

Consultee Comments for Planning Application APP/17/00575

Application Summary

Application Number: APP/17/00575

Address: Former Wessex, 8 New Lane, Havant

Proposal: Variation of Condition 22 of planning permission APP/15/01425 (Residential development comprising 41 one and two bed apartments with associated car parking, cycle and refuse storage, following demolition of existing buildings) to vary approved plans relating to alterations to ground levels in regard to land contamination remediation.

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: landscape@havant.gov.uk

On Behalf Of: FAO Landscape Team, Technical Services

Comments

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The landscape team have the following comments in relation to the proposed Soft Landscaping:

- We have concerns relating to the establishment and success of the planting of trees into the raised beds and in particular beds no. 1 and 2. The raised bed detail indicates a width of roughly 1.5 1.8m for the root system, at this width we have concerns relating to the success of the proposed species *Betula utilis*. At maturity a *Betula utilis* will require a far more substantial area for roots to grow and allow the tree to survive. Furthermore the maintenance required to get the trees to establish within raised beds would need to be considered within the management plan (e.g watering during dry spells) . It would be preferable to plant species trees and spread them out within the raised bed.
- We are also conscious of the issues that will be caused for those who have to park next to the raised planters within the car park. The 800mm height of the raised beds would make a problem with people hitting the raised bed with their car door and/or try issues with access/egress.
- We will need clarification as to what the green areas are adjacent to the raised beds and buildings.

We will need to see further detailing on the proposed material choice for the raised beds to understand how they will sit within the landscape.

Best regards,

Harry Mitchell

Landscape Architect

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