communis 'Confidence'	Standard (Selected)	300-350	10-12	175-200	RB
3	Sar	Sorbus aria	Standard (Selected)	300-350	10-12	175-200	RB
5	Sau	Sorbus aucuparia	Standard (Selected)	300-350	10-12	175-200	RB

Proposed Native Tree & Shrub Mix (0.50/m²)

Nr	Code	Plant Name	Ht(cm)	Root	Mix(%)
14	Ac	Acer campestre	60-80	B	10.00
14	Bp	Betula pendula	60-80	B	10.00
14	Cav	Corylus avellana	45-60	B	10.00
14	Cm	Crataegus monogyna	45-60	B	10.00
14	Fe	Fraxinus excelsior	60-80	B	10.00
14	Ps	Prunus spinosa	45-60	B	10.00
14	Qp	Quercus petraea	60-80	B	10.00
14	Roc	Rosa canina	45-60	B	10.00
14	Sc	Salix caprea	45-60	B	10.00
14	Sau	Sorbus aucuparia	60-80	B	10.00

Proposed Ornamental Fringe Planting (1.00/m²)

Nr	Code	Plant Name	Ht(cm)	Root	Cntr(l)	Mix(%)
16	CaS	Cornus alba 'Sibirica'	60-80	C	3	16.67
16	CsF	Cornus stolonifera 'Flaviramea'	60-80	C	3	16.67
16	EpM	Elaeagnus pungens 'Maculata'	40-60	C	3	16.67
16	PB	Philadelphus 'Beauclerk'	40-60	C	3	16.65
16	SrPA	Sambucus racemosa 'Plumosa Aurea'	40-60	C	3	16.67
16	Vt	Viburnum tinus	30-40	C	3	16.67

This drawing is the copyright of Popplewell Associates and cannot be reproduced in any form without the express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. If in doubt please ask.

This drawing has been prepared for the purpose of planning approval. 12/00153

Planting Notes
 Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2007 compliant and existing topsoil must be cultivated in accordance with BS3882:2007. No cultivation should take place in wet/waterlogged conditions.
Planting: All planting shall conform to BS: 3836: 1992 and BS:4428:1989.
Trees: Standard trees to be planted in pits 800x800x450mm or dimensions of rootball, whichever is greater. Tree to be supported by 1Nr stake (1500mm long, per tree, 600mm above ground, 75mm diameter), cross bar (400x100x15mm) and 1Nr biodegradable tie. Aljazeera soil improver and 150g Enmag (or, 3Nr Sierra slow-release tablets) to be incorporated into the soil of all new tree pits. All trees to be fitted with irrigation/aeration systems to fully surround the rootball. Trees to be planted centrally within a tree pit.
Plant position: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.
Protection to planting: Native trees and shrubs within mixes to be protected by shelterguards as supplied by Acom Planting Products Ltd (01508 528763) or equivalent.
Planting Season: Bare-root trees & shrubs to be planted between mid-November and mid-March dependent upon the planting season.
Existing Planting: Existing Bay trees (and selected ornamental planting not forming part of an effective screen) within boundary 5m width to be uplified and replanted elsewhere within garden areas. All native trees and shrubs together with other existing planting which already provides an effective & non-intrusive screen to be retained in situ and new planting adjusted accordingly.
Proposed Native Tree & Shrub Mix will be maintained weed free using herbicide or mechanical means.
Mulch: Supply & spread 75mm depth pulverised bark mulch over areas of new planting (Proposed Ornamental Fringe & Native Tree & Shrub Mix).

LEGEND

- Existing tree
- 75mm diameter steel post to denote Section 106 boundary
- Existing grass
- Section 106 boundary
- Existing Native Tree & Shrub Mix
- Assessment of canopy spread of trees within planting buffer after 10 years growth
- Proposed tree Standard (Selected)
- Proposed tree Standard (Half)
- Proposed Ornamental Fringe Planting
- Proposed Native Tree & Shrub Mix

LEEDS CITY COUNCIL
 26 APR 2012
REVISED

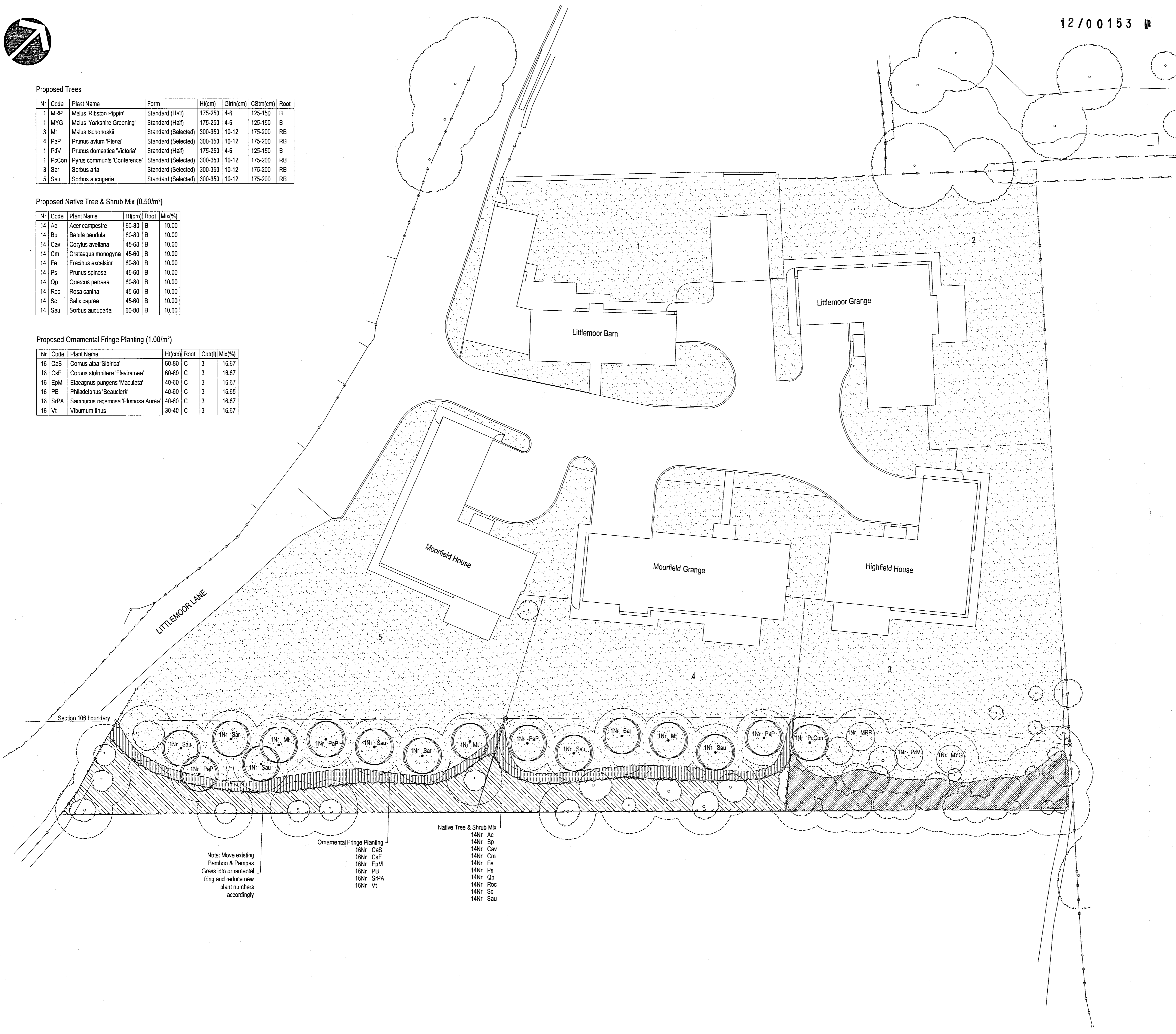
The changes shown on this plan do not need further public comment

- Rev L: Note on mulch revised as requested by Client - 19Apr12 (MP/jr)
- Rev K: Revised to comply with comments from Landscape Officer - 06Mar12 (MP/jr)
- Rev J: Revised following discussion with Planning Consultant - 12Jan12 (MP/jr)
- Rev H: Revised to comply with comments from Landscape Officer - 09Jan12 (MP/jr)
- Rev G: Revised to Client comments - 04Oct11 (MP/jr)
- Rev F: Revised to Client comments - 04Oct11 (MP/jr)
- Rev E: Revised to Client comments - 20Jul11 (MP/jr)
- Rev D: Revised to Client comments - 21Jun11 (MP/jr)
- Rev C: Revised to Client comments - 10Jun11 (MP/jr)
- Rev B: Planting revised to reflect agreement on site between Messrs Plunkett & Corr - 09Jun11 (MP/jr)
- Rev A: Planting revised to suit Local Authority requirements - 25Jun10 (MP/jr)

Base: Popplewell Associates' drawing nr. 1263/1H, 'Landscape Proposals'

PROJECT	Littlemoor Lane, Thorne		
TITLE	Landscape Proposals: Southern Boundary		
CLIENT	The Land and Development Practice		
DATE	13 Oct 09	SCALE 1 : 200	SHEET A1
DRAWN	MP/jr	DRAWING NO	2125/1
CHECKED		REVISION	K

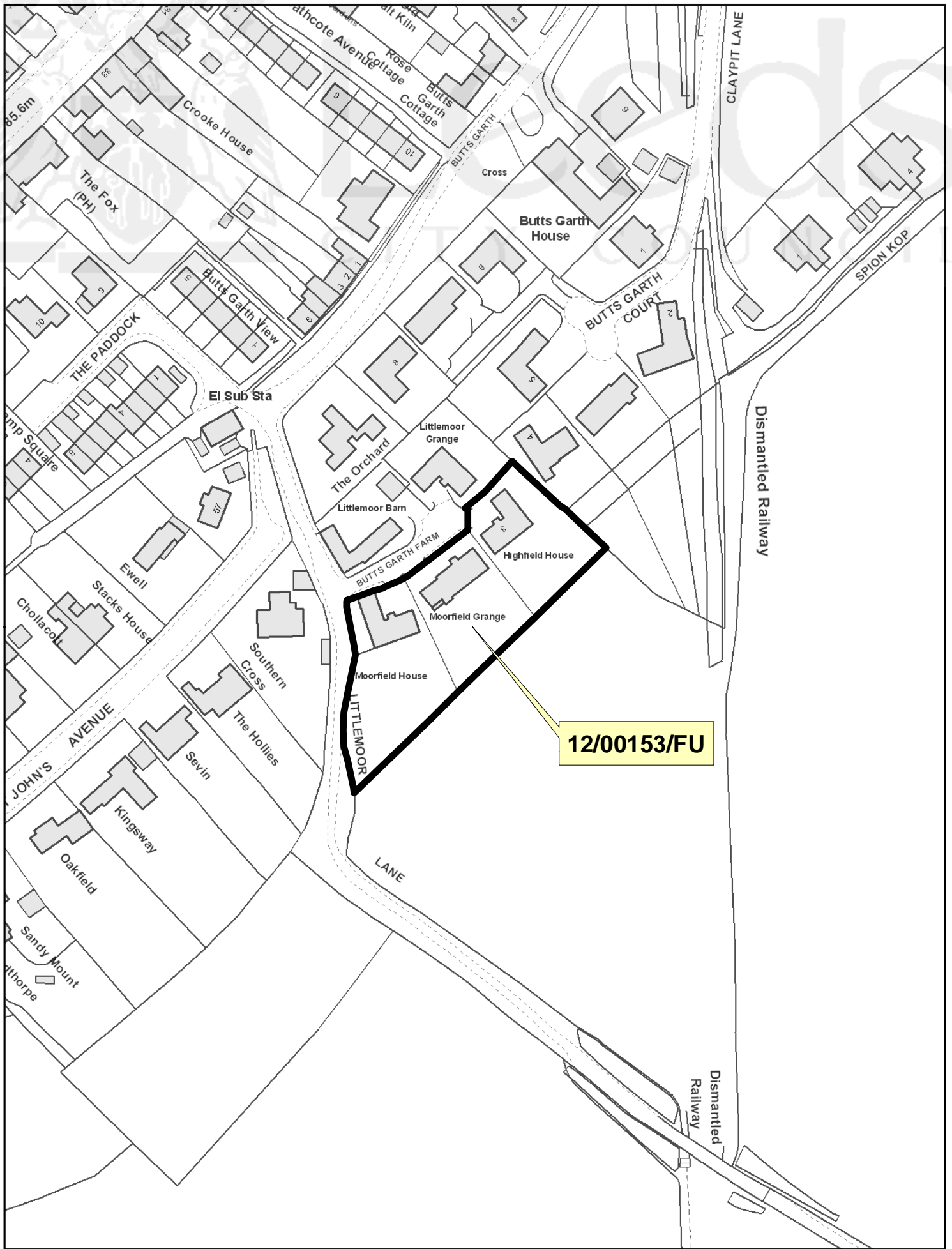
Popplewell
 Chartered Landscape Architects
 Environmental Consultants
 1 Isis Court Rosetta Way
 York YO26 5NA
 Telephone +44 (0)1904 794276
 Facsimile +44 (0)1904 788952
 Email mailbox@popplewellassociates.co.uk
 Web www.popplewellassociates.co.uk



Note: Move existing Bamboo & Pampas Grass into ornamental fringing and reduce new plant numbers accordingly

- Ornamental Fringe Planting
- 16Nr CaS
- 16Nr CsF
- 16Nr EpM
- 16Nr PB
- 16Nr SrPA
- 16Nr Vt

- Native Tree & Shrub Mix
- 14Nr Ac
- 14Nr Bp
- 14Nr Cav
- 14Nr Cm
- 14Nr Fe
- 14Nr Ps
- 14Nr Qp
- 14Nr Roc
- 14Nr Sc
- 14Nr Sau



EAST PLANS PANEL

