

Consultee Comments for Planning Application APP/17/01243

Application Summary

Application Number: APP/17/01243

Address: 208 London Road, Waterlooville, PO7 7AN

Proposal: Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses following demolition of existing house.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

APP/17/01243 | Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses following demolition of existing house. | 208 London Road, Waterlooville, PO7 7AN

From a landscape perspective we are pleased to see some amendments in relation to our original comments, however there are a number of points that still need to be addressed:

- Our initial comment in relation to existing trees still needs to be addressed; The site plan indicates the retention of trees within the site, however we have concerns with the proximity of the development to the root protection areas (RPA) of the existing trees. In particular the tree that is located to the north west corner is a concern. The construction process of excavation and the instatement of foundations will have a detrimental impact on the root systems and could damage and/or create instability making the tree unsafe. We would not want to see the reduction of trees within the site, as such mitigation measures should be put in place to retain the trees or establish a soft landscaping scheme that replaces any removed trees. We need details on any existing trees on site including species type; extents of RPAs and appropriate mitigation strategy.
- The amended proposed site plan drawing no. 208LR/PP/04 indicates landscaping around the boundary of the site. We will require further details on any planting in the form of a planting plan with subsequent management plan. Furthermore it is noted that the revised site plan does not include a boundary planting fronting onto London Road to act as screening to soften the development into the landscape.

- We still require confirmation on building material specification, the submitted photographs are not deemed sufficient to clearly demonstrate what is proposed. Details on building material need to include material type, product reference and colour.

As such we would recommend conditioning the following:

- 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.

- Boundary details requiring submission for all boundary treatments of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

- 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

- Further details on building material specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing streetscape.

Kind regards,

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