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Item No 06:-

15/04899/FUL (CT.5679/C)

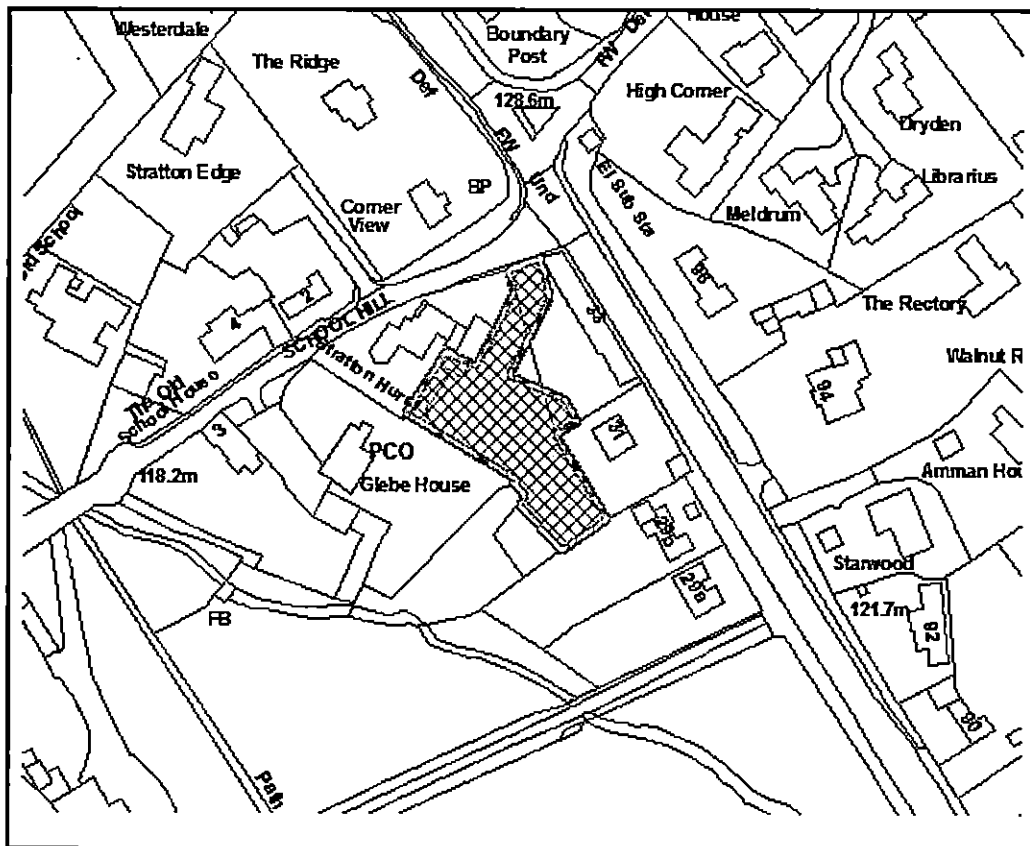
**Old Barn
33 Gloucester Road
Stratton
Cirencester
Gloucestershire
GL7 2LF**

Item No 06:-

**Demolition of existing outbuildings and erection of 1 No. dwelling, detached garage building, vehicular access, landscaping, parking and associated works at
Old Barn
33 Gloucester Road Stratton**

Full Application 15/04899/FUL (CT.5679/C)	
Applicant:	Partridge Homes (Cotswolds) Ltd
Agent:	SF Planning Limited
Case Officer:	Claire Baker
Ward Member(s):	Councillor Patrick Coleman
Committee Date:	8th June 2016

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) The Principle of Development
- (b) Scale and Design and Impact on the and the setting of the listed building and character and appearance of the AONB.
- (c) Amenity of neighbours
- (d) The access
- (e) Stability of retaining wall

Reasons for Referral:

The application has been referred to the Planning Committee by Councillor Coleman for the following reasons:

The planning history of the site

The effect on the AONB, particularly on the view from the footpath running south-east from the bottom of School Hill

The degree of adverse impact of the setting of the listed Glebe House

The impact of the new access on The Old Barn

Whether the degree of overlooking and overbearing appearance on Glebe House is acceptable.

1. Site Description:

The application site is part of the garden of the Old Barn, 33 Gloucester Road and is within the settlement boundary for Stratton. It is also within the Cotswolds Area of Outstanding Natural Beauty and is adjacent to Glebe House, a Grade II listed building. There is an existing access from School Lane.

2. Relevant Planning History:

13/03679/FUL Demolition of existing outbuilding and erection of 2No.dwellings, vehicular access, landscaping, parking and associated works- Refused 29 November 2013. Appeal dismissed 2 September 2014.

3. Planning Policies:

LPR10 Trees, Woodlands and Hedgerows
 NPPF National Planning Policy Framework
 LPR18 Development within Development Boundaries
 LPR38 Accessibility to & within New Development
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Tree Officer: No objection subject to condition

Conservation Officer: No objection subject to conditions

Landscape Officer: No objection

5. View of Town/Parish Council:

No objection; however have concerns about the impact on the adjoining listed building and access onto a narrow road.

6. Other Representations:

2 letters of objection raising the following issues:

- (i) Concerns about construction of new dwelling as the site is considerably higher than the neighbouring Glebe House and Stratton Hirst and the land is retained by an existing retaining wall which could be made unstable by the development;
- (ii) It would adversely affect the character and appearance of the AONB;
- (iii) It would adversely affect the setting of the Grade II listed Glebe House and undesignated heritage asset, the Old Barn;
- (iv) It would be harmful to the amenity of the neighbouring properties Stratton Hirst and Glebe House;
- (v) The development would be overbearing on Glebe House and the undesignated heritage asset of the Old Barn;
- (vi) The proposed planting is inappropriate and likely to adversely affect the long term structure of the retaining wall;
- (vii) The proposed dwelling is very large and intrusive and the impact on Glebe House is even greater with the revised plans;
- (viii) The plans do not show the accurate height of the retaining wall;
- (ix) No cross sections are provided to assess the impact on neighbouring properties;
- (x) If approved all windows facing Glebe House should be obscure glazed;
- (xi) The proposal fails to address the concerns raised in the previous appeal decision
- (xii) The parking and turning area directly abuts Stratton Hirst and a frequently used terraced area which will be adversely affected by the noise of parking and manoeuvring ;
- (xiii) The car movements would have an adverse impact on the amenity of The Old Barn;
- (xiv) There would be direct overlooking of the glazed garden room of Stratton Hirst;
- (xv) There is no need for a large house in the area and the two smaller houses previously refused would have answered a greater need;

7. Applicant's Supporting Information:

Planning Statement
 Arboricultural Report
 Method Statement for demolition and construction

8. Officer's Assessment:

The Proposal and Planning Background

The proposal is for the removal of existing outbuildings, the erection of a two storey dwelling and garage and the creation of an access. The proposed dwelling would be served by the existing access in School Lane. The site is within the Cotswolds Area of Outstanding Natural Beauty and is adjacent to Glebe House, a Grade II listed building. The site is within the settlement boundary of Stratton.

Planning permission was previously refused in 2013 for the erection of two dwellings at the site. An appeal against the refusal was subsequently dismissed. In his decision letter the Inspector concluded that the key issues were the impact on the residential amenity of the Old Barn and the fact that the proposal constituted over-development of the site. The Inspector's decision letter is attached to this report.

(a) The Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan is therefore the starting point. In this case the development plan is the adopted Cotswold District Local Plan 2001 - 2011 and is referred to herein as the 'Local Plan'.

The application site is located within the development boundary for Stratton where Local Plan Policy 18 (Development within Development Boundaries) applies. Local Plan Policy 18 states that within the development boundaries applications for development will be permitted provided that it meets the criteria set out. In accordance with Local Plan Policy 18 there is no objection in principle to the erection of a dwelling and garage.

The NPPF is a material consideration in the determination of planning applications. The NPPF requires local planning authorities to 'boost significantly the supply of housing' (NPPF, paragraph 47) and requires planning decisions for housing to be considered in the context of the 'presumption in favour of sustainable development' (NPPF, paragraph 14 and 49).

Paragraph 14 of the NPPF states that in decision taking the presumption in favour of sustainable development means:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework, taken as a whole, or
- specific policies in this Framework indicate development should be restricted. (Guidance in this respect is provided by footnote 9.)

With regard to footnote 9 (page 4 of the NPPF), the site is within the Cotswolds Area of Natural Beauty. There are therefore specific policies in the NPPF that indicate that development should be restricted. A recent High Court Decision in March this year between Forest of Dean District Council, the Secretary of State for Communities and Local Government and Gladman Development Ltd confirmed that the first consideration should be given to the impact on heritage assets and the Area of Outstanding Natural Beauty and if it is considered that there is harm, planning permission should be refused unless public benefits outweigh that harm.

The proposals are considered to accord with the provisions of Local Plan Policy 18 and as will be shown in following sections the provisions of the National Planning Policy Framework (NPPF).

(b) Scale and Design and Impact on the setting of the listed building and the character and appearance of the AONB

The proposed development site to the rear of The Old Barn lies adjacent to Glebe House, which is a Grade II Listed building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving its setting in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and

Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Policy 18 requires that the siting, appearance and scale of the development respects the traditional form, character and appearance of a settlement, and would cause no significant adverse environmental or visual harm to the site or its surroundings.

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

Glebe House is a large early C19 house, with a formal front elevation in the classical style, and a generous garden setting, commensurate with its status. The gardens at present make a positive contribution to the setting of the listed building, and form part of its significance as a designated heritage asset. The gardens slope up steeply along their northern edge, where the boundary is formed by a retaining wall, the ground level being higher again to the far side of this wall, within the development site area. There is therefore a substantial change in levels between Glebe House and the proposed development.

It was considered that the previous scheme, dismissed at appeal, for two faux barn dwellings on the side, along the boundary to Glebe House garden, would have been overbearing and dominating as perceived from the Glebe House side. It was acknowledged by the Inspector that this would have had a negative effect on the setting of the listed building, despite him concluding that alone it would not perhaps have warranted a refusal. It was acknowledged as one of the impacts of over-development of the site.

In contrast to the appeal proposal only one dwelling is now proposed and it is considered that the impact of one dwelling, set further back from the Glebe House boundary, and gable end on to it, would in principle, have a lesser impact on the setting of the listed building. However, in considering the impact on the setting of the listed building, the issue is the placement and massing of the new buildings and the visual relationship between these and the listed building, given the substantial change in levels. Officers were of the opinion that the proposed dwelling as originally submitted was not acceptable in terms of its scale, massing and form, and its design and materials and as such it would not have met the requirements for high quality design and would have failed to accord with the policies outlined above.

Consequently, at the request of Officers, the design of the new dwelling has been changed substantially and its form is now simplified and entirely traditional with a more convincing vernacular style. The roofing materials have also been revised to artificial stone tile to the dwelling and natural blue slate to the garage. Further section drawings have also been submitted which more clearly show the relationship of the proposed dwelling with the listed Glebe House. In conjunction with the improved design, it is now considered that the development would not negatively dominate the garden setting of the listed building. Rather, it would be seen as another dwelling in this residential area, still maintaining a fairly loose and informal grain of development. It is not considered that it would cause harm to the setting and significance of Glebe House. There are no objections to the proposed garage building whose hipped roof seems to assist in reducing its mass.

Given the much improved design, it is concluded that the new dwelling would not cause harm to the setting of the listed building and would meet the requirements for high quality design responding to local character and distinctiveness. It is considered that the proposals meet the requirements of Section 66(1) of the Planning (LBCA) Act 1990, Sections 7 and 12 of the NPPF, and Policy 42 of the Local Plan.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Section 11 of the National Planning Policy Framework encourages the conservation and enhancement of the natural environment. Paragraph 109 states that the planning system should protect and enhance valued landscapes. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Policy 42 states that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District.

While the greater part of Stratton situated outside of the Cotswolds AONB, the site itself is located just within the AONB. The site is currently used as part of the garden for number 33 The Old Barn, defined by an area mown grass, shrub planting, low walls and paths. In terms of topography, the site is located on the lower part of the garden, in the south-west corner. There are a number of mature trees within the gardens of adjacent properties. The site is accessed from School Hill, a quiet no through road with a semi-rural character. There are number of Public Rights of Way (PRoW) within the wider context of the site but non within the immediate vicinity.

The proposed development is to split the existing garden of The Old Barn to accommodate a new dwelling, a double garage and associated domestic curtilage. The trees within the central area of the site will be removed to accommodate the proposal and trees will be retained to the boundary. The existing access to The Old Barn will be utilised and widened with a small section of wall removed to provide access to the new property.

In terms of visual impact the proposed dwelling is tucked behind two existing buildings and is relatively well contained by existing mature vegetation. The Old Barn is situated adjacent to the Gloucester Road and would entirely screen the site along the carriageway. There would be glimpsed views of the property from School Hill Road, but the site is relatively well screened by Stratton Hurst House to the north-west and any glimpsed views of the property would be seen in the context of other residential plots. The proposed dwelling would be accessed from School Lane which has a semi-rural character, with scattered housing, broken up by areas of vegetation. The new building would be positioned to the rear of existing properties and would border a number of existing residential plots and would be seen in the context of existing built form. Consequently Officers do not consider that the general landscape character of the surroundings would be sufficiently altered to recommend refusal. To compensate for the tree removal within the site and for any future felling on adjacent plots Officer's recommended further tree planting to the boundary and the applicant has submitted a detailed landscape plan which incorporates appropriate boundary planting This would help to create a robust boundary between the proposed scheme and Glebe House

Whilst the site is within the Area of Outstanding Natural Beauty (AONB), it is also within the built up area of Stratton. Officers consider that the introduction of a suitably designed additional dwelling with landscaping would not adversely affect the character and appearance of the AONB. In addition whilst the Inspector at the appeal concluded that the previous proposal was overdevelopment he did not conclude that any additional dwelling at the site would have an adverse impact on the AONB. Officers therefore consider that the proposal would not cause harm to the character and appearance of the AONB and complies with paragraph 115 of the NPPF.

(c) Amenity of neighbours

Following comments from objectors the applicant has confirmed that the height of the retaining wall shown on the section drawing is correct. As a result of the wall height and the distance of the proposed dwelling from the boundary with Glebe House, is not considered that the ground floor windows would give rise to overlooking of that property. In addition the first floor windows, which serve a bathroom and en suite would be obscure glazed and fixed shut. Should Members resolve to approve the application, a condition would be applied to ensure this. The front elevation of the proposed dwelling would be located approximately 21 metres from the nearest elevation of Stratton Hirst. Stratton Hirst has an extensive garden and Officers do not consider that the proposal would give rise to undue overlooking. Officers also do not consider that the garage, which would be located closer to the boundary with Stratton Hirst and Glebe House than the proposed dwelling, would appear overbearing to either of these neighbouring properties.

At the previous appeal the Inspector was concerned that the location of the parking and turning area would adversely affect the residential amenity of the Old Barn and that the site was overdeveloped. In the current scheme the parking and turning area has been moved away from the Old Barn and its proposed residential curtilage has been enlarged. The proposal has also been reduced from two dwellings to a single dwelling. Officers consider that the revised scheme has resolved the amenity issues previously identified by the Inspector and that the proposal complies with Cotswold District Local Plan Policy 46.

(d) The Access

Concerns have been raised about the proposed access. However, the access is an existing access and is the same access as was proposed for the use of two additional dwellings in the previous appeal application. No issues regarding the access were raised previously by the Council in their refusal reasons or by the Inspector at appeal. Officers therefore consider the access to be acceptable and in compliance with Cotswold District Local Plan Policy 38 and Paragraph 32 of the NPPF.

(e) Stability of retaining wall

Concerns have been raised regarding the stability of the retaining wall during construction. Accordingly the applicant has submitted a method statement covering the demolition of the outbuildings and construction of the dwelling.

9. Conclusion:

Officers are of the opinion that, following the submission of amended plans, the proposal is acceptable. The design and use of the materials are appropriate and the proposed dwelling would serve to preserve the setting of the listed Glebe House and the character and appearance of the Cotswolds Area of Outstanding Natural Beauty. The proposal would also not adversely affect the residential amenity of adjacent residential properties. It is therefore considered to be compliant with Local Plan Policies 10, 18, 38, 39, 42 and 46 and Sections 7, 11 and 12 of the NPPF.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): OBGR/015/01 Rev A, O15/02 Rev A, 015/03 Rev A and 015/12.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected

on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

No bargeboards or eaves fascias shall be used in the proposed development.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

Prior to the first occupation of the development hereby permitted, the windows and doors, including the garage doors, shall be finished in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

The timber fencing shall not be treated in any way and shall be left to weather and silver naturally.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

No eaves, verges, lintels, sills, porch, parapet, lantern light, windows and doors, including garage doors shall be installed/inserted in the development hereby approved until their design have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

Prior to the first occupation of the development hereby approved the first floor windows in the south west elevation shall be fitted with obscure glazing (and shall be non opening) and shall be permanently retained as such thereafter.

Reason: To protect the privacy of the occupants of neighbouring dwellings in accordance with Cotswold District Local Plan Policy 46.

The development shall not be occupied or brought into use until vehicle parking has been provided in accordance with the approved plans and that area shall not thereafter be used for any

purpose other than the parking of vehicles.

Reason: To ensure that adequate off-road parking is provided, in accordance with Local Plan Policy 39.

The entire landscaping scheme shall be completed by the end of the first planting season following the completion of the first building on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report: The Old Barn, No.33 Gloucester Road, Stratton, Cirencester, GL7 2LFBS5837 Tree Constraints to development & Tree Protection Method Statement, dated 20th Nov 2015. All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45.

Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan within the consultancy report: The Old Barn, No.33 Gloucester Road, Stratton, Cirencester, GL7 2LFBS5837 Tree Constraints to development & Tree Protection Method Statement, dated 20th Nov 2015. It shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged with 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, sheds, garages or outbuildings shall be erected, constructed or sited in the curtilage of the dwelling hereby approved nor openings opened or closed other than those permitted by this Decision Notice.

Reason: It is in the interests of visual and residential amenity in accordance with Cotswold District Local Plan Policies 42 and 46.

The demolition of the outbuildings and construction of the dwelling hereby approved shall be carried out in accordance with the Method Statements dated 21 April 2016.

Reason: To ensure that the work is carried out without damage to the boundary retaining wall.

NOTES:
 1. All dimensions are to be checked on site and not
 based on the drawings.

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NO.	DESCRIPTION	DATE
1	REVISED DRAWING	10/11/10
2	REVISED DRAWING	10/11/10
3	REVISED DRAWING	10/11/10

Client: **PRETTIDGE HOMES (SOUTH) LTD.**

Site: **LAND ADJOINING THE OLD
 BARN, No. 35, GLOUCESTER RD,
 ZIMMERINGHAM, GLOS, GL12 2LF.**

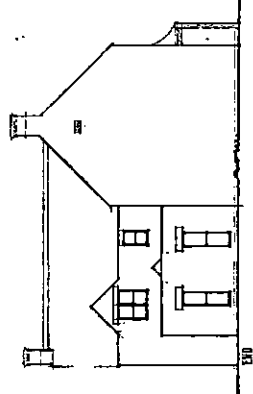
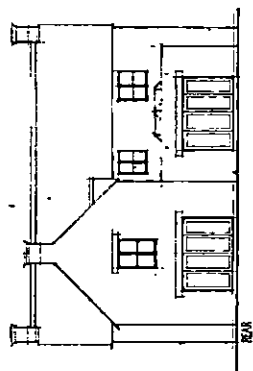
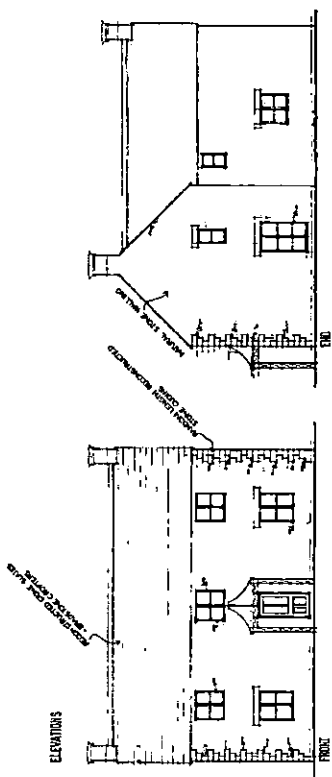
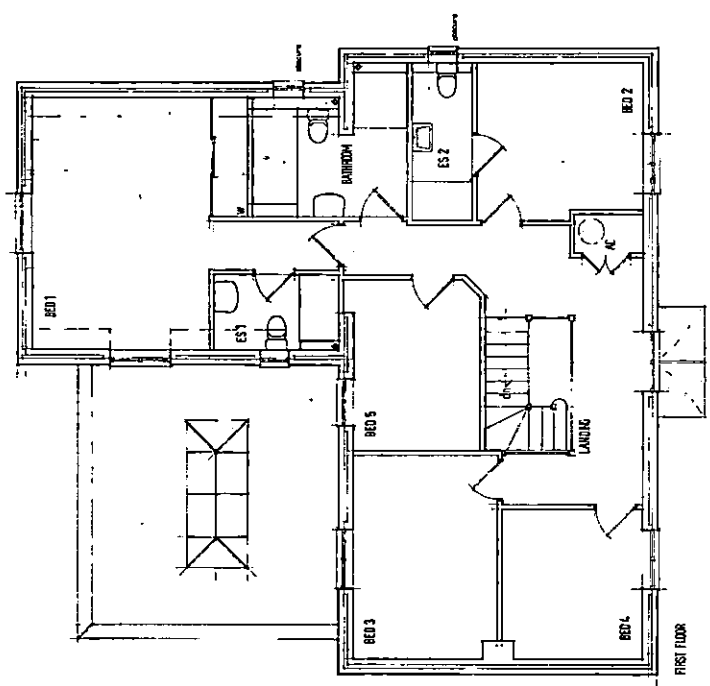
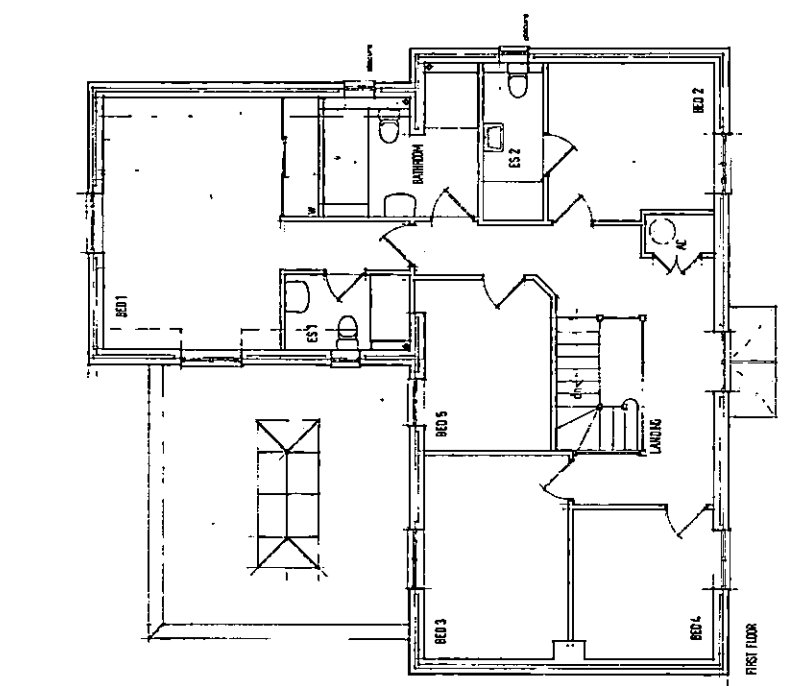
Project: **HOUSE - FLOOR LAYOUTS
 - ELEVATIONS.**

Scale: **ELEVATIONS 1/100 / PLAN 1/50**

Date: **FEB 2016** Drawn by: **T.J.H.**

Project No: **06610101**

Sheet No: **A1**



NOTES:
All dimensions must be checked on site and not scaled from this drawing.

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REVISIONS

Date

Revisions

Copyright

Client
PATRIDGE HOMES (Cornubria) Ltd.

Job Title
LAND ADJOINING THE OLD BARN,
No 33, GLoucester Road,
Cirencester, GLOS, GL7 2LF.

Drawing Title
GARAGE LAYOUT & ELEVATIONS

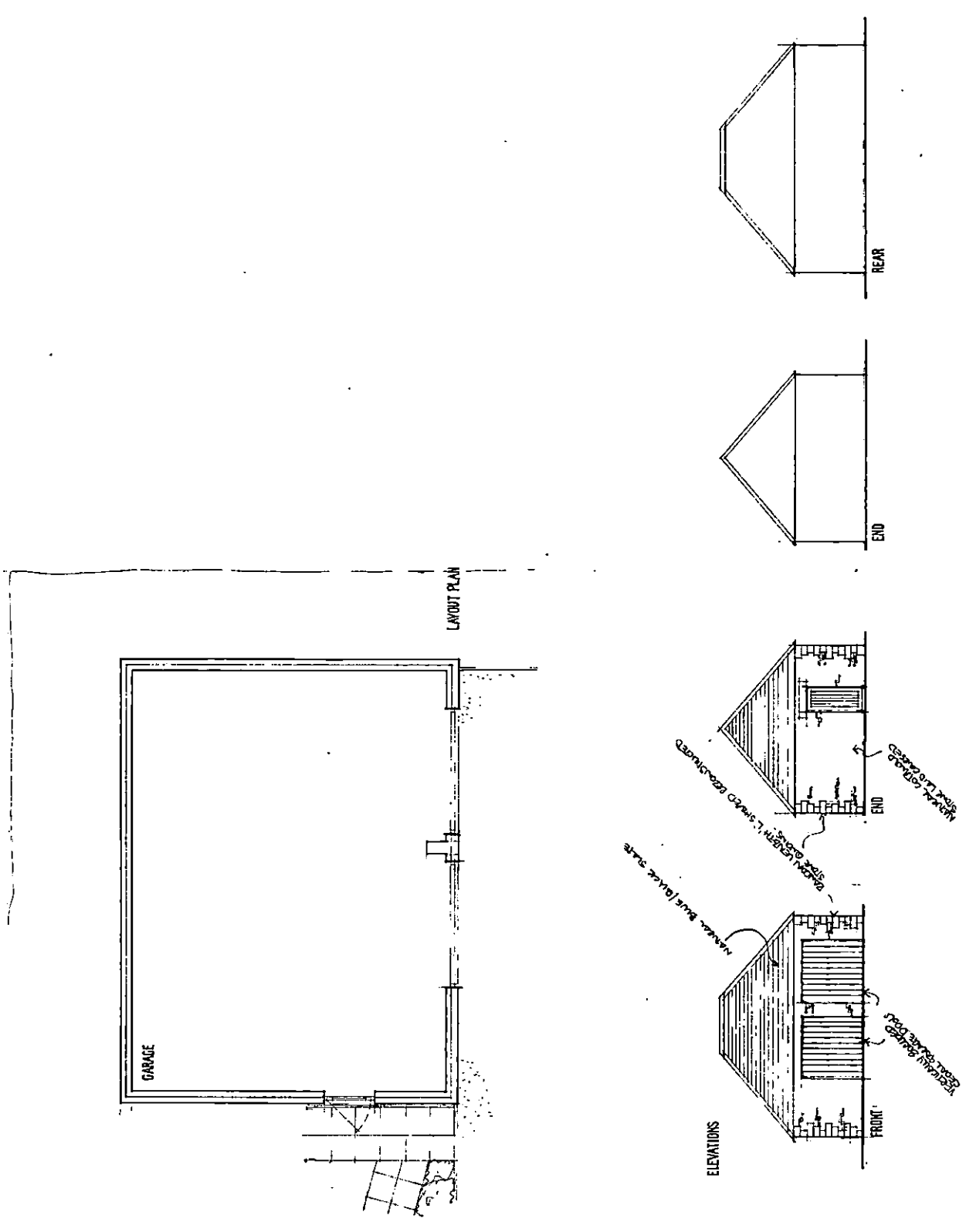
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Date
08/03/05

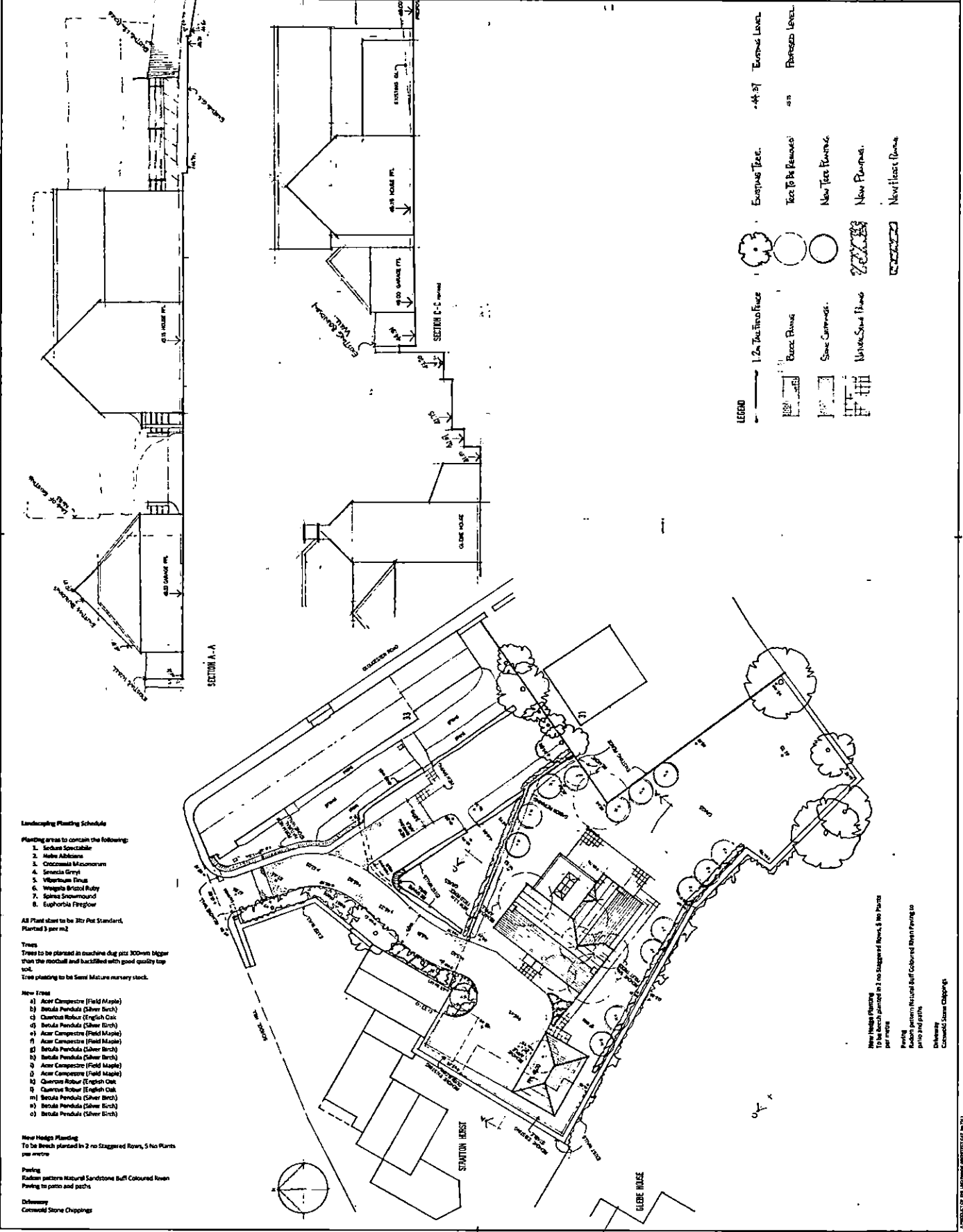
Drawn by
BCH

Rev
A

Proj No.
08GR/015/03.



NOTE: Landscaping shall be scheduled on site and not removed from the drawings.



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PRETRIDGE HIRMES (GARDENS) LTD.
LANDSCAPING THE OLD
BARN, N. 23, GLOUCESTER RD,
CIRENCESTER, GLOS, GL1 2LE

Drawing Title
**SITE PLAN
REPRODUCTION.**

Scale: SITE PLAN 1:200 / SECTIONS 1:100.
Date: SEPT 2015
Drawn by: JCH.
Checked by: JCH.
Drawing No: 0866/015/02.
Rev: A

LEGEND

- 1.2m. Tree Trunk Face
- Existing Trees
- Trees To Be Removed
- New Trees Planting
- New Plantings
- New Planting

Tree Trunk Face
 Existing Trees
 Trees To Be Removed
 New Trees Planting
 New Plantings
 New Planting

Landscaping Planting Schedule

Planting areas to contain the following:

1. Sorbus Sorbifolia
2. Malus Admixta
3. Cotoneaster Monrovia
4. Sorbus Sirois
5. Viburnum Tinus
6. Weigela Bristol Ruby
7. Spiraea Snowmound
8. Euphorbia Fregolia

All Plant sizes to be 3ltr Pot Standard,
Planted @ 3 per m²

Trees
Trees to be planted in machine dug pits 300mm bigger than the rootball and backfilled with good quality top soil.
Tree planting to be Semi Mature nursery stock.

New Trees

- a) Acer Campestre (Field Maple)
- b) Betula Pendula (Silver Birch)
- c) Quercus Robur (English Oak)
- d) Betula Pendula (Silver Birch)
- e) Acer Campestre (Field Maple)
- f) Acer Campestre (Field Maple)
- g) Acer Campestre (Field Maple)
- h) Betula Pendula (Silver Birch)
- i) Betula Pendula (Silver Birch)
- j) Acer Campestre (Field Maple)
- k) Acer Campestre (Field Maple)
- l) Quercus Robur (English Oak)
- m) Betula Pendula (Silver Birch)
- n) Betula Pendula (Silver Birch)
- o) Betula Pendula (Silver Birch)

New Height Planting
To be Beech planted in 2 no Staggered Rows, 5 No Plants per metre

Paving
Random pattern Natural Sandstone Buff Coloured Iwan
Paving to paths and paths

Driveway
Cotswold Stone Chippings

New Height Planting
To be Beech planted in 2 no Staggered Rows, 5 No Plants per metre

Paving
Random pattern Natural Sandstone Buff Coloured Iwan Paving to paths and paths

Driveway
Cotswold Stone Chippings