

Consultee Comments for Planning Application APP/20/00015

Application Summary

Application Number: APP/20/00015

Address: 108-110 Elm Grove, Hayling Island, PO11 9EN

Proposal: Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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

Email: landscape@havant.gov.uk

On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00015 108-110 Elm Grove, Hayling Island, PO11 9EN

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From a landscape perspective we have the following comments:

- The proposed hard surfacing north and south of the site access / bell mouth is required to be a continuation of the existing tarmac. The proposed use of block paving is deemed to create a unclear hierarchy between footway and parking bays. The paving slabs are acceptable directly outside the retail unit but again the footway approaching the crossing point should be tarmac to create a consistent footway surface material.
- There seems to be a missed opportunity to create private garden areas (where space allows) for ground floor flats. The open space enveloping the building could become unused asset. The HBC design guide does stipulate that where ground floor apartments are being proposed the applicant should endeavour to provide private gardens for individuals where possible.
- A soft landscape scheme which introduces planting along the northern boundary would create a more aesthetically pleasing views for residents of flats no. 04 08 should be explored.
- We require trees to be planting on the eastern boundary to help soften views of the 3 storey building. We accept that space is limited so upright narrow trees should be explored, species such as *Betula pendula fastigiata* would be deemed to be appropriate.

There is no landscape details that have been submitted as such we require the following drawings:

- 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

Harry Mitchell CMLI
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