

Consultee Comments for Planning Application APP/17/01047

Application Summary

Application Number: APP/17/01047

Address: Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR

Proposal: Variation of Condition 21 of Planning Permission APP/14/00064 (Development of existing paddock with 4No. five bedroom houses and access drive) to vary approved plans relating to position and shape of site road and minor changes to design of dwellings (approved 07/12/2017). Request of Discharge Conditions 2 and 7 (14.12.2017).

Case Officer: Rachel Ballam

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

APP/17/01047 | Variation of Condition 21 of Planning Permission APP/14/00064 (Development of existing paddock with 4No. five bedroom houses and access drive) to vary approved plans relating to position and shape of site road and minor changes to design of dwellings (approved 07/12/2017). Request of Discharge Conditions 2 and 7 (14.12.2017). | Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR

From a landscape perspective our comments are as follows:

- The removal of the existing line of mature trees to the north of the site is deemed to be a negative variation of the landscape scheme. However as the trees were poor quality *Macrocarpas*, there is now an opportunity to plant legacy native tree species to replaced the removed trees and this will mitigate the loss. As such we would want to see a landscape scheme that includes replacement native tree planting along the north of the site.

- 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.

Kind regards,

Harry Mitchell
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