

Consultee Comments for Planning Application APP/18/00357

Application Summary

Application Number: APP/18/00357

Address: Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Proposal: Approval of Reserved Matters in respect to Phase 1 Plot 3b of APP/15/00732 (new employment uses, hotel and access road) comprising construction of 3,528 sqm B1(c)/B2/B8 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria A to G inclusive.(13.08.18). Request to discharge conditions 4 & 5.(02.04.19).

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Environmental Health (Environment Team)

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

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have briefly reviewed the additional / amended documentation and note that it principally relates to condition no.s 4 & 5; Soft Landscaping & Noise. Mark Moss has been allocated this case with respect to the Noise elements, I screen all applications for other pollution-relevant matters. Mark will make further comment under separate cover.

I note the Landscape consultee requires tree planting within the car parking areas, in addition to the low planting proposed. I would support this requirement on air quality grounds, on the basis that trees (especially in combination with low-level 'understory' shrubs) provide a more three-dimensional environment and assist with the interception, absorption and capture of air pollutants. I would recommend that species are selected which have a high Urban Tree Air Quality (index) score (UTAQS).

The applicant has already made several good selections for the planting to the south of the unit, with A.campastre, A.glutinonse, C.monogyna having high index scores. Acer, Laurel, Larch, Cypress and Birch species tend to have good (high) index scores, but there is a variety of both native species and ornamental varieties which have good intermediate scores (and smaller mature dimensions). Intermediate UTAQS tend to be more effective at Nitrogen Dioxide absorption than high UTAQS species, due to the index favouring species 'tolerance' over NO2 absorption rate (these being proportionate properties). The woodland trust discussion paper 'Urban Air Quality' April 2012 offers both specific and general advice on species selection.

Selecting native spp. with high UTAQS of course offer co-benefits for local ecology & air quality,

as well as serving the landscape and architectural function.

The air quality policy contained within the draft local plan 2036 does not yet carry significant weight for individual decisions, and so the above is simply advice for the benefit of the applicant.

(JD)