

J & J DESIGN

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TOWN AND COUNTRY PLANNING ACT 1990

LANDSCAPE PLANTING SCHEDULE

REAR EXTENSION TO EXISTING WAREHOUSE

at

**2 MARPLES WAY HAVANT
PO9 1UH**

for

SOLENT BUSINESS SUPPLIES

Our ref: 1307/JRS/KH
May 2016

**REAR EXTENSION TO EXISTING WAREHOUSE
AT 2 MARPLES WAY HAVANT PO9 1UH**

1. INTRODUCTION

- 1.1 This Landscape Planting Schedule has been prepared on behalf of the applicants in accordance with condition 3 attached to the planning permission dated 06 August 2013 for the above development. The condition states:

No development shall commence on site until details of a landscaping and tree planting scheme for the northern site boundary shall have been submitted to, and approved in writing by the local planning authority. The scheme shall specify the position, species and size of trees to be planted, the phasing and timing of such planting and shall include provision for its maintenance during the first 5 years from the date of planting.

Reason: *To ensure that the appearance of the development is satisfactory, to reduce the impact on potential future residents to the north of the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

- 1.2 The application site is located at the junction of Brockhampton Road and Marples Way 0.75km west of Havant town centre. The application site comprises a single storey office and warehouse building with grey steel walls under a grey steel profile roof. To the west of the building is a lorry loading/unloading area and car park. Between the building and Brockhampton Road is a landscaped area of mature trees, shrubs and a brook fed pond. To the north of the premises are a commercial premises and a housing site which is currently being developed. There are existing trees and shrubs planted on the western site boundary.
- 1.3 Sheet 6 (South East England) of the Soil Survey of England and Wales identifies the area as mainly urban and industrial which is unsurveyed. However, borehole records of the site indicate brown topsoil over firm friable grey brown sandy clay with frequent flinty gravel. The geology of the area is alluvium over chalk.
- 1.4 Having regard to the site location, surroundings and soil conditions together with the relevant local plan policies, the proposals set out in this Landscape Planting Schedule have the following objectives:-
- To provide secure boundaries to the premises and to screen the extended premises from the adjoining residential properties and commercial premises;
 - To provide new tree and shrub planting to secure a soft setting for the extension to the premises.



Plate 1 – View of car-park looking north



Plate 2 – View of northern boundary as existing

2. PLANTING SPECIFICATION

2.1 Root Dip

All bare root stock to be dipped in Alginure root dip on leaving nursery or immediately on arrival at site.

2.2 Whip Trees

Plant all trees as scheduled in tree pits to Detail 10.5. Thoroughly incorporate 250 g of Alginure Plus in pits. 1500mm x 50mm top diameter stake to be driven 300mm below bottom of pits. 1no. rose tie to be fitted and nailed to top of stakes. Plastic mulching mats to be fitted and secured with pegs or soil.

2.3 Shrub Planting

Plant shrubs in accordance with Schedule in ground prepared to Detail 10.3. Thoroughly incorporate 100 g per pit of Alginure Plus. Plastic mulching mats to be fitted and secured with pegs or soil.

3. BOUNDARY TREATMENT

3.1 Existing 2.5m steel security fencing along the north boundary of the site.

3.2 Existing brambles and scrub including self-sown trees to be removed.

4. TREE AND SHRUB PLANTING SCHEDULE

4.1 Proposed Trees

The following planting is proposed: -

3No. *Sorbus intermedia* 'Swedish Whitebeam' and
3No *Sorbus x thuringiata* 'Fastigiata' as located on drawing No. 01 revision C in tree pits to Detail 10.5 at 3m centres on the northern boundary. Trees to be bare root feathered whips under 3m height.

Note – it is considered that the space between the northern gable wall of the approved extension and the boundary fence will be insufficient to support new tree planting.

4.2 Shrub Planting Areas

The following are proposed as located on drawing No. 01 revision C:

Cotoneaster horizontalis

Euonymus radicans 'Silver Queen'

Mahonia aquifolium

Viburnum Tinus

Shrubs to be container grown plants planted at 600mm centres staggered for ground cover.

5. MAINTENANCE OF PLANTING

5.1 All soft landscaping works are to be carried out during the first planting and seeding season following the completion of the development.

5.2 The planting and seeding season is taken to be as November to February. No tree or shrub planting shall be undertaken outside the above dates.

5.3 Weed control

Effective and timely weed control can have a dramatic effect on shrub survival and growth. It is considered that this is a site, which will support rapid shrub growth. In these circumstances the duration of weed control should be three years.

5.4 As specified above plastic mulching mats are required. These must be inspected for integrity and possible displacement as well as vole infestation. Inspection should be made regularly at not more than 3 month intervals. Any invigorated weed growth around the mulch or through the hole for the shrub stem must be effectively treated with residual herbicides.

5.5 Herbicides should be applied regularly during the growing season (mid April to September) to maintain a weed free area alongside the shrub for a minimum period of 3 years. It must be appreciated that good weed control will reduce the risk of vole damage.

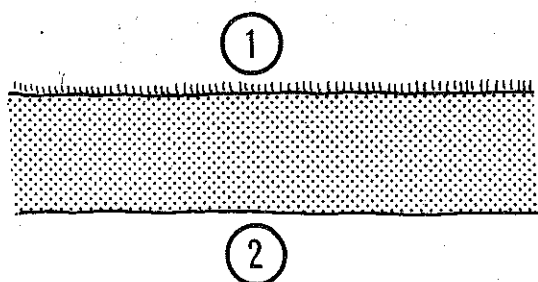
5.6 Watering

Immediately after planting of trees and shrubs water in thoroughly. For a period of two years regular watering, copious during any prolonged dry spells in late spring or summer will be required. At all times watering should be thorough utilising 5 litres for each shrub. Water should be applied slowly close to the base of each plant. During the first summer, watering will be required on a weekly basis and daily during dry spells.

5.7 Replacement of Trees & Shrubs

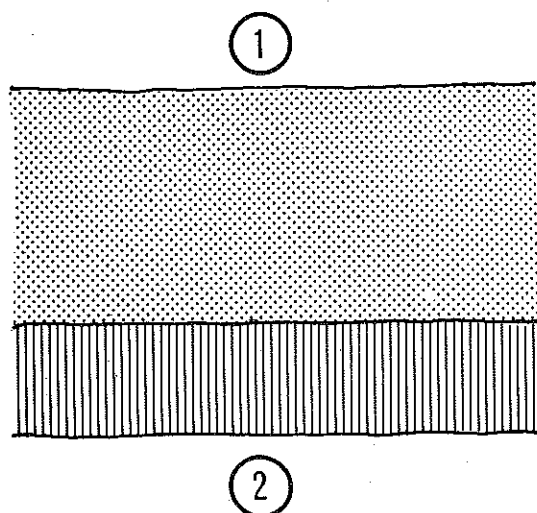
Any plants, which die, are removed or become seriously damaged or diseased within five years shall be replaced in the next planting season with another of similar size and species unless the Local Planning Authority gives written consent for any variation.

John Shephard
May 2016



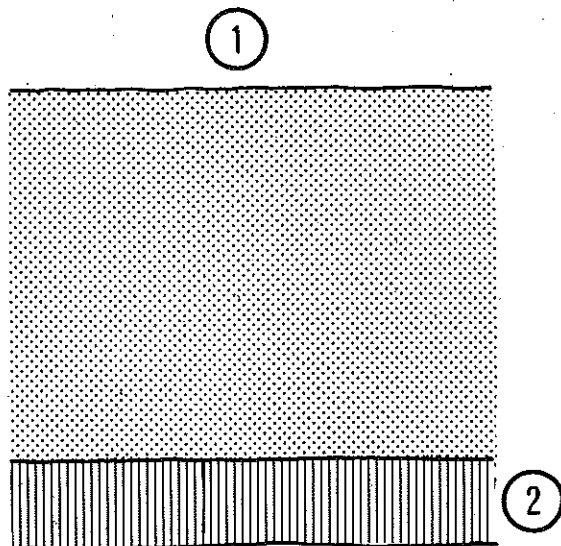
1. Grass seed conforming to BS 4428, the mixture to be as specified. Seed shall be sown at a density of 45 gm/m².
2. 150 mm top soil conforming with BS 3882, brought to a fine tilth and lightly and uniformly firmed.

office stamp J & J DESIGN Town Planning and Building Design Consultants 1a KING EDWARD ROAD BEDFORD MK41 9SF Telephone: 01234 328328	project		cost index 100
	drawing EXTERNAL WORKS DETAIL Grass seeded areas		detail number 10.2
	scale 1:10	approved	



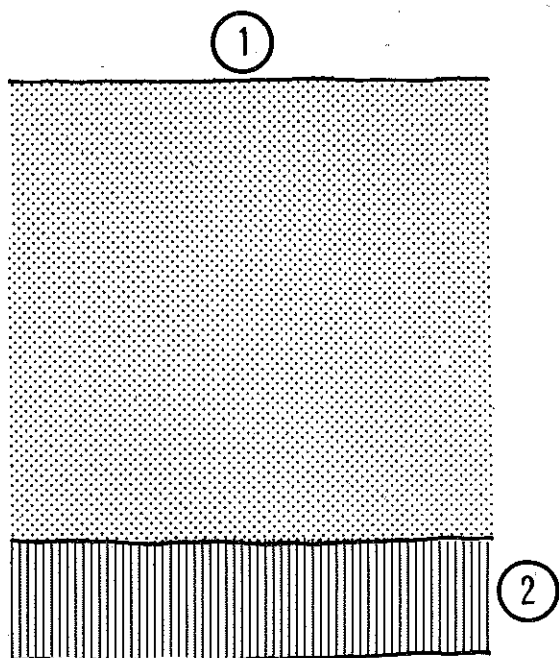
1. 300 mm topsoil conforming with BS 3882, medium loam with 20% maximum of stones.
2. 150 mm broken up ground with all large stones, builder's debris, etc removed.

office stamp J & J DESIGN Town Planning and Building Design Consultants 1a KING EDWARD ROAD BEDFORD MK41 9SF Telephone: 01234 328328	project		cost index 182
	drawing EXTERNAL WORKS DETAIL Planted areas		detail number 10.3
	scale 1:10	approved	



1. 450 mm deep excavation 600 mm square filled with lightly consolidated top soil conforming with BS 3882. Medium loam 20% maximum stones.
2. 150 mm broken up bottom to the excavation. All large stones, builders debris etc to be removed.

office stamp J & J DESIGN Town Planning and Building Design Consultants 1a KING EDWARD ROAD BEDFORD MK41 9SF Telephone: 01234 328328	project		cost index 303
	drawing EXTERNAL WORKS DETAIL Climber pit		detail number 10.4
	scale 1:10	approved	date



1. 600 mm deep excavation 1000 mm square filled with lightly consolidated top soil conforming with BS 3882. Medium loam 20% maximum stones.
2. 150 mm broken up bottom to excavation. All large stones, builders debris etc to be removed.

office stamp J & J DESIGN Town Planning and Building Design Consultants 1a KING EDWARD ROAD BEDFORD MK41 9SF Telephone: 01234 328328	project		cost index 398
	drawing EXTERNAL WORKS DETAIL Tree pit		detail number 10.5
	scale 1:10	approved	date