



**Landscape Management Plan and Ecological Mitigation
Implementation and Timetable Proposals Statement.**

Prepared for

Conditions 6 & 27 on Planning Permission ref. 2019/1464.

Land off Lidgett Lane, Pilley, Barnsley, S75 3AG

Avant Homes

March 2020

Introduction

This Brief Statement has been prepared for the residential development for 49 No. dwellings at the land south of Lidgett Lane, Pilley, Barnsley which was recently approved under a section 73 application submitted by Avant Homes (Yorkshire), Planning Permission reference 2019/1464.

The statement has been prepared in respect of planning conditions 6 & 27.

Condition 6 on the permission states the following:

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

Condition 27 on the permission states the following:

All out of curtilage planting, seeding or turfing or ecological mitigation measures comprised in the approved details of landscaping (3594/1C 'Detailed Landscaping Proposals) shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales. Any which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Approved Detailed Landscape Proposals

Our detailed Landscape Layout proposals were submitted and approved as part of planning application ref: 2019/1464 and the approved layout is listed under the approved plans condition (condition 2).

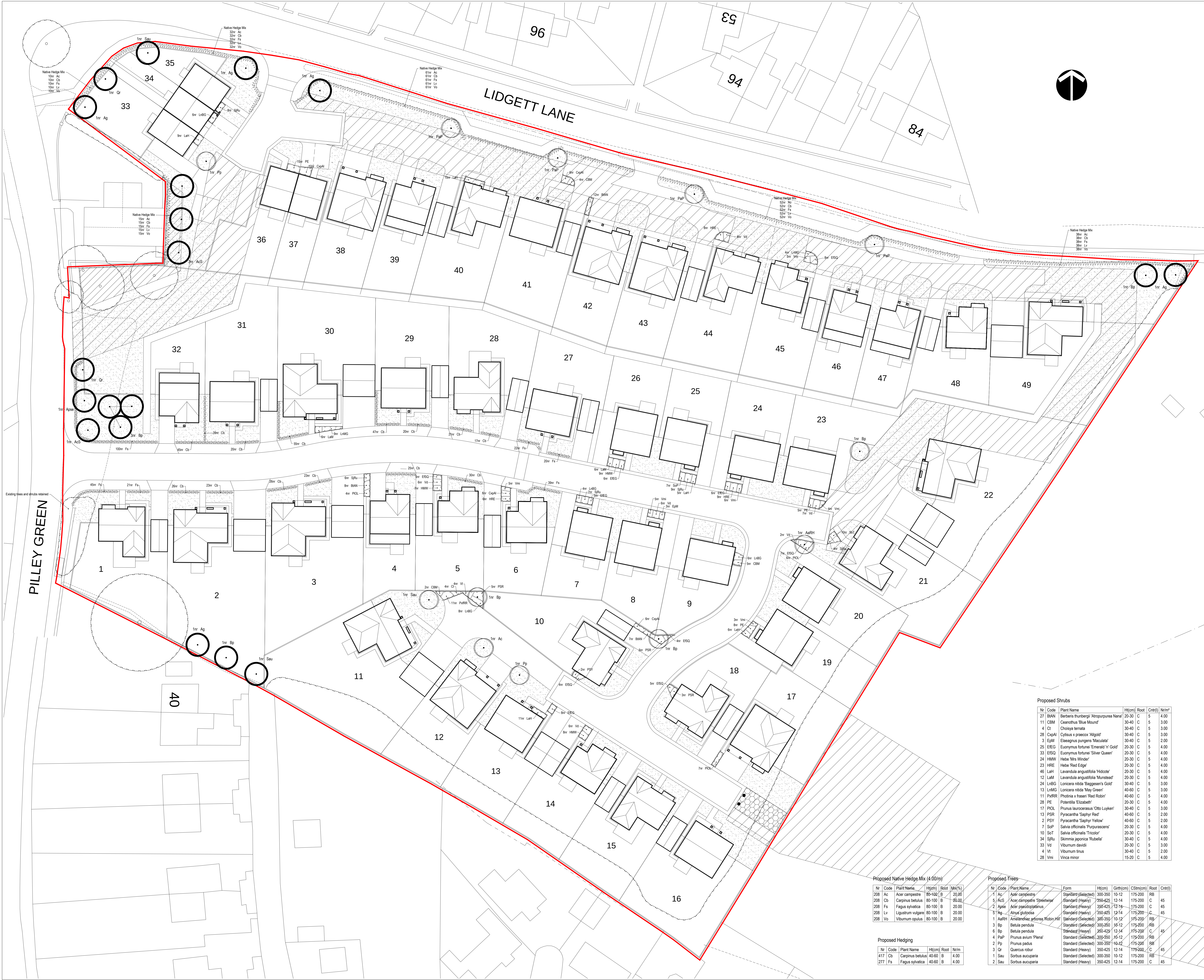
The approved Detailed Landscape Layout, drawing number 3594/1 Revision D is provided at Appendix 1 for reference.

All of the landscaping specified on the approved layout will be within the private curtilages of the plots and conveyed to the customers upon occupation. All Trees, hedges, shrubs and grassed areas will be fully implemented as per the approved detailed layout prior to occupation of each property and then maintained by the occupants thereafter which is safeguarded within the plot transfers for each dwelling.

Ecological Mitigation measures

Our Ecological Enhancement Plan has been submitted separately to satisfy condition 23 on the planning permission. Once the Ecological Enhancement Plan has been approved, all the measures specified will be implemented within the curtilage of each plot prior to the occupation. Condition 27 makes specific reference to any measures outside dwelling curtilages but all areas of the site will be transferred to plots therefore there will be no requirement for a management company on this development.

Appendix 1 – Approved Detailed Landscape Proposals



This drawing is the copyright of Rosetta Landscape Design 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.

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.
Herbicide and cultivation: Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997) or otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.
Planting: All planting and turfing shall conform to BS 3839: 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 11r stakes (1500mm long, per tree, 600mm above ground, 75mm diameter) and 11r bio-degradable tie. Heavy Standard trees to be planted in pits 1000x1000x600mm or dimensions of rootball, whichever is greater. Tree to be supported by 21r stakes (1500mm long, 600mm above ground, 75mm diameter), cross bar (400x100x15mm) and 11r bio-degradable ties. Agrisure soil improver and 150g Enmag (or, equivalent) to be incorporated into the soil of all new tree pits. Trees to be planted centrally within a tree pit.
Container grown shrubs, transplants and whips: Shrubs and transplants shall be planted in pits 300x300x400mm depth, and the backfill shall include 3 litres of peat-free tree and shrub compost. Where two or more shrub species are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.
Herbicide: Spot treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.
Mulch: Planting beds to receive 75mm depth pulverized ornamental bark mulch. Native woodland/edge plants to be planted with 800g flax fibre mulch mat pinned to soil. Native hedgerow to be planted through 800g flax fibre mulch roll, edges tuckled. Ensure the top of the mulch layer is a minimum of 15mm below adjacent pavements and other surfaces, to prevent collapse.
Plant position: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.
Protection to planting: Native hedgerow plants to be protected by spiral shelters. Native trees and shrubs within mixes to be protected by shelter guards as supplied by Acom Planting Products Ltd (01508 528763), or equivalent.
Ornamental hedging: Hedges to comprise a single row of plants, 400mm wide trench excavated to take plants and topsoil cultivated to 400mm depth prior to application of fertiliser.
Grass: All turfseeded areas to be cultivated and levelled as required removing any stones, rubble, subsoil, general construction waste.
Planting Season: Bare-root plants to be planted between mid-November and mid-March dependant upon the planting season.

LEGEND

- Site boundary
- Existing tree to be retained
- Existing tree to be removed
- Proposed tree Standard (Heavy)
- Proposed tree Standard (Selected)
- Proposed shrub bed
- Proposed hedge
- Proposed grass
- Proposed Native Hedge Mix

Proposed Shrubs

Nr	Code	Plant Name	Ht(cm)	Root	Cmtr	Nr/m
27	BAN	Barberry thunbergii 'Atropurpurea Nana'	20-30	C	5	4.00
11	CBM	Ceanothus 'Blue Mound'	30-40	C	5	3.00
4	CI	Choisya ternata	30-40	C	5	3.00
28	CxAN	Cytisus x praecox 'Algalot'	30-40	C	5	3.00
3	ESM	Eleagnus pungens 'Maculata'	30-40	C	5	2.00
29	EEG	Euonymus fortunei 'Emerald 'n' Gold'	20-30	C	5	4.00
33	ESQ	Euonymus fortunei 'Silver Queen'	20-30	C	5	4.00
24	HMW	Hebe 'Mrs Winder'	20-30	C	5	4.00
23	HRE	Hebe 'Red Edge'	20-30	C	5	4.00
46	LAIH	Lavandula angustifolia 'Yiddish'	20-30	C	5	4.00
12	LAI	Lavandula angustifolia 'Munstead'	20-30	C	5	4.00
24	LrBG	Lonicera nitida 'Baggesen's Gold'	30-40	C	5	3.00
13	LrMG	Lonicera nitida 'May Green'	40-60	C	5	3.00
11	PuRR	Phytolacca fraseri 'Red Robin'	40-60	C	5	4.00
26	PE	Potentilla 'Elizabeth'	20-30	C	5	4.00
17	POL	Prunus laurocerasus 'Otto Luyken'	30-40	C	5	3.00
13	PSR	Pyracantha 'Saphyr Red'	40-60	C	5	2.00
2	PSY	Pyracantha 'Saphyr Yellow'	40-60	C	5	2.00
7	ScP	Salvia officinalis 'Purpureascent'	20-30	C	5	4.00
10	SOT	Salvia officinalis 'Tricolor'	20-30	C	5	4.00
34	SJRu	Skimmia japonica 'Rubella'	30-40	C	5	4.00
33	Vd	Viburnum davidii	20-30	C	5	3.00
4	VI	Viburnum tinus	30-40	C	5	2.00
28	Vni	Vince minor	15-20	C	5	4.00

Proposed Native Hedges Mix (4.00m)

Nr	Code	Plant Name	Ht(cm)	Root	Mix(%)
208	Ac	Acer campestre	80-100	B	20.00
208	Cb	Carpinus betulus	80-100	B	80.00
208	Fs	Fagus sylvatica	80-100	B	20.00
208	Lv	Ligustrum vulgare	80-100	B	20.00
208	Vb	Viburnum opulus	80-100	B	20.00

Proposed Hedging

Nr	Code	Plant Name	Ht(cm)	Root	Nr/m
417	Cb	Carpinus betulus	40-60	B	4.00
277	Fs	Fagus sylvatica	40-60	B	4.00

Proposed Trees

Nr	Code	Plant Name	Form	Ht(cm)	Girth(cm)	CS(m/cm)	Root	Cmtr
1	Ac	Acer campestre	Standard (Selected)	300-350	10-12	175-200	RB	45
5	AcS	Acer campestre 'Spectabilis'	Standard (Heavy)	350-425	12-14	175-200	C	45
2	ApS	Acer pseudoplatanus	Standard (Heavy)	350-425	12-14	175-200	C	45
5	Ag	Azara glaberrima	Standard (Heavy)	350-425	12-14	175-200	C	45
1	AaRH	Amelanchier alnifolia 'Robin Hill'	Standard (Selected)	300-350	10-12	175-200	RB	45
3	Bp	Betula pendula	Standard (Selected)	300-350	10-12	175-200	RB	45
6	Bp	Betula pendula	Standard (Heavy)	350-425	12-14	175-200	C	45
4	PpP	Prunus avium 'Plena'	Standard (Selected)	300-350	10-12	175-200	RB	45
2	Pp	Prunus padus	Standard (Selected)	300-350	10-12	175-200	RB	45
3	Qr	Quercus robur	Standard (Heavy)	350-425	12-14	175-200	C	45
1	Sau	Sorbus aucuparia	Standard (Selected)	300-350	10-12	175-200	RB	45
2	Sau	Sorbus aucuparia	Standard (Heavy)	350-425	12-14	175-200	C	45

Rev D: Revised to revised layout 00 - 26Feb20 (BP)

Rev C: Revised to client comments - 07Feb20 (BP)

Rev B: Revised to revised layout 00 - 10Jan20 (BP)

Rev A: Revised to revised layout 00 received 20Nov19 - 21Nov19 (BPjr)

Base: Avant Homes 'Master Layout' 00 received 19Nov19

PROJECT Ligett Lane, Pilley

TITLE Detailed Landscape Proposals

CLIENT Avant Homes (Yorkshire)

DATE 20 Nov 19 SCALE 1 : 250 SHEET A0

DRAWN BP/jr DRAWING NO 3594/1

CHECKED BP REVISION D

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