

RE: Planning: Application Number APP/20/00015

Site Address: 108-110 Elm Grove, Hayling Island, PO11 9EN

The information below relates to the 3-Storey Sheltered Housing building consisting of 19 x one-bedroom and 20 x two-bedroom assisted living accommodation with associated car parking and external works to the rear of the site.

Matters relating to the 3-Storey Building consisting of 1 x retail unit with 4 x one-bedroom flats fronting Elm Grove will be dealt with by OMG Properties Ltd, Littlemead House (West), 110 West Lane, Hayling Island, Hampshire, PO11 0JW.

Condition 04:

Information to be supplied by MH Architects with sound test results to be forwarded by Hamlet Homes Ltd when testing has been completed.

Condition 05:

External lighting design and Relux calculations attached.

Condition 13:

The 3-Storey building to the rear of the site has been developed for Housing 21, Tricorn House, Hagley Road, Birmingham, BT16 8TP who shall take possession of the building on completion and shall be fully responsible for the day-to-day management, servicing and maintenance of the building and its surrounds.

Housing 21 have very little day to day management practices with 1 x Local Housing Manager to coordinate any day-to-day repairs, cleaning and garden maintenance. Details of servicing, frequency and on-site management are as follows:-...

Local Housing Manager (1 No full time) role:

- Coordinate compliance testing
- Coordinate day to day repairs (within working hours except emergency/out of hours repairs) and H&S contractors and planned improvement works (5, 10, 15+ years cyclical);
- Manage local service contractors including cleaning, window cleaning, gardener etc.; &
- Manage void processes, including void works, viewings, waiting list.

Cleaning:

- 1 No cleaner 15 hours per week, daily between Monday to Friday.
- Windows external, monthly

Gardening:

- fortnightly visits.

Compliance:

- legionella (monthly)
- lift servicing (6-12 months)
- fire control and detection systems (6-12 months)
- emergency call systems (6-12 months)
- electric hardwiring (12 months)
- MVHRs systems and filters (6 monthly)

The following is the scope of maintenance for gardening from the landscaping proposals:-

General Maintenance operations

Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
b Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
c Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height	As req.	As req.	As req.	As req.	As req.
d Re-instate any failed plant stock to agreed specification as agreed with client; incl. for top dressing with slow release fertiliser @ 50g/m2	As req.	As req.	-	-	-
e Ensure all hard surfaces are kept free from litter / leaves and sweep as required	As req.	As req.	As req.	As req.	As req.
f Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
g Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.

Tree Planting Maintenance Schedule

Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a Inspect tree stakes / ties / guards and replace/remove as required.	Monthly	Monthly	Monthly	-	-
b During excessive hot weather spray crowns	As req.	As req.	As req.	As req.	As req.
c Supply & apply slow release fertiliser to base of each tree; 50g per tree	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr.
d Following strong winds, re-firm base and check stakes for stability.	As req.	As req.	As req.	As req.	As req.
e Undertake formative pruning of young trees to encourage good growth and shape.	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov
f Remove any dead plant material at the end of the growing season	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept.
g Top of mulch layer at base of tree; 1.2m diam. x 75mm depth.	Annually Sept	Annually Sept	Annually Sept	-	Annually Sept

Hedge Planting Maintenance Schedule

Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a Tidy up all planting areas removing rubbish, litter from hedge trenches.	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
b Re-cultivate around base of transplants by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	-
c Supply & apply slow release fertiliser to planting areas; 60g/m2	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	-	-
d Undertake formative pruning of hedges, to encourage growth and promote good form.	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan
e For transplants; cut back by 50% of new growth following installation and in year 2.	After planting	Dec	-	-	-
f Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
g Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept

Shrub and Herbaceous Planting Maintenance Schedule

Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a Remove protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b Tidy up all planting areas removing rubbish, litter from planting beds	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c Dead head flowering shrubs following flowering period	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept
d Re-cultivate around base of plants by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	4 times Apr-Oct
e Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
f Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	-	Annually as req. Sept-Jan
g Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
h Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
i Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
j Cut back herbaceous / perennial shrubs annually to promote good re-growth and seasonal flowering	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Grasses and Fern Planting Maintenance Schedule

Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a Remove protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b Tidy up all planting areas removing rubbish, litter from planting beds	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c Re-cultivate around base of shrubs by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	4 times Apr-Oct
d Supply & apply slow release fertiliser to planting areas; 60g/m ² .	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
e Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
f Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
g Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
h Cut back grasses and ferns annually to promote good re-growth and seasonal flowering	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Amenity Grass Planting Maintenance Schedule

Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a Remove any protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b Tidy up all grass areas removing rubbish, litter.	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c Growing Season:- Maintain grass at height of 15-20mm and trim / re-form edges.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
d Dormant Season:- Maintain grass at height of 30mm and trim / re-form edges.	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
e Remove fallen leaves from grassed areas; as required	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov
f Carry out bi-annual spiking to all 2 visits grassed areas; to a depth of 75mm.	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct
g Carry out autumn scarification of all grassed areas; depth 15mm.	1 Visit Oct/Nov	1 Visit Oct/Nov	1 Visit Oct/Nov	1 Visit Oct/Nov	1 Visit Oct/Nov
h Supply & apply selective herbicide to manufactures recommendations; to all grassed areas.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
i Supply & apply slow release lawn fertiliser: Spring:15:10:10 fertiliser@ 35g/ms. Autumn:5:10:10 fertiliser@ 50g/ms.	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov
j Over-seed patchy areas; as required	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Condition 14:

With regard to the visibility splay indicated in drawing number 143.0007.001 and referred to in HCC's response to the highway works, the double yellow lines to the south of the site extend up to an existing layby. This layby is a designated parking area and as such any amendments to the double yellow lines and resultant removal of parking for local businesses should be the responsibility of HCC and/or Highways and is not applicable to the permitted s171 and s184 works.

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