

Consultee Comments for Planning Application APP/18/00234

Application Summary

Application Number: APP/18/00234

Address: Wellington Way, Waterloooville

Proposal: Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, an A2 unit (Financial and Professional Services) together with associated parking and landscaping

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

Planning Application APP/18/00234 Wellington Way, Waterloooville

Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, an A2 unit (Financial and Professional Services) together with associated parking and landscaping

From a landscape perspective we have the following comments:

- The submitted landscape plan drawing no. 34 is only illustrative and at present we are unable to comment on the proposed planting. We require a detailed soft landscape plan to be submitted to be able to comment on what is proposed. Furthermore due to the level changes within the design for the court yard we would to see proposed levels, cross sections and elevation drawings to be submitted.
- There is insufficient information provided on proposed roof terrace and lounge. The design and access statement indicates seating, pods, covered seating area and possible planting. However the fourth floor plan drawing no. 14 proposed the rooftop lounge, pizza oven, seating and terrace. This ambiguity of the proposal is not acceptable and as such we require a separate plan for all external areas to be able to definitively understand and comment on the proposals.
- It is noted that the soft landscaping at present is limited to the internal courtyard, there seems to be a missed opportunity to utilise planting to soften the development into the landscape by introducing trees and vegetation on the ground floor. In particular we feel that it would be beneficial to have planting by entrances.

- There is not information provided in relation to hard surfacing.

As such we require the following to be submitted:

- A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type

Kind regards,

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