

**Application Ref:** **NP/16/0685/FUL**

**Case Officer** Andrew Richards  
**Applicant** Mr D Flight  
**Agent** Mr D Middleton, Savills (UK) Ltd  
**Proposal** Siting of 46 static caravans in lieu of 60 touring caravan pitches & retention of 20 touring caravan pitches/glamping pitches together with environmental improvements  
**Site Location** Redlands, Hasguard Cross, Haverfordwest, Pembrokeshire, SA62 3SJ  
**Grid Ref** SM85201093  
**Date Valid** 10-Feb-2017 **Target Date** 17-May-2017

### **Consultee Response**

**The Havens Community Council:** Supporting  
**PCNPA - Park Direction:** Supporting in principle  
**PCNPA - Ecologist:** Conditional Consent  
**PCC - Transportation & Environment:** Conditional Consent  
**PCNPA - Tree and Landscape Officer:** Conditional Consent

### **Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Correspondence has been received via the Community Council from the neighbour at Hasguard Cross Caravan Park and raises the following issues:

- The existing neighbouring site has static pitches that are available, therefore is there a need for this proposed change?

The principle of the proposed development is addressed in the Officers Appraisal section of this report.

### **Policies considered**

Please note that these policies can be viewed on the Policies page of Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty  
 LDP Policy 07 - Countryside  
 LDP Policy 08 - Special Qualities  
 LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
 LDP Policy 29 - Sustainable Design  
 LDP Policy 30 - Amenity  
 LDP Policy 31 - Minimising Waste  
 LDP Policy 32 - Surface Water Drainage  
 Pembrokeshire Coast National Park Authority  
 Development Management Committee – 10<sup>th</sup> May 2017

LDP Policy 35 - Visitor Economy  
 LDP Policy 38 - Camping, Touring Caravans, Statics and Chalet Sites  
 LDP Policy 53 - Impacts on traffic  
 PPW9 Chapter 03 - Making and Enforcing Planning Decisions  
 PPW9 Chapter 04 - Planning for Sustainability  
 PPW9 Chapter 07 - Economic Development  
 PPW9 Chapter 08 - Transport  
 PPW9 Chapter 11 - Tourism, Sport and Recreation  
 PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
 SPG05 - Sustainable Design  
 SPG06 - Landscape  
 SPG11 - Coal Works - Instability  
 SPG12 - Parking  
 SPG23 - Enabling Sustainable Development in Welsh NPAs  
 TAN 05 - Nature Conservation and Planning  
 TAN 06 - Planning for Sustainable Rural Communities  
 TAN 12 - Design  
 TAN 13 - Tourism  
 TAN 15 - Development and Flood Risk  
 TAN 18 - Transport  
 TAN 23 - Economic Development

### **Constraints**

Safeguarding Zone  
 Hazardous Zones  
 Recreation Character Areas  
 Low Coal Risk  
 Landscape Character Assessment  
 Seascape Character Assessment

### **Officer's Appraisal**

#### **Background and History**

The site currently has permission (and licensing) for 60 static pitches and 20 tent pitches, and is situated alongside the Haverfordwest to Dale road and adjacent to two further caravan sites. The Redlands site is located on land which rises and approaching from the east is on the skyline. The rows of trees within the site are distinctive and can be discerned from various points in the general area of the National Park, including some distance views.

- NP/428/97 – Dwelling & barn – Approved 08.07.1998
- NP/98/050 – Dwelling & vehicle store – Approved 08.07.1998
- NP/02/245 – Use existing reception room as reception/retail shop for campers – Approved 08.07.2002
- NP/06/355 – Form bed/games roof & bathroom over existing garage – Approved 01.09.2006

- NP/12/0339 – Certificate of lawfulness for use of land for siting of up to 19 tented camping pitches between the period 1st March to 31st October in any one year – Granted 16.08.2012
- NP/15/0040/S73 - Removal of Condition no. 5 (No pitch to be occupied for more than 14 days by any individual caravan) of planning permission HR/9706 – Approved 23.03.2015

### **Current Proposal**

Planning approval is sought for the siting of 46 static caravans in lieu of 60 touring caravan pitches together with an area retained for 20 touring caravan pitches / glamping pitches and overall environmental improvements to the existing caravan site.

### **Key Issues**

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Land Stability
- Biodiversity

#### *Policy and Principle of Development:*

Policy 38 of the Local Development Plan seeks to retain the status quo in terms of caravan and camping pitches in the National Park. The policy is not explicit about not allowing changes from touring pitches to static pitches and as noted by the applicant, on several occasions the Authority has permitted such changes within existing sites. These have generally resulted in a reduction of pitches and not permitted an extension of the site area whilst also providing environmental improvements to the overall site.

The current application seeks a reduction in the number of overall pitches by 14, no increase in the site area and also proposes environmental improvements which would provide mitigation for the proposed change from touring caravans to static caravans. The plans showing the existing layout of the site also show an area identified for 20 touring caravan/tented pitches/glamping pitches.

The glamping structures should meet the definition of a 'caravan' else they would not be authorised by any permission granted, in order to ensure this is the case a condition will be attached to any permission granted together with an indication of maximum numbers of pitches within the site and that the glamping units meet the definition of a caravan. As such, officers consider that the principle of the proposed development is acceptable, and that the application could be supported through policy 38 in this instance.

*Visual Amenity and Special Qualities of the National Park:*

In considering such applications the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion. In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG) of which the current site straddles the boundaries of LCA 9 (Marloes Peninsula) and LCA 12 (St Brides Bay).

The LCA's recognise that this agricultural landscape overlies a gently undulating landform on the coastal hinterland of this area on the west coast of Pembrokeshire. The landscape contains small wooded valleys and some overgrown hedges and areas of scrub. It has scattered small villages and farmsteads, some with tourism developments including caravan parks.

The coastline is dominated by cliffs with extensive rocky and sandy shores with lowland mixed deciduous woodland developed in sheltered coastal valleys. Views of the site from within these areas are dominated by the existing twenty eight non-native conifer trees which are scattered around the boundary and in two long rows within the site. The scale of these existing trees punctuates the skyline and can be easily seen from as far as St Davids.

The LCA's management guidance indicates that tourism developments – particularly extensions to caravan parks – should be sited and designed to avoid adverse landscape and visual impacts. It also indicates the need to preserve the woodland within the landscape through small scale thinning and felling to ensure a mixed age and diversity of native tree species.

Therefore, the removal of these trees (which are considered to be incongruous features within the landscape) is supported by officers subject to their replacement with a new appropriate native landscaping scheme to the boundaries and within the site in general. This would also be considered to provide a good level of environmental improvement to the site overall.

The current proposal also reduces the number of pitches by 14, and this in turn assists to reduce the density of the development within the site and when viewed from the wider landscape. The proposed caravans are located within the site around a new site access road with individual parking spaces for each pitch.

The existing neighbouring site with static caravans are highly visible from the north, as are views into the application site and the cumulative impact of the spread of caravans to the east needs to be carefully considered. It is noted that the applicant has suggested that visual impact can be mitigated by growing the existing hedgerows to 3m, the removal of the existing non-native planting and its replacement with new native planting throughout the site and also the use of environmentally coloured static caravans.

It is considered that the above elements would be sufficient in this instance to reduce any visual impact to acceptable levels when viewed from the immediate and wider landscape. The removal of the non-native landscaping given its scale and visibility in the wider landscape is considered to be an improvement on the visual amenity of the area as a whole. As such, the proposal would also be acceptable in term of its impact on the special qualities of this area.

*Siting and Sustainable Design:*

The siting of the new pitches is considered to be acceptable given their siting on brown field land within the existing site. The design of the pitches and the scale of the caravan units follow a standard approach to pitch unit design within the National Park and the materials used will also follow the standard approach within the site. No details of the proposed levels for the new static caravan pitches have been provided, and this information will need to be agreed through planning conditions imposed on any consent granted.

*Amenity and Privacy:*

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. Given the scale, type of proposal and location, it is considered that there will be no greater adverse impact on neighbours amenity or privacy.

*Highway Safety and Access:*

The current proposal maintains the existing pedestrian and vehicular access and also the parking and turning areas within the site. The proposed works provide a reduction in peak traffic as a result of the changes, even though the season is likely to be over an extended time there will be fewer movements of caravans using the entrance.

Pembrokeshire County Council Transportation and Environment section do raise a concern about visibility when leaving the site and looking east. Currently there is an existing sign and support which is within the visibility splay and the highways officer has requested that all signs and supports be lowered within the visibility splays. As such, a planning condition will be imposed to control this aspect.

*Landscaping:*

The existing site currently benefits from mature hedge screening to three of the four boundaries. A landscape character assessment was carried out by officers and is detailed above and considers that these existing trees are an incongruous feature within the landscape in their current form. As such the agent has been informed that officers would be seeking their removal and a replacement native landscaping scheme.

An amended landscaping drawing has now been submitted which details the removal these trees and their replacement with 29 native trees with a mix of sessile oak, silver birch, rowan, wild cherry and crab apple. These new trees are to be located on the boundaries and within the site to assist in breaking up views of the proposed caravans from the adjacent landscape. A new

Pembrokeshire hedgebank is also proposed along the eastern boundary to form an enclosure along this boundary and also assist with screening, the hedgebank will also incorporate a mix of hawthorn, hazel, blackthorn, dogwood and guelder rose to complement the existing hedgebanks on the other boundaries.

The proposed changes to the landscaping scheme are considered to address the concerns raised, and also assist the proposal in creating overall environmental improvements to the site whilst also following the LCA management guidance for this area. Planning conditions would need to be imposed to ensure that the proposed landscaping is implemented within the first planting season and retained as approved.

*Land Stability:*

The site is located within an area defined by The Coal Authority as containing potential hazards arising from coal mining. With regard to the current application type the applicant is not required to provide a Coal Mining Risk assessment as land instability from former coal workings will be considered under the building regulations process. In this respect an informative will be added to any consent issued to inform the applicant of this.

*Biodiversity:*

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The Ecologist has commented on the application stating that a protected species survey is not required as there is low likelihood of protected species being found at the development site, or that there would be any adverse impact on the habitat or species as a result of the development. However, any proposed external lighting may have an impact and a condition would be imposed to control the type and location of any proposed external lighting. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

## **Conclusion**

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development offers an opportunity to retain and enhance an existing caravan site through the above stated environmental improvements. The development will be in keeping with the aims of the LDP in that the development will conserve and enhance the existing character of the area. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of policies 1, 7, 8, 15, 29, 30, 31, 32, 35, 38 and 53 of the Local Development Plan.

Pembrokeshire Coast National Park Authority  
Development Management Committee – 10<sup>th</sup> May 2017

**Recommendation**

The recommendation is for the application to be approved subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.

**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

Location Plan (Received 19.12.2016)

1481.01 (Received 19.12.2016)

1481.02/A (Received 19.04.2017)

1481.03 (Received 19.12.2016)

1481.04/A (Received 19.04.2017)

1481.05/A (Received 19.04.2017)

Design and Access Statement (Received 19.04.2017)

Pre-Application Consultation Statement (Received 10.02.2017)

**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Before development commences details of external illumination within the site, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.

**Reason:** To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

4. No development shall commence until details of existing ground levels and proposed finished ground for the new static caravan pitches have been submitted to, and approved, in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** In order to be clear on the levels of the development approved to provide for a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29

(Sustainable Design) and 30 (Amenity).

5. No development shall take place until a complete schedule of colours and roof types to be applied to the proposed static caravan units has been submitted to, and agreed in writing, by the Local Planning Authority. The static caravans shall be installed only in accordance with the approved colour scheme and roof type details, in the locations as set out on the approved drawings, and be retained in accordance with these details.

**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

6. The landscaping works shall be carried out in accordance with the approved details on drawing reference: 1481.05 (Received 03.04.2017).

**Reason:** In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the commencement of development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development, fail, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

**Reason:** In the interests of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Policy: Local Development Plan - Policy 15 - Conservation of the Pembrokeshire Coast National Park.

8. Before work commences on any part of the approved development, all signs, along with any supporting walls, shall be lowered to no higher than 900mm within the visibility sight lines for the access onto B4327, and maintained as such for the future.

**Reason:** In the interests of road safety. Policy: Local Development Plan Policy 53 - Impacts of Traffic.

9. The caravan site shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the site office and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the caravan



pitches, their main home addresses and their date of arrival and departure from the caravan site.

**Reason:** In order to ensure that the accommodation is occupied solely for holiday letting purposes only and not for any other residential purpose. Policy: Local Development Plan – Policy 37 (Self Catering Development).

10. This permission grants consent for the provision of 46 static caravans within the main area, and 20 touring caravan/glamping pitches in the area retained for touring caravan/glamping pitches as indicated on drawing reference: 1481.02. The approved glamping structures shall meet the definition of a caravan.

**Reason:** In order to clarify the extent of the planning permission having regard to the application details submitted and in the interests of visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

### **Informatives**

This consent does not give permission for any ramped access or verandas. Separate planning consent will be required for such structures.

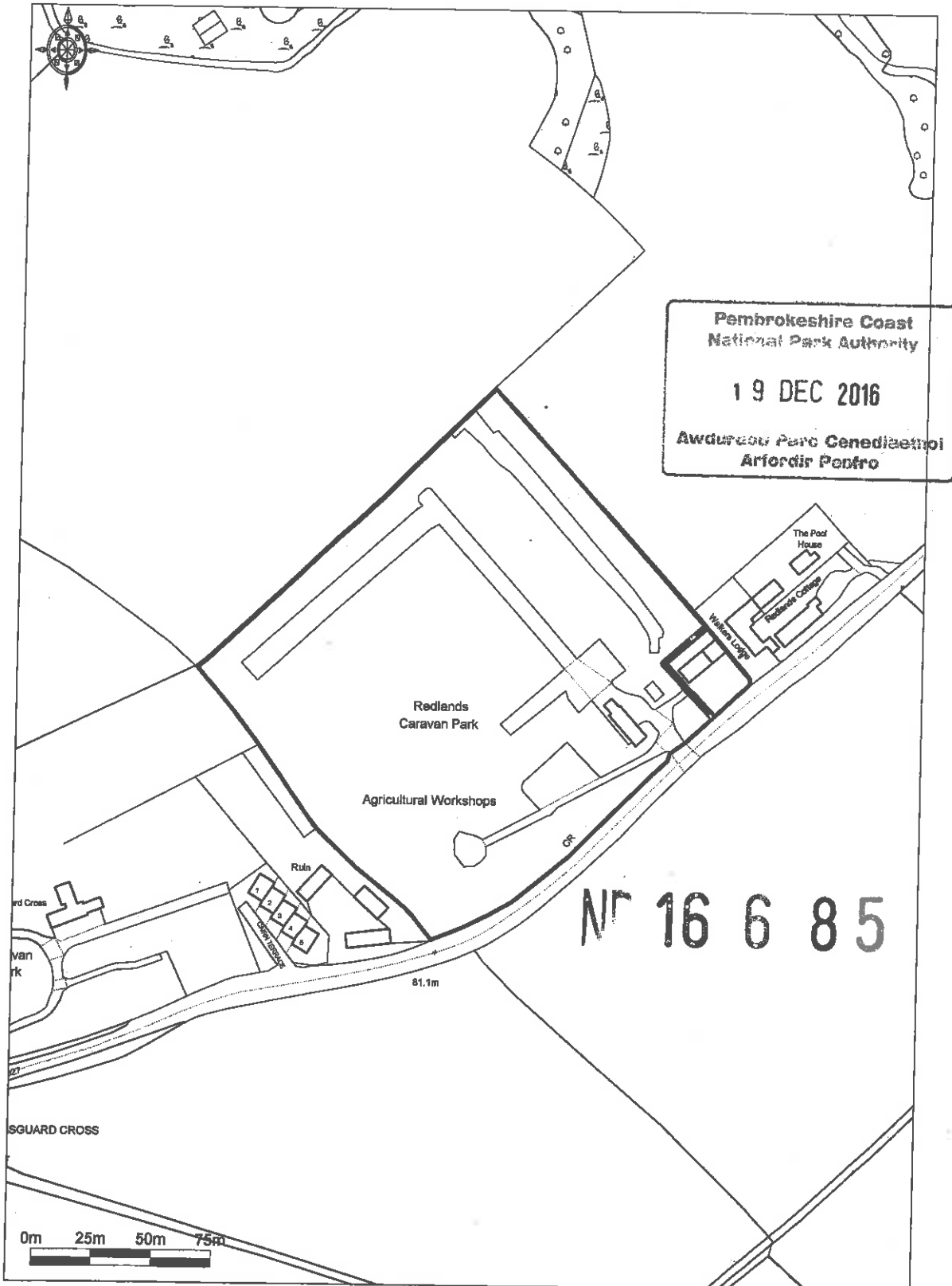
#### **DEVELOPMENT LOW RISK AREA - STANDING ADVICE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

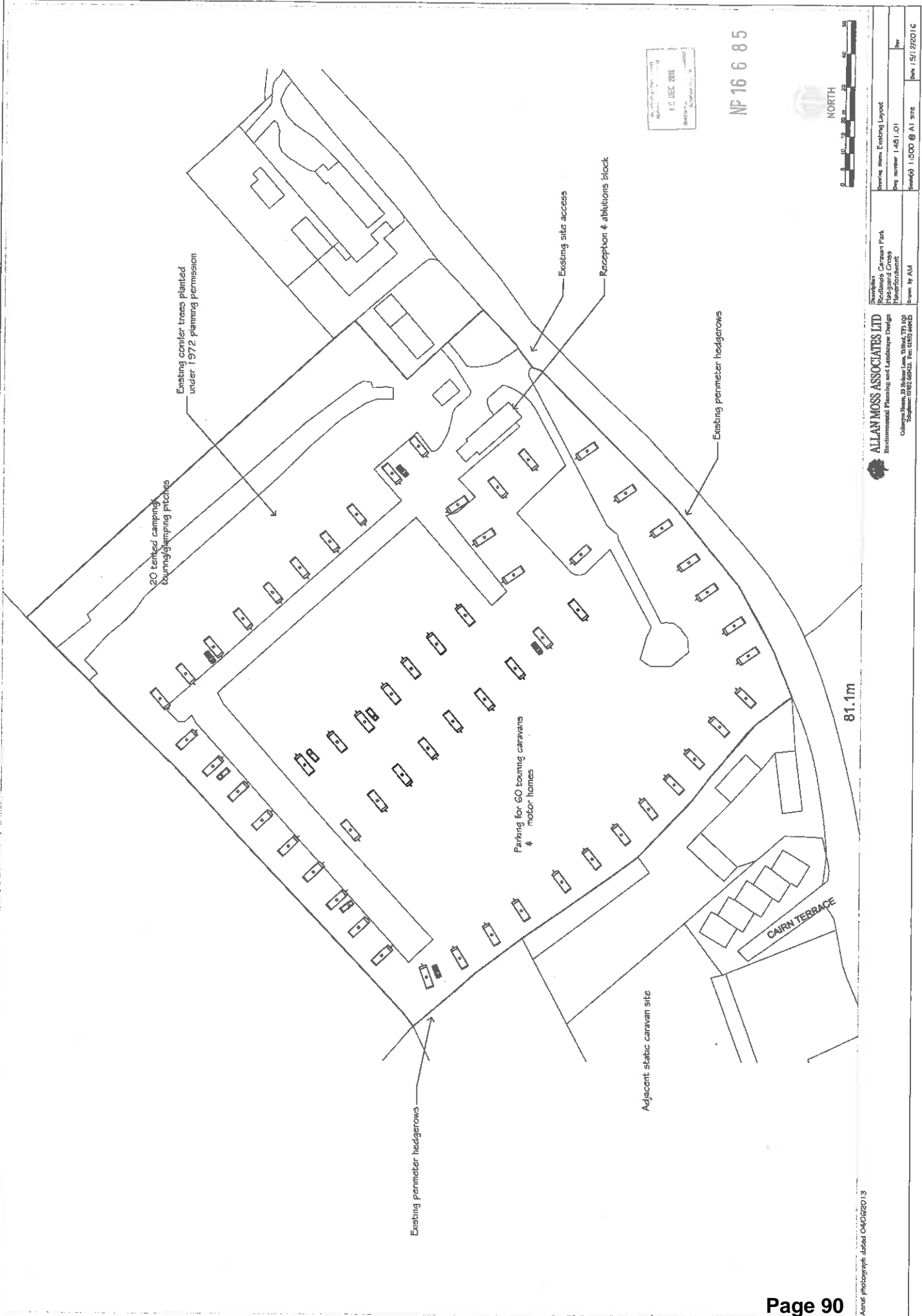
Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

LOCATION PLAN  
1:2500 @ A4



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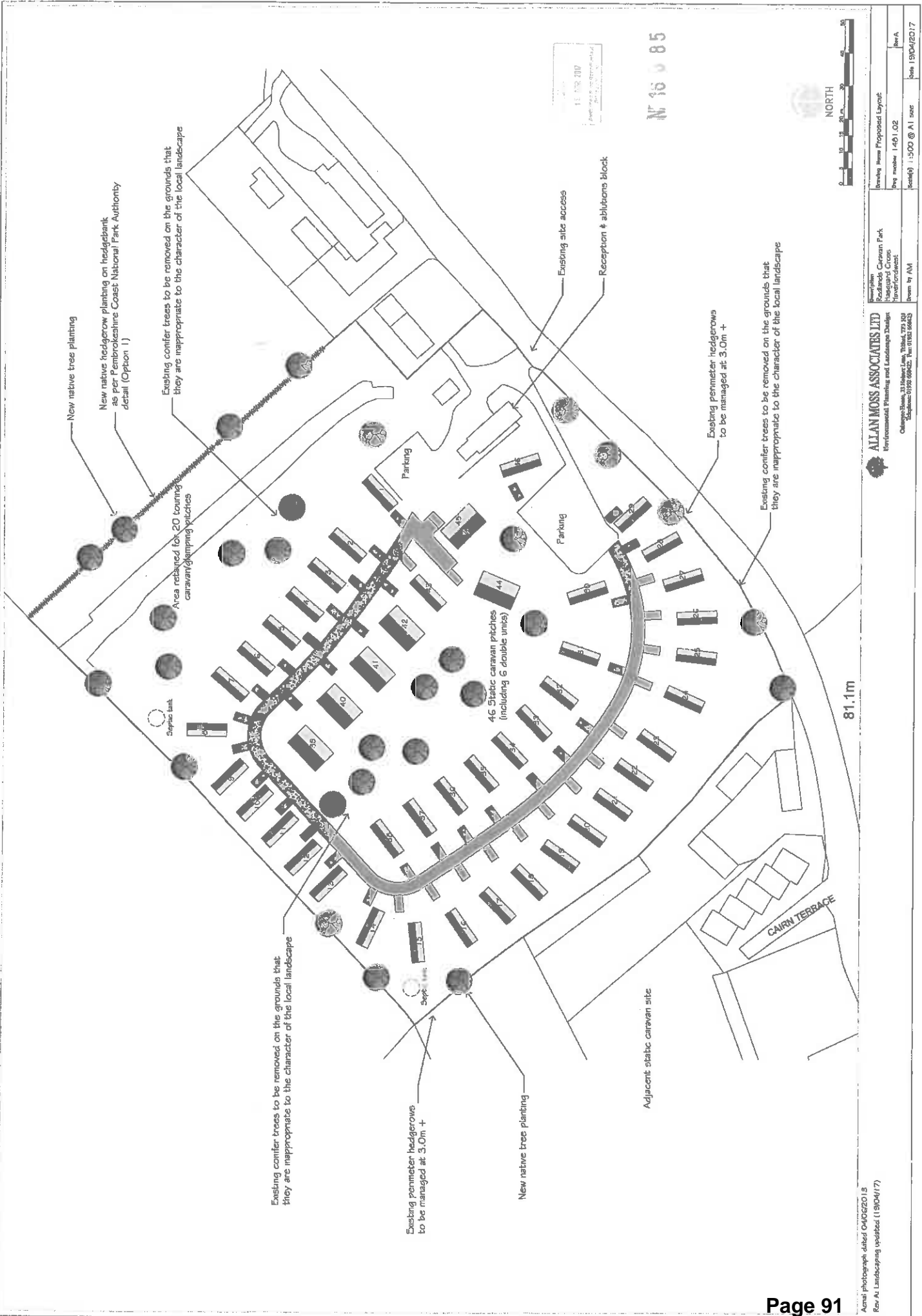
REDLANDS CARAVAN PARK,  
HASGUARD CROSS, HAVERFORDWEST,  
PEMBROKESHIRE SA62 3SJ



NP 16 6 8 5

Project Rushfields Caravan Park Highland Crops Land for development	Drawn by AM
Drawing Name Existing Layout	Drawn by AM
Fig number 1.481.01	Scale 1:500 @ A1 size
Date 15/12/2018	

**ALLAN MOSS ASSOCIATES LTD**  
 Environmental Planning and Landscape Design  
 Calangya House, 33 Richard Lane, Dublin, T12 1Q9  
 Telephone: 01822 59423 Fax: 01822 59425



Project Name	Proposed Layout
Site No.	1401.02
Scale	1:500 @ A1 size
Date	19/04/2017

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 Environmental Planning and Landscape Design  
 23 Nelson Lane, Tisbury, Wiltshire, SP13 5JQ  
 Telephone: 01993 696422 Fax: 01993 696423

Adjacent static caravan site  
 81.1m  
 CAIRN TERRACE



Project Information  
Project Name: [illegible]  
Client: [illegible]  
Site Address: [illegible]  
Scale: 1:5000 (A1) 1:1000 (A2) Sheet 1 of 1 (A2) 1:1000 (A3)

Project Details  
Project No: [illegible]  
Project Name: [illegible]  
Project Address: [illegible]  
Project Date: [illegible]

Project Description  
Project Name: [illegible]  
Project Address: [illegible]  
Project Date: [illegible]

Project Information  
Project Name: [illegible]  
Client: [illegible]  
Site Address: [illegible]  
Scale: 1:5000 (A1) 1:1000 (A2) Sheet 1 of 1 (A2) 1:1000 (A3)

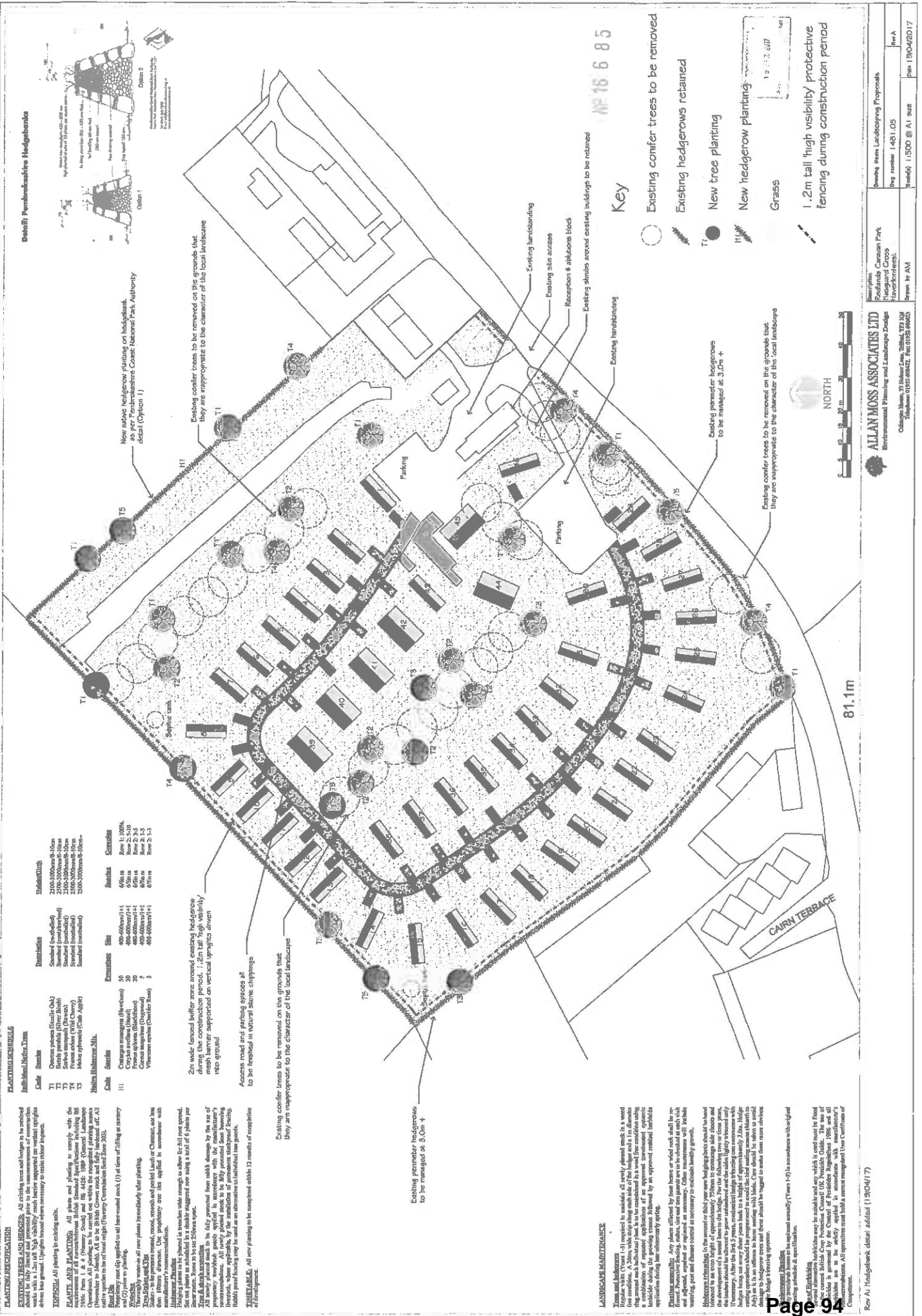
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Fax: (780) 443-1112  
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Project Name: [REDACTED]  
Site No: [REDACTED]  
Scale: 1:1000  
Date: [REDACTED]

Site Plan  
Site No: [REDACTED]  
Date: [REDACTED]



**PLANTING SCHEDULE**

**Individual Native Domes**

Code	Species	Dimensions	Material	Quantity	Notes
T1	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 1: 100%
T2	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 2: 100%
T3	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 3: 100%
T4	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 4: 100%
T5	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 5: 100%
T6	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 6: 100%
T7	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 7: 100%
T8	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 8: 100%
T9	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 9: 100%
T10	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 10: 100%
T11	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 11: 100%
T12	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 12: 100%
T13	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 13: 100%
T14	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 14: 100%
T15	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 15: 100%
T16	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 16: 100%
T17	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 17: 100%
T18	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 18: 100%
T19	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 19: 100%
T20	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 20: 100%
T21	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 21: 100%
T22	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 22: 100%
T23	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 23: 100%
T24	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 24: 100%
T25	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 25: 100%
T26	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 26: 100%
T27	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 27: 100%
T28	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 28: 100%
T29	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 29: 100%
T30	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 30: 100%
T31	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 31: 100%
T32	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 32: 100%
T33	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 33: 100%
T34	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 34: 100%
T35	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 35: 100%
T36	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 36: 100%
T37	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 37: 100%
T38	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 38: 100%
T39	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 39: 100%
T40	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 40: 100%
T41	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 41: 100%
T42	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 42: 100%
T43	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 43: 100%
T44	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 44: 100%
T45	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 45: 100%
T46	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 46: 100%
T47	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 47: 100%
T48	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 48: 100%
T49	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 49: 100%
T50	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 50: 100%
T51	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 51: 100%
T52	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 52: 100%
T53	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 53: 100%
T54	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 54: 100%
T55	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 55: 100%
T56	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 56: 100%
T57	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 57: 100%
T58	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 58: 100%
T59	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 59: 100%
T60	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 60: 100%
T61	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 61: 100%
T62	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 62: 100%
T63	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 63: 100%
T64	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 64: 100%
T65	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 65: 100%
T66	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 66: 100%
T67	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 67: 100%
T68	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 68: 100%
T69	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 69: 100%
T70	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 70: 100%
T71	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 71: 100%
T72	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 72: 100%
T73	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 73: 100%
T74	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 74: 100%
T75	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 75: 100%
T76	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 76: 100%
T77	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 77: 100%
T78	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 78: 100%
T79	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 79: 100%
T80	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 80: 100%
T81	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 81: 100%
T82	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 82: 100%
T83	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 83: 100%
T84	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 84: 100%
T85	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 85: 100%
T86	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 86: 100%
T87	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 87: 100%
T88	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 88: 100%
T89	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 89: 100%
T90	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 90: 100%
T91	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 91: 100%
T92	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 92: 100%
T93	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 93: 100%
T94	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 94: 100%
T95	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 95: 100%
T96	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 96: 100%
T97	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 97: 100%
T98	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 98: 100%
T99	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 99: 100%
T100	Cherry (Sweet)	2500-3000mm x 8-10mm	Standard (Sweet)	10	Row 100: 100%

**EXISTING TREES AND HEDGEROWS:** All existing trees and hedgerows to be retained in situ, unless otherwise stated. Trees to be removed on the grounds that they are inappropriate to the character of the local landscape as per the Arboricultural Code (2013).

**NEW TREES AND HEDGEROWS:** All new trees and hedgerows to be planted in accordance with the planting schedule. Trees to be planted in accordance with the planting schedule. Hedgerows to be planted in accordance with the planting schedule.

**LANDSCAPE MAINTENANCE:** All new trees and hedgerows to be planted in accordance with the planting schedule. Trees to be planted in accordance with the planting schedule. Hedgerows to be planted in accordance with the planting schedule.

**ALLAN MOSS ASSOCIATES LTD**  
 Environmental Planning and Landscape Design  
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**Client:** [Name]  
**Project:** [Name]  
**Site:** [Name]  
**Scale:** 1:500 @ A1 size  
**Date:** 19/04/2017