

**PLG APP No. DA/18/00989/FUL - SUMMARY LANDSCAPE & MANAGEMENT STATEMENT**

**Land at Loads of Hay, Villier Street, UXBRIDGE UB8 2PU**

**Proposed dwelling**

**Landscape appraisal carried out in June 2022** (see Draffin Associates Dwg no. 841/01 – dated 6/7/22)

**EXISTING SITE**

- 1.01 The site is located to the north of Villier Street near the junction with Cleveland Road, Uxbridge. The site consists of the former amenity space to the adjacent Loads of the Hay public house.
- 1.02 The site is located in a suburban location approximately 1km south of Uxbridge centre. The existing access is from Villier St.
- 1.03 The site is generally level and appears to have reasonable permeability with no waterlogging evident.
- 1.04 The site is enclosed by existing housing.
- 1.05 Visually the site is open to Villier Street to the south.
- 1.06 There are no trees of value on site.
- 1.07 The remaining vegetation comprises unmanaged scrub, ornamental neighbouring trees of limited value.

**2.00 PROPOSALS (based on Kruszelnicki Architects layout)**

- 2.01 The proposal includes the new parking access from Villier Street. The proposal includes a parking space to the front of the new 2 storey dwelling.
- 2.02 There is scope to enhance the site landscape setting within the proposed residential development while providing new amenity planting in scale with the future site proposals and locality.
- 2.03 The development proposals will provide environmental enhancement by agreed detailed landscape proposals that includes appropriate hard landscape/ groundworks finishes and enclosure details. Where appropriate the outer boundaries will be managed for nature conservation to encourage biodiversity
- 2.04 *Landscape* - Subject to an agreed site layout, detailed landscape proposals are now submitted with a supporting design and management statement to address the relevant detailed landscape planning condition.
- 2.05 The landscape areas will be designed around the new parking access from Villier Street, and the outer boundary treatment.

- 2.06 *Outer boundaries* – Clipped front hedging and permeable paving will be provided where required to satisfy highway/ services constraints.
- 2.07 Post construction all landscape areas will become the responsibility of the owners management team who will undertake all routine management works and a regular tree condition inspection.
- 3.00 **LANDSCAPE MANAGEMENT**
- 3.01 **Responsibilities** – Landscape practical completion is scheduled for spring 2023. The first 12 months landscape management will be undertaken within the building contract until handover as part of the defects liability period by the appointed landscape subcontractor. Then in accordance with the planning condition the retained landscape contractor is responsible for all planting defects that occur, in designated residential shared management areas, during the subsequent 5 years after handover. A tidy and healthy landscape setting to the development should be maintained at all times.
- 3.02 **Design and management objectives -**
- To enhance local environment
  - To improve nature conservation
  - To comply with planning conditions
- 3.03 **Operation** - The dedicated management contractor will be responsible for site landscape maintenance. Suitable specialist contractors/ arboriculturalists will be employed and any necessary treeworks agreed prior to implementation with the applicant.
- 3.04 **Monitoring** - all queries should be reported to the retained landscape contractor who will liaise with the applicant.