

Michelle Houghton

From: Michelle Good
Sent: 15 April 2015 17:31
To: bst shared
Cc: David Eaves
Subject: FW: Acolaid Case APP/15/00303
Attachments: DocConsult04.pdf

Landscape comments regarding:

APP/15/00303 – The Havant Health & Wellbeing Campus at Former Oak Park School, Leigh Road, Havant

The proposed application includes a Landscape Masterplan with a comprehensive and well considered Landscape Report that sets out the design objectives for the site, identifies distinct character areas and provides an overview of design principles.

In order to meet requirements of the Havant Borough Core Strategy (Policy CS16 High Quality Design), there is now a need to ensure these design objectives, distinct character areas and the design principles identified within the application documents are translated through the detailed design stage and delivered successfully on the ground.

On this basis, I suggest the following conditions to ensure a high quality of external environment and to enhance the local landscape character:

Existing tree & hedgerow protection:

Although I'm sure Jamie Gargett will already have advised re: tree protection conditions – I note the proposed parking layout encroaches the existing mature hedgerow to the northern boundary. Retention and enhancement of this boundary hedgerow comprises a key recommendation of the submitted Landscape and Visual Impact Assessment and also as a design objective within the submitted Landscape Report.

Hence, I suggest that tree protection conditions specifically include this northern boundary hedgerow and that a cross-section landscape detail with method statement is required for approval.

Soft landscape details:

... requiring submission of soft landscape details that shall include fully annotated planting plans of sufficient scale to identify finished levels and slope gradients, locations of individually planted trees, areas of woodland, shrubs, hedges, bulbs, areas of grass/wildflowers, marginal/aquatic planting and green roofs. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs.

Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme. All soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented prior to the occupation of any part of the development or in accordance with the planting programme agreed with the Local Planning Authority and thereafter maintained.

Any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Tree planting details:

... requiring tree planting details that shall include cross-sections sufficiently dimensioned to show specifications for the installation of load-bearing root zones (as appropriate), drainage, root barriers, rootball anchoring, watering and aeration inlet systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees. All tree planting shall be implemented in accordance with the approved details.

The works shall be implemented prior to the occupation of any part of the development or in accordance with the planting programme agreed with the Local Planning Authority and thereafter maintained.

Any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Landscape management plan:

... requiring submission of a landscape management and maintenance plan, including a survey of the existing landscape and its condition, long term design objectives, management responsibilities and maintenance operations for all proposed landscape areas. The landscape management plan shall be implemented in accordance with the approved details and thereafter maintained.

Hard landscape details:

... requiring submission of hard landscape details that shall include fully annotated plans of sufficient scale to identify finished levels, hard surfacing material type and colour, minor artefact and structures, proposed and existing functional services above and below ground. All hard landscape works shall be implemented in accordance with the approved details. The works shall be implemented prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.

Boundary details:

... requiring submission of proposed boundary and enclosure treatments with access points for the site, which shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments.

Kind Regards,

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Sent: 01 April 2015 13:40

To: Michelle Good

Subject: Acolaid Case APP/15/00303

Please see attached for consultee response.

Many Thanks