

Consultee Comments for Planning Application APP/19/01226

Application Summary

Application Number: APP/19/01226

Address: Land west of Coldharbour Farm Road, Emsworth

Proposal: Construction of 44 dwellings with access, open space, landscaping and associated works.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

Planning Application APP/19/01226 Land west of Coldharbour Farm Road, Emsworth

Construction of 44 dwellings with access, open space, landscaping and associated works.

From a landscape perspective we have the following comments:

- We require native tree and shrub planting to the east of the flood storage area, to help soften views of the development from Emsworth rec.
- We have concerns with the impacts of the development on Westbrook as a result of residents accessing the park across the stream. We require an intervention to help mitigate this issue.
- There is a lack of detail provided in relation to the proposed SUDs, the close proximity to the boundary trees on the south of the site could have impact of the RPAs. As such we require detailed drawings showing the extents of the SUDs and also cross sections drawings to ensure the design is appropriate.
- The acoustic fence should extend further north of the west of the site to help mitigate the noise from the A27.
- There seems to be a lack of footway provision connecting from Coldhardbour Farm Road. It is unclear how pedestrian will transition from the footway on Coldharbour Farm road onto the proposed footway within the development.
- The site access point crosses an existing off road shared surface, what provision are being provided to ensure the safety of the users of the shared cycle path? Can appropriate visibility splays be demonstrated?
- The bund around the perimeter of the flood storage area has a proposed gradient raging between 1:3 1:5 whilst most abled bodied users will be able to access the area of open space, there is lack of access provisions for disabled and/or less abled users. We require a defined

access point that is appropriate for all potential residents of the site.

We require the following details to be provided:

- A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should 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 plant specification schedules, comprising plant size, number and density.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or kerb detail / type
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new.

Kind regards,

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