

Consultee Comments for Planning Application APP/18/00071

Application Summary

Application Number: APP/18/00071

Address: Plot 2, Hermitage Park, Harts Farm Way, Havant, PO9 1FA

Proposal: Proposed new factory and wood chip store and associated works for B1, B2 and B8 use.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

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Proposed new factory and wood chip store and associated works for B1, B2 and B8 use.

From a landscape perspective we do not object to the principal on this development, however we have the following comments:

- The proposed building height of 12956mm seems excessive and does not positively respond to the heights of adjacent buildings, which would be contrary with planning policy CS16 (C)

Uses the characteristics of the locality to help inform the design of the new development including heights, massing existing building lines, plot widths and depths, materials and proportions of windows and doors;

We would need to understand the rational behind the requirement for the building to be 13m in height? Is this essential for the business? Should the approx. height of 13m be vital we are of the opinion that a landscape scheme including mature native trees to act as screening would mitigate the height of the building. This screening should not be limited to the northern boundary of the site and screening planting to within the planting areas to the south and east, would be welcomed.

- The proposed native hedge on earth bund is not deemed appropriate. The root system would predominately be within the bund and this has the potential to dry out in the summer/dry months which could lead to the hedge to fail. Additionally proposed final height of approximately 8m height would not be manageable to maintain. We would advocate the use of native hedgerow to act as screening but without the earth bund and at a more manageable height with more mature trees

interspersed to give the height for the screening.

- There is a lack of clarity with regards to the proposed boundary treatments, we require details for all boundary treatments. This is to include proposed heights, design, materials, type and colour.

As such we would require the following:

- 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, as well as, the proposed planting implementation programme. This should also be accompanied with associated management plan.

- 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,

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