

Reference 22/00029/FUL  
Alternative Reference **PP-10534056**  
Address Tanglewood, Woodside Road, Wootton Bridge, Ryde, Isle Of Wight PO33 4JR  
Proposal Demolition of dwelling; Proposed dwelling with detached garage (Revised Plans)  
Decision Granted  
Decision Issued Date Tue 08 Mar 2022

Applicant Name Mr & Mrs **K Parnian**

**Condition 8:**

***Notwithstanding the details shown on the approved plans, no dwelling hereby permitted shall be first occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. All plants shall be native species. All planting in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the approved development and any trees or plants which within a period of 5 years from the commencement of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.***

***Reason: To ensure the appearance of the development is satisfactory and to comply with the requirements of policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.***

**Client Response:**

Please find attached our Soft Landscaping Scheme.

A thick layer of fertile topsoil is added across both the front and back garden areas, and the site is levelled to provide an amenable surface for turfing as well as beds for planting various shrubs and fruit trees (as detailed below).

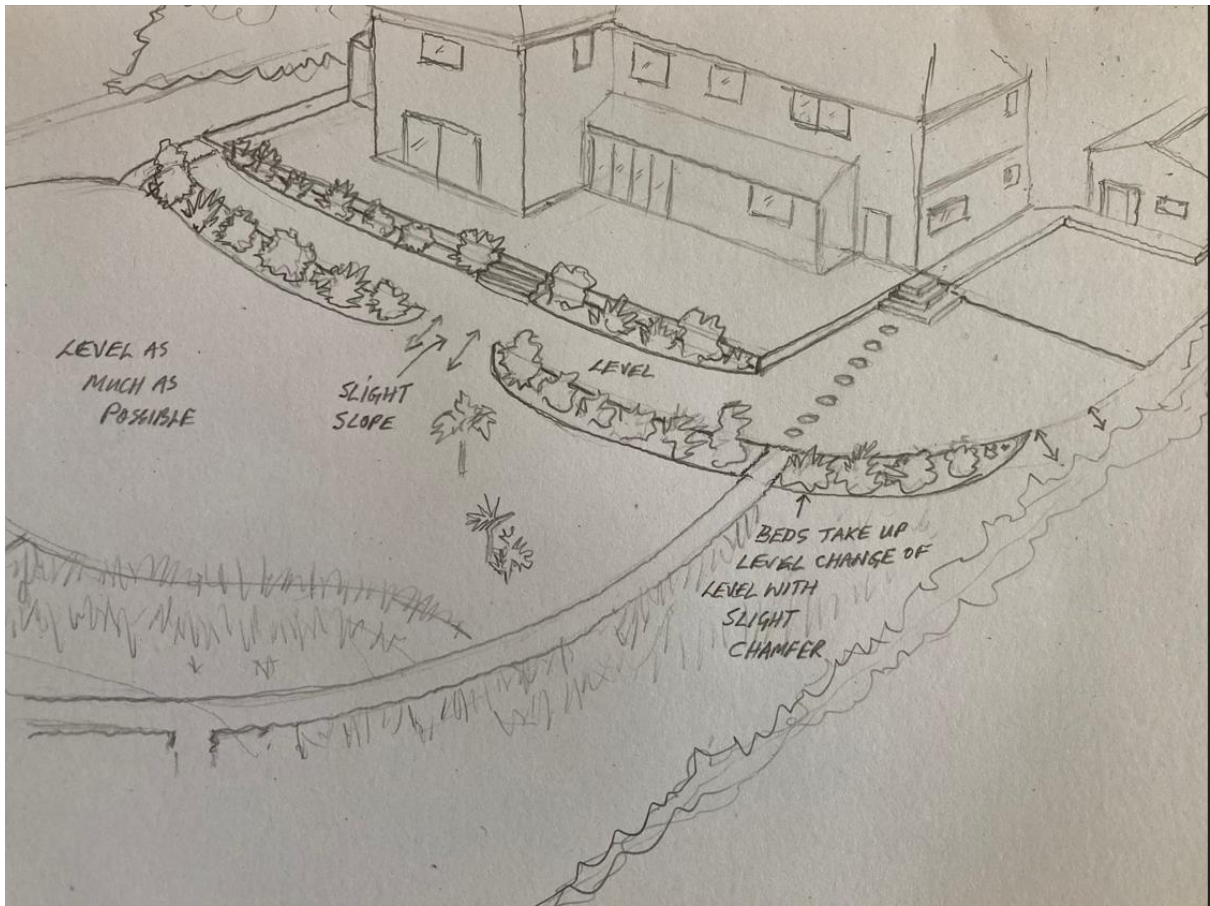
All planting in this soft landscaping scheme will be carried out starting in the first available planting & seeding season, which in our case will be early-to-mid Autumn-2024, with further planting done through Winter-Spring 2025. The first stage is laying the turf for both the front and back gardens during mid-autumn, when it will have the best chance of taking hold.

All plants used are native species.

Any trees or plants which die or become seriously damaged or diseased will be removed, and replaced in the next planting season with others of similar size and species.

It is therefore felt that this Condition has been met, and it can be discharged (approved).





## **NOTES to ACCOMPANY LANDSCAPE DESIGN PROPOSAL for TANGLEWOOD**

### **Considerations:**

Through landscaping, to provide an underlying structure to enhance the setting of the new building and provide a link into the existing landscape.

With the emphasis on low maintenance, offer planting suggestions to provide initial interest and gradual establishment, with the possibility of future development, as desired.

Working with the installed drainage pipework, at disparate heights, to minimise the potential impact of the various inspection covers etc.

(The two old concrete slabs, in the rear garden, to be removed in favour of this design.)

### **Right hand side of the Entrance Area to the front of the property:**

This is a well-protected area, which receives the sun and would lend itself to fruit trees.

A cherry tree outside the gym will provide further spring blossom for interest.

No excavations are required in this area but additional growing medium will be provided at the time of any planting.

To the side of the house (West), bordering the gym, the granite path is extended to join the parking area. This affords a straightforward, more level access to the garden.

### **Rear Garden:**

The curved grassed areas and mixed borders act to soften the rectilinear lines of the permanent structures and mesh with the informal, organic structure of the wooded area leading down to the creek.

### **Steps:**

Steps are placed in two places to facilitate access from the decking area onto the lawn area in the back garden.

One set of steps is placed in line with the main, central vista from the house (dining room) and enables access from the decked area into the centre of the rear gardens.

The second access steps will accommodate the change in level from the decked area to the side of the house.

### **Mixed borders:**

These comprise of evergreen and deciduous shrubs along the rear of the borders (when viewed from the house) to give year-round structure and provide a backdrop for perennials and bulbs.

This also provides a means of camouflaging the smaller drainage covers by including them within the boundaries.

Additional planting will include shallow, gently-curved beds immediately below the front edge of the patio (shown by dotted lines on the Plan Design), with this area excavated and filled with topsoil to a depth of 30cm.

### **Wildflower Meadows:**

These provide a low maintenance, informal link between the more formal, mown grass areas and the woodland. It is also a way to manage the existing open spaces to avoid broadleaf weeds.

Sowing a perennial and annual seed mix (including yellow rattle) supports the biodiversity of the garden and will provide colour and interest throughout the growing season.

Any Docks and Nettles will be spot-weeded in the first season, whilst Yellow Rattle will fend off any grasses that are trying to take over.

The preparation of this area consists of lightly cultivating the surface (not to any great depth), fluff the surface up, rake it (roughly flat), and seed mixed with dry sand, then shuffle into the ground.

The seeding to be done in the first Spring.

Meadow areas also provide a useful means of camouflaging the larger drainage access covers (whilst the smaller ones are to be found within the borders).

### **Pathways:**

The actual placement of the paths in the lower garden are shown on the Design Plan, with the entrances from the grassed areas being an integral aspect of the design concept, following natural access inclination into the woods and offering an interesting view on returning.

These garden paths are constructed with a weed membrane liner (3-4cm deep) and bark infill on top.

To avoid wet feet and tracking patterns across the grassed area to the E side of the house, stepping stones are positioned to join the steps and the bark path in a more sympathetic and less formal way.

**Screening:**

The open gap on the west side of the garden will be screened by planting a number of small and medium sized trees, such as crab apples. These would provide blossom, interesting fruit, autumn leaf colour and are relatively happy growing in clay conditions.

**Soil:**

Sufficient topsoil will be brought in, to provide a suitable area for the new lawn areas to establish themselves, as well as providing a fertile environment for the flower beds (to a depth of 30cm).

**Subsoil:**

There is already sufficient subsoil to provide the necessary levelling for the rear garden.

The redeployment of the subsoil is prioritised as follows:

1. Obscuring by topping up the areas around the drainage covers on the lower area of the rear garden.
2. Evening/Levelling out the areas to be grassed
3. Building in the grading for the new borders

W P  
2024

15 March

**G W Page - Refreshing Gardens**

46 Billingshurst Road    Broadbridge Heath    Horsham    West Sussex    RH12  
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