

**PHASED PROGRAMME OF IMPLEMENTING APPROVED LANDSCAPE SCHEME 1069/PL1
(Revision A dated 17/07/2026)**

KINGSDOWN FARM, LONGBRIDGE DEVERILL

CONDITION 3 – PLANNING PERMISSION PL/2025/09889

Background

On 19th March 2026, the Council granted a variation of condition 2 on PL/2022/01141 to extend the timescale to complete the deposit of waste and earthwork, subject to conditions, following a resolution of the Western Area Planning Committee on 18th March (ref: PL/2025/09889).

Condition 2 of this approval requires the re-profiling of land to be completed within 3 years and 6 months of the decision (i.e. by 19th September 2029).

Condition 3 does, however, require the re-profiling to cease unless certain requirements are fulfilled. The first requirement (3.i.) is that within 3 months of the date of the decision (i.e. by 19th June 2026), a detailed phased landscaping scheme to include full planting stock specification and a detailed planting programme ("Landscaping Scheme") shall be submitted to the local planning authority for its written approval.

This scheme is therefore submitted to fulfil the requirements of condition 3.i. If the Landscape Scheme is approved (3.iv), it shall be implemented in accordance with the terms of condition 3. If, however, the Landscape Scheme is refused or non-determined, an appeal shall be lodged in accordance with 3.ii.

Proposal

The Council approved a landscape scheme for the development pursuant to condition 8 17/09988/VAR on 12 December 2018 and this scheme included full planting stock specification. The approved landscape scheme and the Council's approval of this scheme is provided with this application.

In terms of a planting programme for this landscape scheme, Kenny Green confirmed during the Committee meeting on 18th March that *"Officers fully accept that we would not expect any applicant to deliver a landscaping scheme until the land reprofiling has been done"* (1 hour, 18 minutes and 14 seconds into the online recording of the meeting ([link](#))).

The table on the following pages sets out the proposed planting programme based on the re-profiling being completed by 19th September 2029.

PHASE	AREA OF LANDSCAPING	TIMESCALE	PLANTING STOCK SPECIFICATION AND COMMENTS
1	Area A planting to the east of the development	Next available planting season (i.e. by 30 th April 2027)	Area A comprises 20 No. half standard trees planted along the inside of the eastern boundary as a continuation of trees to the south, comprising 14 <i>Crataegus monogyna</i> (hawthorn) and 6 half standard <i>Acer campestre</i> (field maple). This is the most important area of the approved landscape scheme because the planting will filter views of the development further from the east which is the only identified viewpoint of the development when Committee Members visited the site on 16th March 2026 and for the Committee's previous consideration on 26th October 2022.
2	Area C clump of tree planting and underplanting to the west of Buildings 4 and 5	By the end of the planting season following completion of the re-profiling (i.e. by 30 th April 2030).	Area C comprises 4 <i>Fagus sylvatica</i> (Beech), 3 <i>Sorbus aria</i> (Whitebeam) and 30 underplanting species, as further detailed on the approved landscape scheme. This planting will filter very limited and long distance views of Buildings 4 and 5 which have already been developed.
3	Area B clump of tree planting to the west of Cattle Yard Building 6	By the end of the first planting season following the practical completion of works to the New Cattle Yard Building 6.	Area B comprises 7 <i>Fagus sylvatica</i> (Beech), 6 <i>Sorbus aria</i> (Whitebeam) and 60 underplanting species, as further detailed on the approved landscape scheme. This planting will provide filter limited and long distance views of Building 6 once it has been developed. There is no justification for this area being planted before the building is developed and an actual date/deadline cannot be specified because the completion date for this building is unknown.

4	Area A clump of tree planting and underplanting to the west of Dung Store 7	By the end of the first planting season following the practical completion of works to the Dung Store 7.	Area A comprises 9 <i>Fagus sylvatica</i> (Beech), 5 <i>Taxus baccata</i> (Yew) and 3 <i>Sorbus aria</i> (Whitebeam) and 120 underplanting species, as further detailed on the approved landscape scheme. This planting will filter limited and long distance views of the dung store once it has been developed. There is no justification for this area being planted before the dung store is developed and an actual date/deadline cannot be specified because the completion date for this dung store is unknown.
5	Area E underplanting between the Cattle Yard Building 6 and Dung Store 7	By the end of the first planting season following the practical completion of works to the Dung Store 7.	Area E comprises 100 underplanting species, as further detailed on the approved landscape scheme. This planting offers no visual benefit but is on the approved landscape scheme and will therefore be implemented. There is no justification for this area being planted before the dung store is developed and an actual date/deadline cannot be specified because the completion date for this dung store is unknown.