

Consultee Comments for Planning Application APP/16/00774

Application Summary

Application Number: APP/16/00774

Address: Land north of Havant Road and west of Selangor Ave, Emsworth

Proposal: Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme).

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/16/00774 Land north of Havant Road and west of Selangor Ave, Emsworth

Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, substation and signalised junction onto Havant Road (amended scheme).

From a landscape perspective we have the following comments in relation to the amended documents:

General layout

- The site layout changes have alter the location of carriageway and associated parking. This needs to be reflected in an amended tree protection plan to give assurances that the construction process will not have a detrimental impact on the retained trees RPA.

Landscape Masterplan

- The introduction of a LEAP within the masterplan is welcomed, however the guidelines state the following:

LEAPs are to be designed and laid out specifically for children who are beginning to go out and play independently and has a minimum activity zone of 400m². The main change to the play criteria is that the area is to provide play experiences (rather than a set number of pieces of

equipment). The space is therefore to be designed to provide a stimulating and challenging play experience and PAD recommends that a minimum of six play experiences (from their list) are to be provided. The outdoor play area should also have a buffer zone of at least 20m in depth which contains varied planting, giving an overall area of 3600m²

The submitted plans do not indicate where the proposed play equipment is to be located within the LEAP. As such the play area proposals drawing will need to be updated to give clarity on the proposals. Additionally the drawing should demonstrate what play area surfacing is being proposed.

Swales

- Resolution by condition accepted.

Hard surfacing materials

- The proposals for Amber Breedon Gravel with timber edging satisfies our initial concerns over a generic specification of hoggin footpath with timber edging.

Enclosures

- Resolution by condition accepted.

Soft landscape

- The proposals to plant weeping birch *Betula pendula* Youngii within close proximity to the carriageway is not deemed acceptable. A weeping birch can have a ultimate spread over up to 8 meters, this accompanied with its relatively low height and weeping form, could create visibility issues as well as excess maintenance requirements. As such we will require more significant clear stem specimen trees to replace the weeping birch.
- The landscape scheme proposes a large proportion of fastigate tree, however the rationale behind this is unclear. We feel that a planting plan (where space allows) that include larger legacy native trees with a natural form would have a better harmony with the existing surrounding landscape.

Kind regards,

Harry Mitchell

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