Consultee Comments for Planning Application APP/21/01376

Application Summary
Application Number: APP/21/01376
Address: Land adjacent to 54, Long Copse Lane, Emsworth
Proposal: Erection of 9No. dwellings together with associated works (resubmission of APP/21/00683).
Case Officer: Lesley Wells

Consultee Details
Name: Consultee Landscape Architect
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On Behalf Of: Landscape Team, Havant Borough Council

Comments
Planning Application APP/21/01376 Land adjacent to 54, Long Copse Lane, Emsworth

Erection of 9No. dwellings together with associated works.

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

- A pedestrian access point on the east of the site to access Hampshire Farm Meadows (HFM) should be explored to help promote non-vehicular transportation in lining with planning policy DM11 Securing on-site and/or off-site interventions that promote integrated travel and access by non-motorised modes.
- We have concerns with the lack of off road footway provision both on site and on Long Copse Lane to provide safe pedestrian access to local amenities. Given the proposed adjacent sites the amount of vehicular traffic along Long Copse Lane is due to increase and at present the lack of provision is deemed to be a H&S concern and contrary to DM11.
- We require details of material specification on the proposed dwellings which, must include manufacturer and colour to ensure that the development complies with planning policy CS16 Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.

We require the following landscape plans to be submitted as part of this application:

- 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 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.
- Details of the lighting strategy need to be provided given the proximity to a designated SINC.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council