

Consultee Comments for Planning Application APP/16/00107

Application Summary

Application Number: APP/16/00107

Address: Car Park adjacent to The Wheatsheaf, Bramdean Drive, Havant

Proposal: Reserved matters application relating to landscaping of the site following outline planning permission reference APP/14/00956.

Case Officer: David Eaves

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

Hard landscape details

- a) The granite sett rumble strip needs to accommodate cyclists a central margin of tarmac, or setts laid flush with mortar pointing is required.
- b) The access gate from plot 6 opens on to a plant bed. Instead, I suggest the paving flags just laid adjacent to the gates and rear garden fence. The flags alongside parking bay 15 can be omitted to improve the width of planting bed.
- c) Semi-circular patios are positioned very close to boundary, leaving minimal width for planting establishment. Minimum 0.5m width is required for planting beds. I suggest the patio adjustment to:
 - i) widen the narrow planting bed, or
 - ii) infill with paving to remove the narrow planting area.
- d) Similarly, the very small beds between front entrances for plots 2-3 and 3-4, as well as the tapered planting areas adjacent to parking bays 14 and 15 will be difficult to establish planting (vulnerable to trampling). I suggest the front entrance beds are omitted and that the parking bay beds are squared off to remove the taper point.
- e) No adverse comments regarding the hard material selection.

Soft landscape details

f) Several trees are proposed less than 2 metres from the building. Even if the foundations are engineered to the appropriate depths or are to be piled, I'm concerned the tree canopy will grow to interfere with the building façade. I suggest some further review of NHBC guidance is required and perhaps use of much smaller, more appropriate plant types / species.

g) Planting bed adjacent to parking bay no. 14 appears only large enough to accommodate a single Acer (recommend 1 no tree omitted).

h) No adverse comments regarding the shrub species.

Any queries, please don't hesitate to call.

Kind Regards

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