

Before the development authorised by this permission is begun, a detailed landscaping scheme showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and approved by the City Council as local planning authority. This scheme shall include details of: (i) the position and spread of all existing trees, shrubs and hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) other surface treatments; (v) fencing and boundary treatments; (vi) any changes in levels; (vii) the position and depth of service and/or drainage runs (which may affect tree roots); **(viii) a programme for carrying out the scheme; (ix) details of arrangements for maintenance and management of landscaped and other public or shared areas. The approved landscaping scheme shall be carried out before any dwelling/building is occupied or in accordance unless otherwise specified in the agreed programme.** For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. **The maintenance and management arrangements shall be in place before any dwelling /building is occupied and shall remain unless otherwise agreed in writing with the City Council as local planning authority.** (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3.)

31. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

32. No development shall take place until a schedule of landscape maintenance for a minimum period of [] years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Note for Applicant

With reference to condition x (landscaping), the approved scheme will be expected to be carried out to an adoptable standard, whether or not intended to be adopted by the City Council for maintenance.

If not to be adopted by the City council for maintenance, the details of the management arrangements shall be the subject of a S.106 agreement, covering the arrangements for financing, ` consultation with occupiers and transfer of responsibility in the event of any land management company withdrawing or failing to meet the contractual requirements.