

Consultee Comments for Planning Application APP/15/00773

Application Summary

Application Number: APP/15/00773

Address: Former BAE Systems Technology Park, Elettra Avenue, Waterloooville PO7 7XS

Proposal: Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping (approved 09/10/215). Request to Discharge Conditions 3, 4a and b, 5, 6 and 8 (25.02.16). Request to Discharge Condition 7 (15.09.16)

Case Officer: Heather Lealan

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

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Having reviewed the submitted Soft Landscape and Lighting Plan (S LA 02), I confirm the plan is not yet sufficient for the discharge of condition 7.

Recommendations for the soft landscape and light plan comprise:

- Replacement trees are required for the 4no felled trees (3no Oak and 1no Field Maple).
- The plan includes some additional existing tree symbols that do not correspond with the Tree Protection Plan are these proposed?
- There is scope to substantially increase the number of proposed trees the 6no currently indicated are wholly insufficient.
- Escallonia is a genus comprising over 40 different types confirmation of the intended species / cultivar is required.
- Cornus alba planting between parking bays 2 and 3 requires underplanting with Hedera helix and the associated narrow turf margin doubled in width.
- Prunus lusitanica is too large and fast growing for the proposed location along the western plot boundary. This requires omission and amendment of the Escallonia spacing to comprise a double staggered row at 0.5m centres.
- The drawing note specimen plants through plum slate ships on fleece membrane requires clarification of plant species and specification
- Landscape specification/detail for the tree planting method is required (e.g. minimum plant pit dimension, preparation notes, method of staking and associated horticultural accessories for each proposed variation of size).

- Given the expansive areas of proposed grass, provision for spring flowering bulbs could be incorporated.
- The rationale for the artificial grass is unclear planting in this location is deemed preferable.

On a related matter, it is also clear that the previously approved Tree Protection Plan requires amendment and resubmission:

- 4no existing trees (T5 T8) originally proposed for retention that have been removed, whereas only 3no replacements are currently indicated within the planting plan.
- 2no adjacent trees (T9 and T10) are remaining on site, but the required protection fencing is non-existent and excavated material has been stockpiled around the base of the trees - requiring urgent remedial action.

Kind Regards

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