

The proposal

The landscape planting proposals seek to retain the discreet nature of the Site with minimal landscape character and visual change to the local area as a result the new built forms.

The new hard landscape includes local vernacular (ranch style cleft chestnut paling) fencing and use of surface materials (resin bonded gravel and granite setts). The new resin bonded gravel surface would be a reflective surface that offers a high quality setting to the building whilst enabling vehicular use. The granite sett edging is also high quality and demarcates the junction with Codmore Hill.

Lighting would be low level and have a low effect on dark skies.

6 No. existing poor quality trees are to proposed for removal, this includes 4 U value trees and 2 C.1 value trees. 2 of the trees for removal are incongruous Lawson Cypresses and their removal would be an enhancement.

The new planting seeks to strengthen the boundary planting for landscape character and to ensure views and intervisibility with the surrounding area, is sensitive and blended. Specifically the boundary with Deck House would be strengthened by introducing native scrub species to the area where there is some intervisibility. The new (native understorey) planting along Codmore Hill would improve the entrance area to the Site (especially with the removal of the existing ivy covered and dilapidated structure) and it would frame views of the new house. The new hedge along the northern boundary would aid the Green Infrastructure and offer some screening of the scant public views in from the north. This would be further enhanced by the native scrub planting and the Birch trees located on the north side of the new house.

The new planting is native species and includes selected standard trees, a scrub mix, a native understorey mix, bulbs and a grass seed mix. The use of native species enables the new development to blend with its surrounding landscape whilst also enhancing biodiversity and the Green and Blue Infrastructure.

The ecology proposals (hibernacular, bird and bat boxes) would be integrated in to the landscape proposals.

The long term landscape management plan would seek to ensure establishment of new planting and encourage grass areas to have a natural and meadow character, outside of the domestic garden areas.