

Good afternoon both,

Further to your email last week, I outline my landscape comments below for your attention. Please don't hesitate to call if you should have any queries.

Landscape comments regarding APP/15/00078 127A-127B London Road, Waterloooville
In reviewing documents submitted for the above application, documents previously submitted for associated application APP/12/00785 have also been reviewed.

Existing trees:

Although not deemed of individual merit, the existing trees to the southern and western site boundary (offsite and on-site) do contribute a local habitat resource and provide screening to the adjacent industrial estate area.

The proposed building footprint extends in close proximity to the 'Construction Exclusion Zone' identified within the 'Tree Protection Plan' – hence I am concerned that trees proposed for retention will be vulnerable to damage during construction.

Suggest that implementation of the Tree Protection Plan and associated recommendations within Arboricultural Impact Appraisal and Method Statement are conditioned for the duration of the construction period (ideally with on-site monitoring by an arboriculturalist).

Drainage proposals contained within the submitted Drainage Impact Assessment take no cognisance of the 'Construction Exclusion Zone' or proposed tree planting to the front of the site. Recommend a condition for submission of revised drainage proposals prior to commencement on site.

Hard landscape and fencing proposals similarly encroach the 'Construction Exclusion Zone', hence recommend a condition for submission of site-specific construction detail / methods prior to commencement on site.

Proposed soft landscape:

The submitted 'Landscape Sketch' and 'Landscape Planting' information have been reviewed – suggest soft landscape conditions for the following:-

Submission of detailed planting plans to identify proposed plant species, size specification and planting density, together with specification proposals for implementation and aftercare maintenance.

Submission of proposed tree planting pit details to demonstrate sufficient growing medium volume for successful tree establishment and prevention of future root disturbance to adjacent walls and hard surfaces.

Replacement of soft landscape material if it dies, declines or is otherwise removed (5 years after completion).

Kind Regards

Michelle Good CMLI
Senior Landscape Architect