

Davidsons Homes

Location: Land at Ashfield Farm, Kirkby Road, Desford LE9 9JF

Application: RM Draft Conditions 24/00709/REM

Document Issue History

Revision	Issue Date	Author	Comments
01	6/11/2025	LLW	



This document is submitted pursuant to **Condition 9** of the Reserved Matters Planning Consent which states that:

*The **Landscaping Scheme** hereby approved shall be fully implemented in accordance with revised drawings GL2335 LP 01D, 02D and 03D and in accordance with a **programme** to be submitted and approved in writing by the Local Planning Authority prior to commencement of development with details to include phasing and timescales for delivery of the hard and soft landscaping on site.*

The soft landscaping provision shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the local planning authority.

Detailed response

Programme and Phasing

Due to the scale of the development, the landscaping will be delivered in phases aligned with the construction programme. The approach will be as follows:

- Hard Landscaping:
 - Installed progressively within each development phase, following completion of roads, footpaths, and associated infrastructure.
 - Hard landscaping for each plot will be completed prior to occupation of that plot.
- Soft Landscaping:
 - Planting and turfing will be undertaken during the next suitable planting season after completion of hard landscaping in each phase.
 - All soft landscaping for individual plots will be completed prior to occupation of that plot, and communal areas will be completed prior to occupation of the final plot within the relevant phase.

3. Timescales

- Works will be implemented in accordance with the build programme, which is expected to span several years.
- Landscaping will be delivered progressively and completed prior to occupation of each affected dwelling and associated communal areas.

4. Standards and Maintenance

All works will be completed in accordance with the approved drawings:

- GL2335 LP 01D
- GL2335 LP 02D
- GL2335 LP 03D

A 5-year maintenance period will apply, with replacement of any failed planting.

Conclusion

The proposed approach ensures that the approved landscaping scheme will be delivered in full compliance with the condition, with works phased in line with the construction programme and completed prior to the occupation of each affected dwelling. This method provides flexibility for a large-scale development while guaranteeing timely implementation of both hard and soft landscaping elements, maintaining quality standards and enhancing the overall environment as the site progresses.