

HARD AND SOFT LANDSCAPING SCHEME

Site Address:

64 Chapel Lane, Uxbridge, UB8 3DS

Purpose

This Landscaping Scheme has been prepared in response to the planning condition requiring details of hard and soft landscaping works associated with the approved development.

1. Existing and Proposed Hard Landscaping

The front forecourt of the property is already laid with permeable block paving and provides the approved on-site parking provision.

The permeable paving will be retained and maintained for the lifetime of the development.

Benefits of the existing permeable surfacing include:

- Sustainable drainage through natural infiltration of surface water.
- Reduction in surface water runoff.
- Provision of safe and convenient access to parking spaces.
- Improved appearance of the front garden area.

No additional hard landscaping works are proposed.

2. Existing and Proposed Soft Landscaping

The existing soft landscaped areas within the site, including garden planting and lawned areas where present, will be retained.

The rear garden will continue to provide a domestic amenity space for residents.

Any planting that becomes damaged, diseased or dies within five years of implementation shall be replaced with similar species and size during the next planting season.

3. Boundary Treatments

Existing boundary fencing and enclosures will be retained and maintained.

Any replacement fencing, if required in the future, shall be of similar appearance and height to the existing boundary treatment.

4. Maintenance

All hard and soft landscaping areas will be maintained in good condition by the site operator.

The permeable paving shall be kept free from obstruction to ensure its continued drainage performance.

Soft landscaping and planting will be regularly maintained, watered, and replaced where necessary.

Conclusion

The site already benefits from established hard and soft landscaping arrangements. The retention of the existing permeable paving, garden areas and boundary treatments will ensure the site continues to provide an attractive residential appearance whilst supporting sustainable drainage objectives.