

Consultee Comments for Planning Application APP/19/00703

Application Summary

Application Number: APP/19/00703

Address: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Proposal: Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access.

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

Planning Application APP/19/00703 Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access.

From a landscape perspective we have the following comments in relation to this application:

Sustainable transportation provision and Layout

- We require a 3m wide hard surfaced shared cycle path connecting into the site west of Lavant Stream on footpath no. 51. Furthermore we would like to see signage for cyclists connecting them south onto Penner Road along the eastern boundary of the site.
- The provision and numbers of cycle storage location is unclear. We require clarity on the type of cycle storage facility and the number of bicycles that can be stored at each location. This should include elevation drawings and product specification.
- There seems to be insufficient footway provision to service the proposed industrial units on the south west of the site. The submitted site plan drawing no. 0110 (Rev C) does not clearly distinguish the footway provision, however as a minimum we require an off road footway that connects to all units. The footway will need to be a minimum width of 2m to allow 2 wheelchairs to safely pass and be DDA compliant.
- The pedestrian route connecting north Havant from the proposed new entrance is unclear. We require a defined off road route, which does not force users to walk through the car park. Again this will need to be a minimum of 2m width to allow 2 no. wheel chair users to pass.
- All car park search lanes need to be a minimum width of 6m (unless echelon) to afford sufficient

room for vehicles to safely access/egress a parking bays.

- All disabled parking bays need to be designed as per BS8300.
- Site topography management - How and where will level changes occur (retaining structures or banks)? Can preliminary site levels or sections be demonstrated?

Soft landscaping

- We require areas of soft landscaping to break up the massing of hard surfacing within the curtilage of units 1-1, this should be a mixture of shrubs and trees to offer vertical form. An area of that size which is devoid of any planting is not deemed acceptable.
- A soft landscaping scheme which introduces tree planting to break up the massing of car parking throughout the site is required.

We require the following to be submitted for comment:

- 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 streetscape.
- 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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