

## Christie, Gary

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**From:** Knight, Andrew  
**Sent:** 10 March 2021 10:45  
**To:** Christie, Gary  
**Subject:** Ref:20/01493/FUL

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**LOCATION:- EX ST MICHAELS LODGE BOUNDED BY SILVER STREET, STONE STREET & GOLD STREET SOUTHSEA PO5 3BN**

**SUBJECT:- CONSTRUCTION OF 20 DWELLINGS (14 HOUSES AND 6 FLATS) WITH ASSOCIATED LANDSCAPING AND PARKING, WITH VEHICULAR ACCESS FROM GOLD STREET AND DIAMOND STREET**

### Observations.

The content of the Arboricultural Assessment D2074AIAL1 dated 11 December 2020 prepared by Alderwood Consulting Ltd. is accepted and agreed.

The DAS ref: 5293 prepared by PWP Architects dated 08 December 2020 at article 4.6 makes reference to landscaping and tree conservation, initially in the context of a care home:

*Form an attractive visual context for the users of the proposed landscape garden areas and for the main entrance to the **nursing home** and the associated vehicular parking areas;  
Conserve the majority of the trees at the perimeter of the site, which are the subject of a TPO and enhance their setting; and provide a landscape blend and soften the visual impact of the proposed new town houses on the surrounding residential area.*

### *A – The Landscape Gardens*

*The landscape gardens will be visually and functionally integrated into the design of the home. All the residents will have direct views into the garden areas. The strong landscape dominated site perimeter will provide front garden environment adding to the spirit of residential qualities of the new development. The front gardens will be primarily grassed areas, with paths and seating for the enjoyment of residents. The vehicular parking area will wholly masked from the surrounding roads creating the look of a 'no car development'*

No landscaping scheme has been submitted in support of this application.

### Recommendations

1. An arboricultural impact and method statement is to be submitted for agreement by PCC prior to commencement. This to include tree and root protection, construction techniques within root protection areas, detail of proposed surfacing.
2. Detailed landscaping proposals be submitted for agreement by PCC prior to commencement. This to include a net increase in trees within the site from current numbers.
3. Landscaped areas are to be retained 'in perpetuity', tree planting and landscaping will not be removed to create dropped curbs and parking in the future.

Andy Knight  
Arboricultural Officer

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