

Consultee Comments for Planning Application APP/19/00394

Application Summary

Application Number: APP/19/00394

Address: Site of, 157 Milton Road, Cowplain, Waterlooville

Proposal: Erection of 9 No. 2 bed flats in two blocks with associated parking, cycle and refuse storage.

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

Planning Application APP/19/00394 Site of, 157 Milton Road, Cowplain, Waterlooville

Erection of 9 No. 2 bed flats in two blocks with associated parking, cycle and refuse storage.

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

- The existing access from Milton Road will need to be removed and the footway/verge reinstated. Planting of additional trees into the reinstated verge would help to retain the vernacular of Milton Road. This will need to be agreed as a 278/171 agreement with the highway authority.
- We have concerns with the amount natural surveillance for the proposed bike storage.
- The proposed planting area to the north of flat 4 seems very tight, once the edging and haunching are taken into account for there will be very little room available for any planting to be successful.
- The small areas allocated for grass to the north and boundaries of the site will not be suitable for maintenance, we would prefer for these areas to be utilised for planting shrubs and trees.
- What are the on-going maintenance provisions? A number of trees/shrubs are abutting the highway extents and assurances that these will be appropriately maintained need to be demonstrated.
- The proposed boundary treatments to the site should echo the existing prevalence of low level brick wall with hedgerow.

Further details required for submission:

- 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 tree pit details, specification schedules, comprising plant size, number and density, planting implementation programme and on-going maintenance programme.

- 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 kerb 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.
- 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.

Kind regards,

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