

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 May 2017 11:21
To: Planning Scanning
Subject: FW: Landscaping comments - LU/121/17/RES

From: Tim Townsend [REDACTED]
Sent: 18 May 2017 09:11
To: Planning.Responses
Cc: Claire Potts; Julie Bolton
Subject: Landscaping comments - LU/121/17/RES

Dear Arun Planning Dept.,

Please find below, WSCC comments in response to landscaping for the above development. This should be read alongside previous WSCC highways response dated 15th May 2017.

Thank you.

It is noted that to the south of 'Main Avenue', future development is likely to be 3 or 4 storey apartment blocks – this may preclude a continuous verge depending on access points, however, a continuous verge [or as continuous as possible] is far better for successful tree establishment / long term survival than individual planting locations. Ideally, the buildings should be set well back from the footway edge to give good separation between the building elevation / fenestration from trees, thus preventing future requests for removal / reduction. If there is a continuous verge, then there is no need for granite sett edging and tree grilles which will require maintenance and may become distorted through incremental growth or the grilles may damage the tree if left in situ for too long. Usually there are section / plan drawings showing the tree 'pit' details, e.g. irrigation system etc. Stakes / ties are indicated instead of ground anchors for trees of this size which is unusual/surprising – please explain.

Location of services and their relationship with trees/landscaping etc. - Services must be located within the footway / carriageway and not in verges – this avoids or at least minimises future root loss and damage if repair / replacement / maintenance is needed.

*Specification – Getting the detail right is critical. An error is noted on the outline specification on LA101: subsoil British Standard is BS8601:2013. *Carpinus betulus Fastigiata* [hornbeam] must have a clear stem specification, not the feathered form. At this size, the clear stem at planting will be 200mm minimum. 'Frans Fontaine' is more suitable as this has a narrower form – better for this situation. It is hard to be precise about dimensions because growth is influenced by multiple factors: quality of planting stock, handling, planting method, rooting environment etc. but after 25 years, this tree could be around 9m high with a crown width of 2.5m and stem diameter could be 150 – 200mm. Species choice tends to be predictable in schemes like this, rather than being distinctive, so instead of hornbeam [it may not be available], other suitable trees include *Acer campestre* Streetwise [field maple], *Corylus colurna* [Turkish hazel] and *Ulmus New Horizon* [a new disease resistant elm – local examples include Bognor High Street – they are growing very well].*

Car park – the birches are shown in individual ‘pits’ with grilles and granite sett edging. It’s not clear what the surface is between each tree but if it is a hard surface only supporting low frequency pedestrian traffic, it should still be possible to have a continuous rooting environment underneath; soil cells may be needed to support the hard surface. Alternatively a continuous grass verge would be better – no need for grilles / edging. Will there be any bollards, knee rails or other ‘barrier’ to prevent cars damaging the tree stems? I note the trees are shown located between spaces but it is still possible.

Lighting columns – It is noted that the lighting columns are on the north side of ‘main avenue’ and don’t appear conflict with the 3 trees indicated here.

Please would you pass this to the applicant to reply to.

Thank you.

Tim Townsend

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