

Application No. APP/15/00839

Site Address: 55 Hart Plain Avenue, Waterloooville, PO8 8RG

Proposed Development: Discharge of Condition No/s 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of

Planning Permission APP/15/00511

Landscape comments in connection with the above application comprise the following:

Condition 6 – finished levels

Insufficient information submitted for this condition to be discharged

The Site Drawing Drainage & Levels (No. 2015/17/1) specifies finished levels of ground floors and surrounding ground, but does not demonstrate these in relation to existing ground levels. Existing levels are required in order to understand where areas are being maintained at the same level or where they are being raised. The approved Tree Protection Plan, for example, includes an area of 'above soil surfacing' – hence existing levels are required in this location to demonstrate that proposed levels will be sufficient to accommodate the full thickness of the required surface build-up.

Condition 7 – arboricultural method statement

Although Jamie Gargett (HBC Arboriculturalist) is best placed to comment on this aspect of the application, I note work has started on site with no tree protection evident. I also note the proposed drainage runs in Dwg No. 2015/17/1, which are in conflict with the approved Tree Protection Plan.

Condition 9 – soft landscaping scheme

More appropriate plant species and quantities are required in order for this condition to be discharged

- a) Plot 3 rear boundary (approx. 15m) – Leylandii cypress unacceptable. Suggest 15no Cherry Laurel (*Prunus laurocerasus*) or Photinia x fraseri 'Red Robin' at 10L container size.
- b) Rear boundary to 57 Hart Plain Avenue (approx. 10m) – Leylandii cypress unacceptable. Recommend 10no Cherry Laurel (*Prunus laurocerasus*) or Photinia x fraseri 'Red Robin' at 10L container size.
- c) Rear boundary to 55 Hart Plain Avenue – Eucalyptus unacceptable, suggest Amelanchier lamarckii. Geranium, Euonymus, Bergenia combination of groundcover planting is recommended beneath the Birch, Malus and Amelanchier trees. Allow for at least 15no groundcover plants of 3L container size.
- d) Recommend climber introduction for fence screening e.g. Clematis armandii, Parthenocissus henryana and Jasminum officinale (say 5no of each dispersed evenly).
- e) Rear plots 1 & 2 – suggest 1no Birch or Cherry multi-stem planted (35L plus size) for each garden.

- f) Frontage plots 1& 2 requires closer to 15no groundcover plants at 3L container size. Juniperus communis is not a groundcover plant - suggest Geranium 'Johnsons Blue' or Bergenia 'Bressingham White' is substituted. There isn't enough space to establish box hedging as shown – it may be more appropriate to hard pave this margin with a contrasting colour block.
- g) Frontage plot 1– Leylandii cypress is not acceptable. 7no Cherry Laurel (Prunus laurocerasus) or Photinia x fraseri 'Red Robin' at 10L container size would be acceptable. Recommend the 3no feature shrubs are swapped for a specimen Amelanchier lamarckii underplanted with Geranium, Euonymus, Bergenia groundcover.

Condition 10 – hard surfacing

Insufficient information submitted for this condition to be discharged

- a) Permeable block paving to parking bays - specification information required (product reference, colour, size, laying bond and edging) and build-up detail required.
- b) Flag paving to patios / approaches - specification information required (product reference, colour, size, laying bond and edging) and build-up detail required.
- c) Permeable hard-standing with a shingle finish to turning areas - specification information required (product reference, colour, size and edging) and build-up detail required. I have concerns a shingle finish will be abraded by manoeuvring vehicles and transfer across adjacent surfacing.
- d) Footpath material specification and build-up detail required
- e) Vehicular access material specification and build-up detail required
- f) The area of 'above soil surfacing' as defined within the approved Tree Protection Plan requires identification within the scope of the hardlandscape proposals plan, along with specification and a build-up detail.

Condition 11 – fencing

No adverse landscape comments regarding the proposals.

Any queries regarding the above, please don't hesitate to call.

Kind Regards

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