

APPLICATION NO	PA/2023/503
APPLICANT	Mr Nim Mattu
DEVELOPMENT	Application for approval of reserved matters (appearance and landscaping) pursuant to outline planning permission PA/2018/2416 dated 03/04/2020 for 11 dwellings
LOCATION	Sir Solomon Inn, King Edward Street, Belton, DN9 1QN
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding, and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

LC14 (Area of Special Historic Landscape Interest)

RD2 (Development in the Open Countryside)

H5 (New Housing Development)

H8 (Housing Design and Housing Mix)

H10 (Public Open Space Provision in New Housing Development)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

H10 (Public Open Space Provision in New Housing Developments)

LC7 (Landscape Protection)

LC12 (Protection of Trees, Woodland and Hedgerows)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CS7 (Spatial Distribution of Housing Sites)

CS8 (Overall Housing Provision)

CS9 (Affordable Housing)

CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

CS19 (Flood Risk)

CS23 (Sport, Recreation and Open Space)

CS27 (Planning Obligations)

Housing and Employment Land Allocations DPD (2016):

The site (apart from the access) is outside the defined development limits within the open countryside and is covered by policy LC14.

New North Lincolnshire Local Plan: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until later in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1: Presumption in Favour of Sustainable Development

SS2: A Spatial Strategy for North Lincolnshire

SS3: Development Principles

SS5: Overall Housing Provision

SS6: Spatial Distribution of Housing Sites

SS11: Development Limits

H2: Housing Mix and Density

H3: Affordable Housing

CSC3: Protection and Provision of Open Space, Sports and Recreational Facilities

RD1: Development in the Open Countryside

HE2: Area of Special Historic Landscape Interest

DQE1: Protection of Landscape, Townscape and Views

DQE3: Biodiversity and Geodiversity

DQE6: Sustainable Drainage System

DQE7: Climate Change and Low Carbon Living

DQE12: Protection of Trees, Woodland and Hedgerows

T1: Promoting Sustainable Transport

T3: New Development and Transport

T4: Parking

DM1: General Requirements

ID1: Delivering Infrastructure

CONSULTATIONS

Highways: The site access with King Edward Street was secured under PA/2018/2416. All the highways conditions applied to the outline permission are still applicable and no additional conditions are required.

Drainage (Lead Local Flood Authority): The LLFA Drainage Team would like to make the following additional note: ...5. The drawing (page 63/70 of the attached Flood Risk

Assessment) indicates highway surface water drainage storage tanks located within private properties. This is unacceptable, unless this is adopted by the water company or a public body and not remain in private ownership.

Environment Agency: Does not wish to comment on the application.

Severn Trent Water: No response received.

Environmental Protection: No comments to make but adds a note to the applicant that there are several pre-commencement conditions in relation to PA/2018/2416 including 26 (land contamination), 27 (construction environmental management plan) and 29 (electrical vehicle charging).

Historic Environment Record: No further recommendations.

Trees and Landscape:

Original response: The landscaping for this location appears to be very sparse; I was hoping for more substance and quality landscaping for this site.

Amended plans: No objection.

Humberside Police: No objection.

Humberside Fire and Rescue: General comments in relation relating to access for the fire service and to water for fire-fighting.

NHS North Lincolnshire Health Care Partnership: We would like to request consideration of Section 106 funding in relation to the planning application for 11 dwellings at Sir Solomon Inn, King Edward Street, Belton.

The nearby surgery, South Axholme Practice, is already under pressure due to limitations with space. The practice has a total of five sites across the Isle of South Axholme, with Belton Surgery the closest to the proposed development. Any increase in new housing is likely to impact on requests for new patient registrations, potentially increasing the list size and demand for clinical services. We suggest the methodology used to determine a suggested amount of S106 funding is used from the Local Plan Housing and Primary Care Analysis, which uses a rate of £825.56 per dwelling:

$£825.56 \times 11 \text{ housing units} = £9,081.16.$

Should the 106 funding be successful, it would be used to potentially increase space for the delivery of primary care services and wider community services, which will benefit local patients. Whilst the proposal is one housing development in the local area, the cumulation of all new housing proposed will add to the pressure already faced by the nearby practices. We hope this request is reasonable at the scale in relation to this application.

PARISH COUNCIL

Belton Parish Council share the concerns of the local flood authority that the storage tanks are situated on private property.

PUBLICITY

The application and the amendments have been advertised by site and press notice in accordance with Article 15 of the Development Management Procedure Order 2015. Two letters of objection have been received raising the following issues:

- landscaping inadequate
- gardens don't reflect the size of the houses
- gardens are needed for children to play, nature to thrive and surface water to drain
- access is inadequate and close to the roundabout
- the site is outside the settlement boundary of Belton.

STATEMENT OF COMMUNITY INVOLVEMENT

No information relating to community consultation has been submitted with the application.

ASSESSMENT

The proposal

This proposal is for the erection for 11 dwellings served by an access from King Edward Street (approved under outline planning permission PA/2018/2416). The 11 dwellings comprise 9 detached dwellings and 1 pair of semi-detached dwellings arranged around a cul-de-sac. The dwellings are a mix of 3- and 4-bedroom properties. Six of the dwellings comprise detached dormer bungalows. The semi-detached dwellings (plots 10 and 11) have rooms in the roof space lit by rooflights. Each dwelling has its own car parking arrangements – garage and driveway or just driveway. Each dwelling has a private rear garden area. The submitted scheme primarily conforms with the access, layout and scale submitted and approved at outline stage under PA/2018/2416.

The site

The site (apart from the main access) is outside the development boundary of Belton within the open countryside. The site is washed over by the Area of Historic Landscape Interest (LC14). The site primarily lies within flood zone 1 of the council's SFRA with a small area of the site to the north lying in flood zone 2/3a. Some of the dwellings (part of them) are within flood zone 2/3a. The adjoining vacant site to the south is owned by the same developer (outlined in blue on the submitted site location plan); a separate planning application on that site for 5 detached dwellings is currently pending (PA/2023/98). To the north are open fields, to the east are fields and residential gardens, and to the west are dwellings and Goose Green Farm along the A161.

Relevant planning history

Application site:

2018/2416: Outline planning permission to erect 11 dwellings, with appearance and landscaping reserved for subsequent consideration – approved 03/04/2020

Adjoining site to the south:

- PA/2023/98: Planning permission to erect five detached dwellings (re-submission of PA/2021/2255) – pending
- PA/2021/2255: Planning permission to erect five detached dwellings – refused 11/02/2022
- PA/2018/313: Outline planning permission for 15 detached dwellings – withdrawn 14/05/2018
- PA/2016/1907: Outline planning permission to erect five detached dwellings – approved 08/02/2017.

Principle and procedural matters

The principle of the development in this location is established by the extant outline planning permission on the site (PA/2018/2416) which was granted by the planning committee on 03/04/2020. The outline planning permission was approved with access, layout and scale considered, the only matters reserved for future consideration being appearance and landscaping.

The only details that can be considered as part of this reserved matters application are therefore appearance and landscaping for the approved 11 dwellings on the site.

Appearance

Appearance relates to aspects of a building or place which affect the way it looks, including the exterior of the development.

Policy RD2 of the North Lincolnshire Local Plan is concerned with development within the open countryside. The policy is in two parts: firstly, it sets out, in principle, those development types that are acceptable; and secondly, it sets out a criteria-based approach to assessing those developments. The second part is of relevance here in that it seeks to ensure that the visual amenity of the countryside is not compromised by poor quality development.

Paragraph 'c' of the policy states, '...the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials;'

Policy CS5 of the North Lincolnshire Core Strategy is also relevant. It states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

Policy CS7 of the Core Strategy seeks to ensure that housing development will be required to make efficient use of land but the density of new development should be in keeping with the character of the area and should support the development of sustainable, balanced communities.

Policy H5 of the local plan, which is concerned with new housing development, is also considered relevant (although parts 'i' & 'ii' are superseded by policy CS1 of the Core

Strategy, the remainder of the policy is intact). Policy H5 requires new housing developments to be in keeping and compatible with the character and amenity of the immediate environment and with the settlement as a whole.

Policy H8 of the local plan is concerned with housing design and mix. Through policy H8 new residential development will be permitted provided it:

- (i) respects and reflects the form, scale, massing, design and detailing, materials, and nature of the local environment; and
- (ii) incorporates a high standard of layout which maintains and where possible improves and enhances the character of the area; and
- (iii) protects existing natural and built features, landmarks or views that contribute to the amenity of the area; and
- (iv) prioritises the needs of pedestrian movement and takes into account the safety, health and security of residents, neighbours and the community; and
- (v) provides for residents a sense of identity and variety;
- (vi) creates an appropriate mix of dwelling size and type.

Paragraph 130 of the NPPF states, ‘...Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

In this case, 11 dwellings are proposed on the site arranged around a cul-de-sac. The number and layout of the dwellings has already been approved as part of outline planning permission PA/2018/2416. The dwellings are a mix of housing types and designs. King Edward Street comprises a full range of housing types and mixes of differing designs. The proposed development will not therefore appear to be out of character with the surrounding area. The dwellings are shown to be brick built with detailing on the principal elevation such as gables, bay windows, canopies, headers above windows, and hipped dormer windows, which adds interest and variety to the development as a whole.

Materials are not shown on the submitted plans but these can be conditioned and agreed prior to any above-ground works taking place on the dwellings. The applicant is advised that a palette of materials will need to be submitted to retain and further enhance the character and appearance of the area. No overlooking or loss of amenity issues have been

identified and the proposed development will not result in loss of amenity to potential occupiers of the dwellings or to adjacent dwellings.

Comments about the small size of gardens are noted. The size of the gardens was shown on the layout approved through PA/2018/2416 and are not for consideration as part of this application. Plots to the eastern side of the site do have smaller gardens, but two of these plots serve semi-detached dwellings. The other plots have fairly substantial garden areas. Overall, the plots have sufficiently sized garden areas to provide functional private outdoor amenity space for future occupants.

In terms of impacts on the Area of Special Historic Landscape Interest (ASHLI), the council's Historic Environment officer has been consulted on the proposals and has no further recommendations to make. The development will be visible in relation to the ASHLI, but the scale, layout and access for this development of 11 dwellings has already been approved through outline planning permission PA/2018/2416. The appearance of the proposed 11 dwellings, together with the landscaping and boundary treatment proposed, and a condition requiring the submission of all external materials to be submitted to the council for approval, will mitigate the visual impacts on the ASHLI to an acceptable level.

It should be noted that the site the subject of the separate application pending consideration (PA/2023/98) for 5 detached dwellings, which adjoins this one, is also owned by the applicant. For clarity, the applicant has shown this separate application on the site block plan and the dwellings are of similar design and appearance as those proposed under this application. If PA/2023/98 is approved, there would be a cohesive development across both sites which would respect the character and appearance of the surrounding area.

This proposed residential development is considered to align with policies RD2, DS1, LC7, LC14, H5 and H8 of the North Lincolnshire Local Plan, and CS5 and CS7 of the Core Strategy, as well as the aforementioned paragraphs of the NPPF.

Landscaping

Landscaping relates to the improvement or protection of the amenities of the site and the area, and the surrounding area; this could include planting trees or hedges as a screening.

Policy CS5 is in part concerned with landscaping and states, '...Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.'

Policy LC12 of the North Lincolnshire Local Plan seeks to ensure that proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows. In this case, no conditions were placed on outline planning permission PA/2018/2416 to safeguard any of the existing hedging and trees on the site. There is no protection afforded to trees and hedgerows on the site and the layout approved under PA/2018/2416 did not show any trees or hedgerows to be retained.

Paragraph 131 of the NPPF states, '...Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-

term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highway and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highway standards and the needs of different users.'

Paragraph 174 (b) of the NPPF states that (decisions should contribute by) '...recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

In this particular case, the original landscaping plan submitted was not acceptable as very little landscaping was proposed, with all existing trees and hedgerows to be removed. Following intervention from the case officer, a much more robust landscaping scheme has been submitted. All gardens will be lawned and 13 new trees will be planted. The majority of the plots will have some shrub planting on them containing a variety of species. The tree officer has no objections to the scheme. The landscaping, once mature, will soften the visual appearance of the development on the ASHLI. Therefore, on balance, the proposed landscaping is considered to be acceptable and will align with DS1, RD2, H5 and LC14 of the North Lincolnshire Local Plan, policy CS5 of the Core Strategy. and paragraphs 131 and 174 of the NPPF.

Other matters raised

This application is solely to determine if the appearance and landscaping for the site is acceptable. Concerns over surface water drainage for the site are noted, but are not pertinent to this reserved matters application. Surface water drainage conditions have been imposed on the outline planning permission and must be discharged before development commences on this site. The council is working with the applicant to ensure a satisfactory surface water drainage scheme is submitted pursuant to condition 21 of the outline planning permission. If PA/2023/98 is approved, which has been submitted by the same applicant, then the council will seek to ensure an acceptable overarching drainage strategy across both sites. The surface water drainage conditions will not be discharged until an acceptable surface water drainage strategy has been submitted to and approved by the council.

The NHS North Lincolnshire Health Care Partnership has requested an S106 contribution towards health services. However, no S106 contributions were requested or imposed when outline planning permission PA/2018/2416 was granted. S106 contributions cannot now be re-considered as part of this reserved matters application as the only matters for consideration are appearance and landscaping.

Conclusion

Overall, the proposed reserved matters scheme, pursuant to outline planning permission PA/2018/2416, is considered to be acceptable.

RECOMMENDATION Grant approval subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans:

C2000/A1/101 Rev A site layout

C2000/A1/102 Rev B Landscaping Site Layout

C2000/ A1 /107 rev A Plots 5,6,7 and 8 House Type 4-GA
C2000/ A1 /110 rev A Plots 10 and 11 House Type 6 and 7 GA
C2000/ A1 /108 rev A Plot 9 House Type 5-GA
C2000/ A1 /109 rev A Plot 9 Garage GA
C2000/ A1 /106 rev A Plots 3 and 4 House Type 3 GA
C2000/ A1 /105 rev A Plot 2 House Type 2 GA
C2000/ A1 /104 rev A Plot 1 House Type 1 GA
C2000/ A1 /103 rev A Location Plan.

Reason

For the avoidance of doubt and in the interests of proper planning.

2.

Before any above-ground works take place on the site, details of the make, type and colour of all external facing materials to be used on the development shall be submitted to the local planning authority for approval in writing and thereafter only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

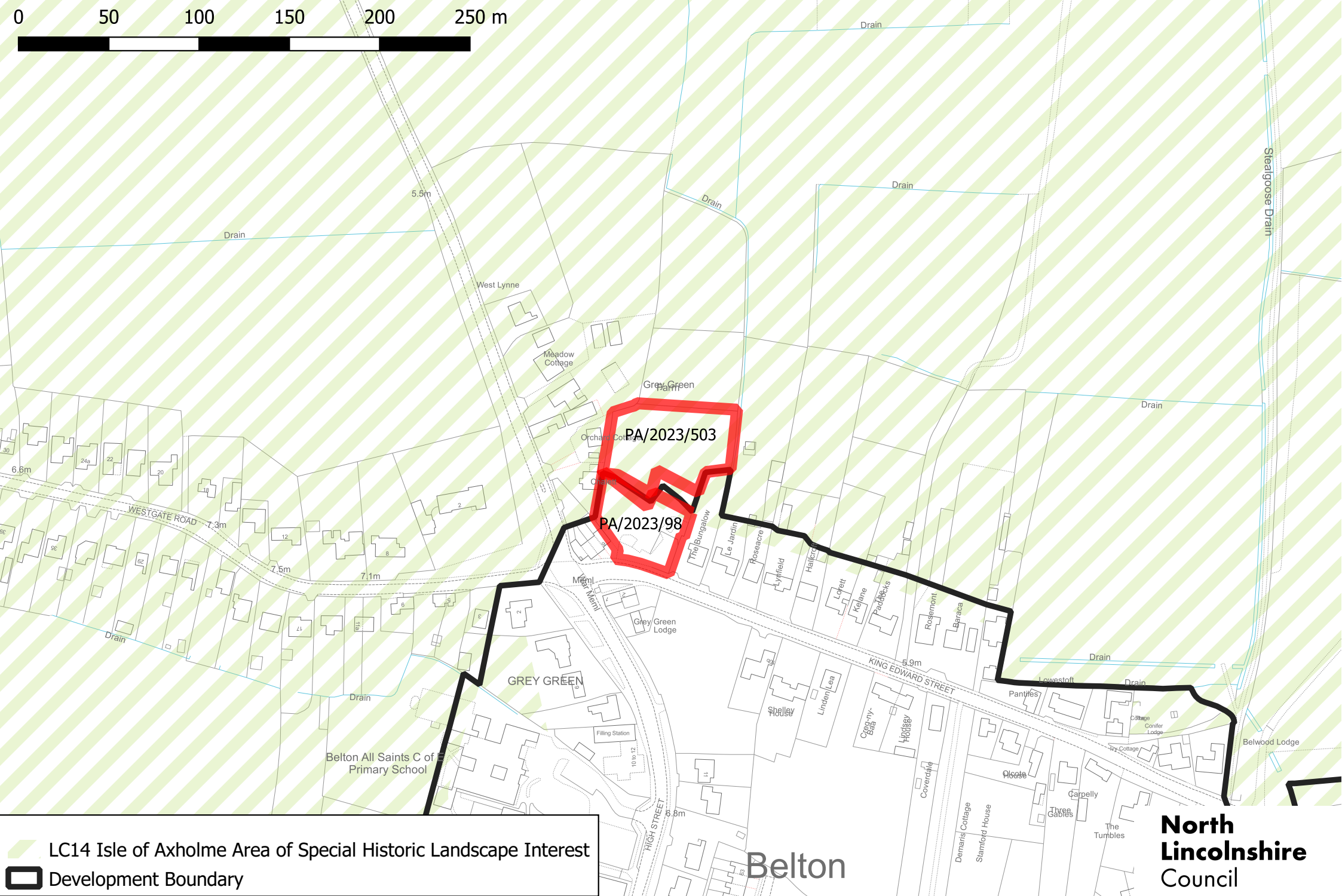
Informatives


1.


In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

2.

The applicant is advised that an overarching surface water drainage strategy pursuant to condition 27 of PA/2018/2416 will need to be submitted if PA/2023/98 (application for 5 dwellings) is approved to cover both sites.



 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

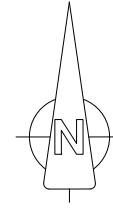
PA/2023/503

Belton

**North
Lincolnshire
Council**

AMENDED PLAN

NOTES
 THIS DRAWING IS FOR BUILDING REGS. & PLANNING PURPOSES ONLY
 ALL DIMENSIONS & DETAILS TO BE CHECKED ON SITE PRIOR TO
 COMMENCEMENT OF WORKS ON SITE
 THIS DRAWING IS THE COPYRIGHT OF SHEPHERD TECHNICAL SERVICES
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE
 FOLLOWING DRG. NO.
 C2000/A1/01 PROPOSED SITE LAYOUT
 C2000/A1/02 LANDSCAPING SITE LAYOUT
 C2000/A1/03 LOCATION PLAN
 C2000/A1/04 HOUSE TYPE 1 - PLOT 1 - GENERAL ARRANGEMENT
 C2000/A1/05 HOUSE TYPE 2 - PLOT 2 - GENERAL ARRANGEMENT
 C2000/A1/06 HOUSE TYPE 3 - PLOTS 3&4 - GENERAL ARRANGEMENT
 C2000/A1/07 HOUSE TYPE 4 - PLOTS 5, 6, 7 & 8 - GENERAL ARRANGEMENT
 C2000/A1/08 HOUSE TYPE 5 - PLOT 9 - GENERAL ARRANGEMENT
 C2000/A1/09 GARAGE - PLOT 9 - GENERAL ARRANGEMENT
 C2000/A1/10 HOUSE TYPE 6&7 PLOTS 10 & 11 - GENERAL ARRANGEMENT
 SS-AWP-ZZ-XX-DR-C-3001 FRDA DRAINAGE LAYOUT



PHASE 2 PA/2023/503

EXTERNAL WORKS LEGEND

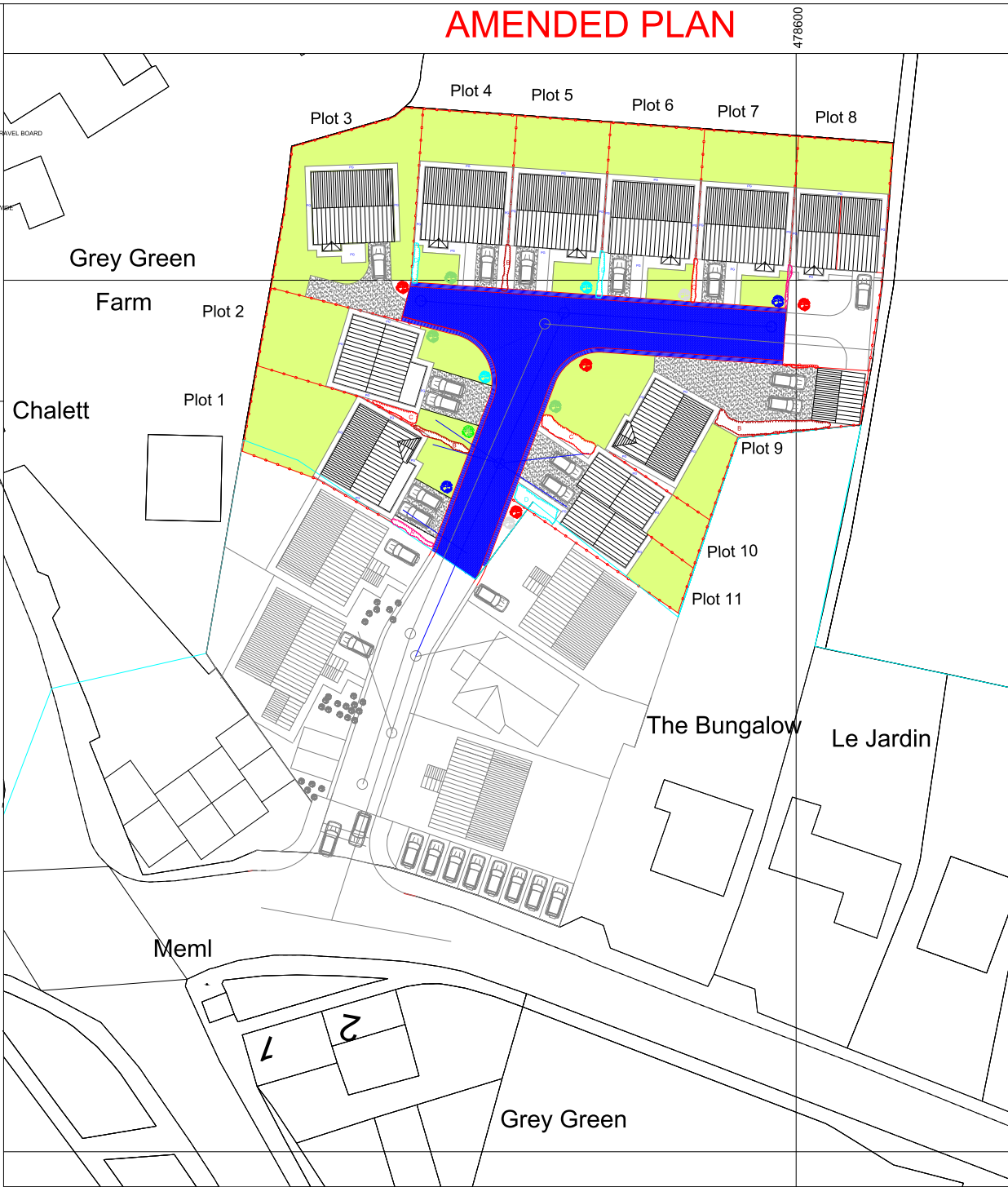
- REVISED DEVELOPMENT BOUNDARY LINE
- 1800 HIGH FEATHER EDGE TIMBER FENCING WIT H150 HIGH GRAVEL BOARD
- CONCRETE BRINDLE PAVERS IN HERRINGBONE PATTERN
- SERVICE STRIP RED PAVERS LAID STRETCHER COURSE 500 WIDE WITH PAVER KERB EDGE
- 600 SQ CONCRETE SLABS
600 SQ CONCRETE SLABS WITH PEA GRAVEL SURROUND

LANDSCAPING WORKS LEGEND

- ROWAN - SORBUS ALUCUPARIA - 2no.
 - FIELD MAPLE OR CRAB APPLE - ACER CAMPESTRE OR MALUS SYLVESTRIS 1no.
 - SILVER BIRCH - BETULA PENDULA - 4no.
 - HORNBEAM - CARPINUS BETULUS - 2no.
 - MOUNTAIN ASH - SOBUS JOSEPH ROCK - 1no.
 - OBELISK - AMELANCHER ALINFOLA - 3no.
- TREE PLANTING SIZE 1.5M MAX 10cm GIRTH
 NET WEIGHTS LISTED WITH TOPSOIL DOUBLE STAKED, CROISSBAR & RUBBER SPACER
 ALL TREES TO BE PLANTED BEFORE MARCH AFTER OCCUPATION

LANDSCAPING MANAGEMENT PLAN

- LAWNED AREA
 - SHRUB PLANTING SEE SPEC.
 - SHRUB PLANTING SEE SPEC.
 - SHRUB PLANTING SEE SPEC.
 - SHRUB PLANTING SEE SPEC.
- DEVELOPER TO BE RESPONSIBLE FOR IMPLEMENTING - FIRST PLANTING SEASON AFTER OCCUPATION
- 5 YEAR MANAGEMENT PLAN TO BE IMPLEMENTED TO COVER THE SEASONAL & ANNUAL MAINTENANCE OPERATIONS
- TREES
 WATER ON MONTHLY BASIS APRIL TO SEPTEMBER IN PERIODS OF DROUGHT
 IN WINTER UNDERTAKE FORMATIVE PRUNING OF YOUNG TREES TO
 ENCOURAGE GROWTH & SHAPE
 ALL TREE STAKES & BASES TO BE CHECKED FOR STABILITY AFTER STRONG WINDS
 TEE TREES TO BE CHECKED ON NEW TREE PLANTING AND TO BE REPLACED, ADJUSTED AS NECESSARY
 APPLY FERTILISER TO BASE OF TREE ANNUALLY (50g PER TREE MAR-APR)
- SHRUB PLANTING
 OWNER/OCCUPIERS TO BE RESPONSIBLE FOR UPKEEP AFTER 2 YEAR PERIOD
 DEVELOPER TO BE RESPONSIBLE FOR FIRST 2 YEAR PERIOD TO INCLUDE:
 WATERING MONTHLY APR-SEPT
 REMOVE WEEDS & DEAD PLANTS TO ALL PLANT BEDS
 TRIM PRUNE PLANTS TO KEEP OFF LAWN & PATHS
 PRUNE PLANTING & HEDGES CLEAR OF ANY SIGHT LINES
 ENDOCATE ANY OCCURRENCES OF JAPANESE KNOWITWED
 ALL DEAD PLANTS TO BE REPLACED IN THE FOLLOWING GROWING SEASON



407400

407300

SHRUBS-BED A						
NAME - SPECIES	ROOT	POT	DENSITY	MIX	HEIGHT	GIRTH
COTONEASTER DAMMERI	2L	2litre	5m2	20%	20-30cm	20-30cm
PYROCANTHA	2L	2litre	2m2	20%	30-40cm	20-30cm
AUCUBA A. JAPONICA	2L	2litre	1m2	15%	30-40cm	20-30cm
HEBE RED EDGE	2L	2litre	4m2	15%	20-30cm	20-30cm
VIBURNUM DAVIDI	2L	2litre	3m2	15%	20-30cm	20-30cm
CHOIS YA TEMATA	2L	2litre	1m2	15%	20-30cm	20-30cm

SHRUBS-BED B						
NAME - SPECIES	SIZE	POT	DENSITY	MIX	HEIGHT	GIRTH
COTONEASTER DAMMERI	2L	2litre	5m2	20%	20-30cm	20-30cm
PYROCANTHA	2L	2litre	2m2	20%	30-40cm	20-30cm
AUCUBA A. JAPONICA	2L	2litre	1m2	15%	30-40cm	20-30cm
SEDUM SPECTACLE STAMBURIT	2L	2litre	3m2	15%	20-30cm	20-30cm
PERISCANA AFFINIS SUSPENSIA	2L	2litre	2m2	15%	20-30cm	20-30cm
LAVANDULA ANGSTIFOLIA H. BICOCOTE	2L	2litre	2m2	15%	20-30cm	20-30cm

SHRUBS-BED C						
NAME - SPECIES	SIZE	POT	DENSITY	MIX	HEIGHT	GIRTH
COTONEASTER DAMMERI	2L	2litre	5m2	20%	20-30cm	20-30cm
PYROCANTHA	2L	2litre	2m2	20%	30-40cm	20-30cm
AUCUBA A. JAPONICA	2L	2litre	1m2	15%	30-40cm	20-30cm
MAHONIA AQUIFOLIUM	2L	2litre	3m2	15%	20-30cm	20-30cm
HYPERICUM CALYCONIUM	2L	2litre	2m2	15%	20-30cm	20-30cm
SEDUM HERBSIFRUEDE	2L	2litre	2m2	15%	20-30cm	20-30cm

SHRUBS-BED D						
NAME - SPECIES	SIZE	POT	DENSITY	MIX	HEIGHT	GIRTH
COTONEASTER DAMMERI	2L	2litre	5m2	20%	20-30cm	20-30cm
PYROCANTHA	2L	2litre	2m2	20%	30-40cm	20-30cm
AUCUBA A. JAPONICA	2L	2litre	1m2	15%	30-40cm	20-30cm
GENISTA CLIVIA	2L	2litre	3m2	15%	20-30cm	20-30cm
CYSTIUS PRAEOX ALBOLO	2L	2litre	2m2	15%	20-30cm	20-30cm
HEBE H. ALUTUM GLORY	2L	2litre	2m2	15%	20-30cm	20-30cm

Rev	Date	Description
A	20.05.23	Landscaping added Released for Approval of Reserved Matters
B	24.03.23	Issued for Approval of Reserved Matters

Issued for: **Approval of Reserved Matters**

Client Scheme
 Mr. G & M. Mattu
 PROPOSED RE-DEVELOPMENT OF LAND TO THE REAR OF FORMER SIR SOLOMON PH TO CREATE 11no. RESIDENTIAL BUILDING PLOTS KING EDWARD ST. BELTON NORTH LINCS PHASE 2

Landscaping Site Layout

Shepherd Technical Services
 2 Church Lane
 Southrop
 North Lincolnshire
 DN15 7AE
 Tel : 01724 330769
 Mob: 07988 215614

SHEPHERD TECHNICAL SERVICES
 Architectural, Civil & Structural Design Consultants

Date: Mar 23
 Scale: 1:250(A1) 1:500(A3)
 Drawn: DS
 Checked:

C2000/ A1 /102 rev B

PA/2023/503 Proposed landscaping (not to scale)