

**APP/18/00481 Land to North of 61 Hollybank Lane, Emsworth, PO10 7UE**

Erection of 1No. 3 bed dwelling.

From a landscape perspective we have the following comments:

- The proposed site access via the by-way open to all traffic (BOAT) no 66a, has the potential to cause tensions with cyclist, pedestrians and horse riders using the BOAT and vehicles accessing the property. One solution to this issue could be to create an appropriate passing point which allow sufficient space to let all users pass down the narrow BOAT safely.
- There is a lack of information supplied in relation to proposed boundary details, hard landscaping and soft landscaping. We require this information to understand what is proposed within the development and how this will interact with the existing landscape.

As such we require the following documents to be submitted:

- 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
- 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 walling / fencing or other type of enclosure and associated gates.

Kind regards,

**Harry Mitchell**

Landscape Architect

Havant Borough Council