

APP No.....– LANDSCAPE DESIGN AND MANAGEMENT STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT – 74no. APARTMENTS

Land at FORMER CREST DIARY, DUNSBURY WAY, HAVANT PO9 5BQ

Appraisal carried out April 2022 (see **Draffin Associates Dwg no. 838/01 – 28/6/22**)

EXISTING SITE

1.00 EXISTING SITE

- 1.01 The former Crest Dairy site is located to the north-east of Dunsbury Way near the junction with Fulflood Road. This includes the former commercial buildings, garaging with hardstandings. The application site was served by access driveways from both Dunsbury Way and Fulflood Road.
- 1.02 The 0.49 ha site is located approximately 1.5 km north-west of Havant centre and lies in a suburban location outside any special landscape policy area.
- 1.03 The flat site appears to have good permeability.
- 1.04 The site is enclosed by existing housing and commercial buildings.
- 1.05 Visually the site has open street views with a mature wooded southern boundary adjacent local public greenspace.
- 1.06 Mature southern boundary trees include mixed broadleaf trees together with broken mixed understorey hedging/ thicket. There are street trees to the front western boundary. Species surveyed include *alder*, *oak*, *willow with thorn hedging*. (see **Barrell tree report 6/22**)
- 1.07 The remaining vegetation comprises unmanaged scrub, ornamental neighbouring trees, coppice and species of limited value.

2.00 PROPOSAL

- 2.01 There is scope to enhance the site within the proposed residential layout while providing new amenity/ conservation planting in scale with the future site proposals and locality. A new driveway access will be formed from Fulflood Road to serve an inner parking court enclosed by the proposed L shaped apartment block.
- 2.02 The development proposals will provide environmental enhancement by agreed detailed landscape proposals that includes selective street tree and clipped hedge planting, appropriate hard landscape finishes and enclosure details. Mixed native hedging has been incorporated with rear boundary screening infill to enhance enclosure.

This will include infill native hedging and edge tree group planting to the boundaries that will be managed for nature conservation and screening to increase biodiversity. (see landscape proposals Dwg no. 838/01)

- 2.03 **The contractors working area will be clearly fenced off prior to all construction work. Site setup and working arrangements should comply with contract CDM requirements.**
- 2.04 All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management. (see dwg note)
- 2.05 **No topsoil should be removed from site until the contractor has ensured that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.**
- 2.06 The new street frontages will include new clipped hedging to restrict headlight glare together with low level LED lighting specified and controlled to minimise impact on any sensitive wildlife corridors. Below the new street tree canopy the hedgerow understorey will be actively managed with drift bulb planting and groundcover to enhance bio-diversity. Ground levels will be carefully retained to protect the existing tree root zone. Natural hard materials will include permeable macadam, resinbound gravel, small unit flag and block edging to fit the new alignment with low level metal railings to reinforce plot enclosure to enhance the streetscape.
- 2.07 The rear parking courtyard will be subdivided by columnar tree planting, clipped hedging and mixed climber planting trained over shade metal pergolas. The outer rear wooded boundary margins will be managed for conservation with two cuts per annum to encourage mixed native species to establish beside mown paths leading to shaded sitting areas. See **Barrell tree & Ecosupport Ltd ecological reports** recommendations.
- 2.08 All demolition/ working areas, outside the approved construction zone, to be reinstated as soft landscape areas in accordance with the detailed soiling specification.
- 2.09 Subsoil to be well drained and all hard break out to be completed to minimum 600mm depth - 1200mm for treepits.
- 2.10 Topsoil depths to be 150mm grassed areas, 450mm planted areas and tree pits subject to detailed soiling specification. (Any topsoil to satisfy BS.3882.2015).
- 2.11 All tree plant material to be airpot grown/ rootballed unless agreed otherwise with client.
- 2.12 All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility or thoroughly incorporate 'ROOTGROW' mycorrhiza or similar approved product with topsoil to improve soil fertility applied in accordance with suppliers recommendations.

- 2.13 All plant material to be thoroughly watered in and lightly pruned as necessary to aid plant establishment.
- 2.14 All beds to be mulched to 100mm depth with medium grade coarse bark after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
- 2.15 All plant material to be guaranteed for 24 months against all reasonable defects.
- 2.16 All nursery stock trees to be supported by 2no short stakes, crossbar, TOMS cushioned tree ties & fitted with 75mm perforated irrigation pipe unless agreed otherwise agreed with the landscape consultant.
- 2.17 All new service connections should be routed away from tree root protection areas unless agreed with the project arborist. Any essential services excavation within the existing trees RPA will be subject to the agreed special root protection measures to be confirmed by the project arborist and engineer. All works to comply with BS5837.2012 and the approved **Barrell arboricultural method statement**.
- 2.18 Post construction all private landscape areas will become the responsibility of the owners who will undertake all routine management works and regular tree condition inspection. Communal landscape areas will become the responsibility of the residents management company.
- 3.00 **MANAGEMENT**
- 3.01 **Responsibilities** – Landscape practical completion is scheduled for autumn 2023. Until legal handover or during the first 12 months landscape management will be undertaken within the building contract as part of the defects liability period by the appointed landscape subcontractor. Then in accordance with the planning condition any planting defects that occur during the subsequent 5 years after completion will be rectified. Any trees or other plants which, within this period die, are removed, uprooted, are significantly damaged, become diseased or deformed will be replaced during the next planting season with others of the same size, species and quality. A tidy and healthy landscape setting to the development should be maintained at all times.
- 3.02 **Design and management objectives -**
- To enhance local environment
 - To improve nature conservation
 - To comply with planning conditions
- 3.03 **Operation** – The residents management company will be responsible for site maintenance, landscape amenity management, hedging and treeworks. Suitable specialist contractors/ arboriculturalists will be employed and any necessary treeworks agreed prior to implementation.
- 3.04 **Monitoring** – all queries should be reported to the management team who will liaise with the project ecologist/ project arborist where appropriate.