

LANDSCAPING TECHNICAL NOTE

Discharge of Condition 4 – Hard and Soft Landscaping

Site	Vineview Cottage, Winterslow
Applicant	Brian Gamet
Supporting drawings	Existing Topography and Features; Proposed Topography and Features
Purpose	Technical note accompanying the drawings submitted to discharge Condition 4

1. Purpose of this note

This note should be read in conjunction with the Existing Topography and Features drawing and the Proposed Topography and Features drawing. It provides the supplementary specification and construction-stage information required by Condition 4 where it is not practical to include the full wording on the drawings at their intended scale.

2. Existing landscape features and retention

The existing drawing records the surveyed site levels and the location of existing trees, hedgerows, fences, gates, grassed areas and hardstanding. The tree canopy outlines shown on the drawing represent the current surveyed canopy spread.

Existing trees and hedgerows shown on the drawings are to be retained unless expressly indicated otherwise. In particular, the Yew tree and Walnut tree identified on the proposed drawing are to be retained and are not affected by the proposed development.

3. Protection of retained trees and hedgerows

Retained trees and hedgerows shall be protected from construction activities for the duration of the works. No construction materials, spoil, plant, equipment or waste shall be stored beneath the canopy of retained trees or immediately adjacent to retained hedgerows. No fires or mixing of cement or other potentially harmful materials shall take place in these areas.

Where construction activity has the potential to encroach upon retained trees or hedgerows, temporary protective fencing shall be erected before such works commence and maintained for the duration of the relevant construction operations. Existing boundary vegetation shall not be unnecessarily cut back, damaged or removed.

4. Soft landscaping

No new tree, hedge or shrub planting is proposed as part of the development. Existing grassed areas, trees and boundary hedgerows are to be retained as shown on the proposed drawing. Accordingly, there is no separate new planting schedule of species, planting sizes or densities.

Any existing grassed area temporarily disturbed by the construction works shall be made good and reinstated with grass following completion of the works.

5. Levels and contours

The surveyed spot levels shown on the drawings record the existing site topography. Existing ground levels are to be retained generally. Only minor local adjustment shall be undertaken where necessary to form the proposed gravel parking and turning area, gravel paths, natural stone patios, decking interfaces and immediate interfaces with the dwelling. No material regrading of the site or significant alteration to the existing landform is proposed.

6. Means of enclosure

Existing boundary fences, hedgerows and gates are retained as shown on the drawings. The proposed drawing also identifies the new 1.1 m high post-and-rail fence. No other new means of enclosure are proposed.

7. Parking, access and circulation

The proposed gravel parking and turning bay is shown on the proposed drawing. Existing vehicular access to the site is retained. Vehicle circulation will use the existing access and hardstanding together with the proposed parking and turning area. Pedestrian circulation around the dwelling will be provided by the gravel paths, natural stone patio areas, decking and steps shown on the proposed drawing.

8. Hard and soft surfacing materials

Element	Material / treatment
Parking and turning area	Compacted gravel finish.
Pedestrian paths	Compacted gravel finish with timber edging where shown.
Patio areas	Natural stone paving.
Raised terrace	Non-slip decking, approximately 0.30 m above adjacent ground level.
Existing hardstanding	Retained as shown on the drawings.
Soft landscaped areas	Existing grass lawn retained, with disturbed grass reinstated following the works.

9. Implementation

The landscaping and surfacing works shall be implemented in accordance with the proposed drawing and this technical note. Retained landscape features shall be protected during construction as set out above, and any grassed areas disturbed by the works shall be reinstated following completion.