



BJC PLANNING

Landscaping Proposals

To discharge condition 3 of permission F/24/97142

At Unit 4 Trafalgar Close, Chandlers Ford SO53 4BW

For Sentry Self Storage Ltd

BJC Planning
The Gallery
3 South Street
Titchfield
Hampshire
PO14 4DL

Tel : 01329 842668

June 2024

1.0 Introduction

- 1.1 This landscaping statement addresses the requirements of planning condition 3 of permission F/24/97142. It seeks the discharge of the condition. The condition addresses both soft and hard landscaping provisions.
- 1.2 The statement commences with a description of the existing landscaping provision at Unit 4 Trafalgar Close Chandlers Ford. It identifies work that is required to the existing hedge and supplementary planting which will enhance the screening.

2.0 Existing Soft Landscaping

- 2.1 The perimeter of the Trafalgar Close frontage is already planted with shrubs. These shrubs have become established over the last 16 years. The Google streetview shot from 2008 shows just how sparse the landscaping was at that time. Although it can be seen that some small shrubs had been planted.



Google Streetview from March 2008

- 2.2 These have become well established over the years but have not recently been maintained and are thus overgrown in places and slightly sparse elsewhere.
- 2.3 The hedge is set either side of the main gate.
- 2.4 To the north west of the gate the following shrubs have been identified
- Crataegus monogyna (Hawthorn)

Rosa (Wild rose)
Malus (Apple tree)
Eleagnus ebbingei
Skimmia
Cotoneaster
Hydrangea

2.5 The predominant hedging plant is hawthorn. The apple tree is in a poor condition but would benefit from clearance of ivy and some pruning.

2.6 To the southeast of the gate the following shrubs have been identified

Cotoneaster
Skimmia
Fagus (Beech)
Rosa (Wild rose)
Pseudo acacia
Hawthorn
Skimmia
Clematis
Malus (Apple tree)

2.7 In this hedge the predominant species are hawthorn and beech.

2.8 Throughout the hedge there is self-seeded sycamore and oak. There is also ivy and bramble particularly in the hedge on the southeast side. The condition of the landscaping varies in height and density.

2.9 In summer this planting provides a very effective screen but less so in winter. See photos at the end of this statement.

2.10 Currently the hedge is overgrown and impeding access on the public footpath.

3.0 Proposed Soft Landscaping Measures

3.1 The existing landscaping is well established, and it would be detrimental to the street scene to remove and replant. It is better to work with the existing planting and to enhance this in a few places.

3.2 The accompanying plan (No E/245/2024.05.29/Landscaping) indicates the position of the thinnest parts of the hedging and also where it is lower than desired. These are to be reinforced with additional planting as indicated on the plan.

- 3.3 It is proposed to undertake inter-planting of evergreen shrubs of *Photinia x fraseri* (Red Robin). This has the ability to grow to provide an effective screen and to add colour and interest. The new planting is to be undertaken in the next planting season.
- 3.4 It is proposed to cut the hedge to a max height of 2.5 to 3m. The hedge is to be faced back on both sides to provide pedestrian access along the pavement and to ensure that the car park is not overgrown. The regular maintenance of the hedge will assist in thickening the hedge by promoting growth.
- 3.5 It is proposed to clear bramble, sycamore and weed from entire the length of the boundary hedge, but particularly on the corner of Trafalgar Close and School Lane.
- 3.6 It is proposed to maintain the slightly lower shrub species at the entrance point to the site so as not to impede visibility on to the road.
- 3.7 An annual maintenance scheme will be implemented comprising two visits per annum; one in the winter before 1st March and one in early September, as required.

Planting of *Photinia x fraseri* (Red Robin)

- 3.8 The accompanying plan identifies the two sections of the hedge which require additional planting to enhance and reinforce the hedge. An evergreen species, *Photinia x fraseri*, has been chosen which also provides colour interest.
- 3.9 The interplanting requires space to be created in the existing hedge by cutting back and some clearance of the roots within the soil to provide a suitable space for the new plants.
- 3.10 It is proposed to plant 3 large whips of approximately 1.4m in each of the two locations (ie 6 in total). These will be planted at 0.5 to 0.75m apart. The soil will be prepared by the addition of a humus-rich (neutral or acidic) compost.
- 3.11 Following the planting of the shrubs there will be well watered and given further water in any dry spell through the following growing season until established.

4.0 Hard Landscaping

- 4.1 The existing car park is laid to tarmac and there are no proposals to change or modify the surface.
- 4.2 The carpark is divided into two parts which are separated by a slightly raised area laid to paviers. This is to be left in situ. It currently divides the car park and each side is served by one of the main gates.
- 4.3 The only modification in regard to hard landscaping relates to the need to install two small concrete ramps to facilitate access to the raised paviers and then to the entrance of the building. These ramps will be approximately 2m long and are designed to facilitate access for the trolleys used for transporting goods to be stored.

5.0 Conclusion

- 5.1 The existing hedge forms an effective screen in summer but is deficient in winter. It requires management to maintain it in a good condition and to clear out weed, bramble, ivy and self-seeded trees.
- 5.2 There are some areas where the hedge would benefit from interplanting to reinforce the hedge and to fill gaps. These are indicated on the submitted plan.
- 5.3 The hard surfacing of the site is to remain unchanged. The only addition is two small ramps to provide trolley access to the raised paviers and to the main entrance.



Corner of Trafalgar Close and School Lane



Trafalgar Close frontage gap in hedge



Northern end of Trafalgar Close frontage



Northern end of Trafalgar Close frontage – showing sycamore and rubbish



Southern end of Trafalgar Close frontage showing pseudo-acacia and gap to the left



Northern end of Trafalgar Close from inside car park -showing apple tree, hawthorn, wild rose



Winter view of hedge



Winter view of hedge



Building entrance and raised paviors



Gated entrance and raised paviors