

Consultee Comments for Planning Application APP/19/00802

Application Summary

Application Number: APP/19/00802

Address: The Langstone Hotel, Northney Road, Hayling Island, PO11 0NQ

Proposal: Erection of modular clad portable building for health and wellness activities.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/19/00802 The Langstone Hotel, Northney Road, Hayling Island, PO11 0NQ

Erection of modular clad portable building for health and wellness activities.

From a landscape perspective we have the following comments:

- We have concerns that the building footprint is falls within the root protection area (RPA) of existing trees adjacent to the site. As such we require a full arb report to understand the extent of the RPAs and whether the proposal have any impact.
- The submitted site plan does not provide enough information on the landscape proposals. The CGI images suggest a large area of decking with seating, sun lounges and possibly a hot tub. We require information on all external proposals in relation to this planning application.
- The screening of the proposed development is key to mitigating any detrimental impact on the local landscape character. We require soft landscaping (a mixture of native tree and shrubs) to the south and north of the spa. The drawings do suggest this approach but we need a soft landscaping drawing with greater clarity on the specification.
- There is a lack on the specification of the development including building dimensions and material pallet we will require this information for comment.

We will also require the following for submission:

- 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
- Further details on building material specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing landscape character.

Kind regards,

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