

Application No. APP/15/01045

Site Address: 77 Horndean Road, Emsworth, PO10 7PU

Proposed Development: Discharge of Condition No/s 4, 5, 7, 8, 9, 10 and 11 of Planning Permission APP/10/00612

Landscape comments regarding conditions 5 and 11 comprising part of the above application:

Condition 5 – hard surfacing

- 1.1 I'm satisfied with surfacing proposed and level of information submitted and am happy for the condition to be discharged.
- 1.2 Simply from an ease of construction / future maintenance perspective, I do suggest it may be beneficial to 'square off' the pointed bed 'G'. Similarly, bed 'B' could be consolidated so that there is a single wider planting bed (rather than the two narrow dividers currently proposed).

Condition 11 – soft landscaping

- 2.1 Native tree species would be more appropriate given the rural edge location of the application site. I recommend Robinia (T1/T2) are substituted for Acer campestre or Prunus avium, and the ornamental Birch and Mountain Ash cultivars are procured as native alternatives.
- 2.2 I am concerned that T8 is in close proximity to the Hotel building and the neighbouring property – might over-shading become a potential issue in the future?
- 2.3 The position of T3, T4 and T7 within the narrow plant beds will be vulnerable to manoeuvring vehicles and may be difficult to accommodate between the kerb foundations – hence I suggest they are re-positioned closer towards the site boundary and existing hedge.
- 2.4 I note the 3m height for proposed trees, but would request that these will all meet a minimum specification size of 10-12cm girth (standards).
- 2.5 I'm concerned about the proposed climbers within bed 'H':
 - Parthenocissus is spectacularly vigorous and easily capable of reaching 15m height, regular maintenance will be required to prevent windows being obscured by plant growth.
 - Pyracantha is particularly spiky and may be off-putting for visitors to park their cars against?
- 2.6 Presumably for bed 'G', the shrubs need to be swapped around so that the shorter Pittosporum will be at the front of the bed?
- 2.7 EL in the schedule is assumed to be Elaeagnus and not Euonymus as stated?

2.8 I'm surprised the shrub size specification is only 1L container stock – 2 or 3L being far more typical.

I trust the above is deemed reasonable, please don't hesitate to call if you should have any queries.

Kind Regards

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