

Consultee Comments for Planning Application APP/18/01317

Application Summary

Application Number: APP/18/01317

Address: Land at Town Park site, London Road, Waterloooville

Proposal: Reserved Matters Application for Access, Landscaping and Layout, pursuant to outline application APP/10/00828 for approval of landscape detail, access and levels at Berewood Town Park Phase B. (Winchester City Council Outline Application reference 10/02862/OUT and Reserved Matters reference 19/00008/REM)

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

Planning Application APP/18/01317 Land at Town Park site, London Road, Waterloooville

Reserved Matters Application for Access, Landscaping and Layout, pursuant to outline application APP/10/00828 for approval of landscape detail, access and levels at Berewood Town Park Phase B. (Winchester City Council Outline Application reference 10/02862/OUT and Reserved Matters reference 19/00008/REM)

From a landscape perspective we have the following comments:

- There is a lack of proposed traffic calming measures where the vehicular route running north/south through the site is crossed by the pedestrian footpath which encircles the site. The footpath is considered to be the primary pedestrian route around the site and tensions between motorists and pedestrians/cyclists need to be mitigated to improve safety. Any mitigation proposals will need to give priority to pedestrian.
- The submitted combined Hard and Soft general arrangement drawings do not give sufficient information on the specification of the proposals.
- It is noted that there is a shortage of pedestrian access points along the western boundary of the site, this could lead to unsightly desire lines. We feel additional provisions adjacent to road junctions with higher footfall would be beneficial.
- A soft landscape scheme, which has a greater focus on native legacy species is deemed help integrate the proposals into the existing landscape. Furthermore native tree species will support a far greater variety of wildlife and at present there is too much emphasis on non-native and fastigate trees.

- We require stronger north/south off road cycle provisions that link into the existing cycle network. This will need to consist of a 3.5m wide, hard surfaced, signed and appropriately lit shared surface.
- The contours plan indicates a significant amount of level changes throughout the site. Finished levels on proposed footpaths are required for submission to give clarity on the appropriateness of the final gradients.

We require the following to be submitted for comment:

- A detailed 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 a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type
 - retaining structures or steps

Kind regards,

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