

Jennifer Parkin

From: Daphney Haywood
Sent: 12 November 2015 11:22
To: bst shared
Subject: FW: Acolaid Case APP/15/01156- Landscape response for meridio and web pl

From: Michelle Good
Sent: 12 November 2015 10:14
To: Daphney Haywood
Cc: Jamie Gargett; 'Norton, Tristan'
Subject: RE: Acolaid Case APP/15/01156

Application No. APP/15/01156

Site Address: Plot 2, Dunsbury Hill Farm, Park Lane, Cowplain, Waterloooville

Proposed Development: Approval of Reserved Matters in respect to Plot 2 Phase 1 of outline application APP/15/00732 (new employment uses, hotel and access road) comprising construction of B8 warehouse and distribution building(18,037 sq m) to be constructed in 2 phases, with a maximum height not exceeding the 42m AOD contour (the design for plot 2 incorporating revision to previously approved parameter plan forming part of the Environmental Statement dated March 2012).

Landscape comments regarding the above application submission

Boundary treatments & site levels

- Block Plan (Dwg LP2018-LA-WS-L-90-03) indicates 2.4m height steel Paladin fencing, yet the D&A Statement identifies 2.7m height – please could height and colour finish be clarified?
- Extent of proposed 1.8m height mesh deer fencing (woodland matrix planting) requires clear indication on a drawing in coordination with other boundary treatments. Will maintenance access gates be required?
- Site levels have evolved during the course of the application. The finalised extent of all retaining structures require clear indication on a drawing in coordination with the other boundary treatments.
- Proposed trees against the Paladin fencing – perhaps a security conflict and insufficient space?
- Paladin fencing around the staff amenity space and to both sides of the service yard pedestrian access seems excessive and contrary to the established Design Code. Furthermore, the Landscape Planting Strategy proposes 1.5-1.8m height double staggered hedge planting with a 1.5m height post and wire netting fence. Fencing proposals require rationalisation to simplify Paladin requirement and reduce prominence.
- Existing / proposed levels require clear indication to the top and bottom of slopes.
- The car park access proposes both barriers and vehicular gates – this seems excessive considering the Design Code, particularly when the pedestrian and cycle access points are not gated?

It may be appropriate to resolve the above comments by appropriate condition for submission of a fully annotated plan to finalise locations of proposed boundary treatments, access points and retaining structures that are coordinated with existing / proposed levels and include specification details to confirm height, design, materials, type and colour.

Landscape Planting Strategy

Anticipating subsequent submission of fully annotated planting plans to specify individually planted trees, matrix planting, shrubs, hedges and any areas of grass. I recommend the planting plan information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of proposed planting implementation.

- Woodland matrix areas that narrow / taper below 1500mm should be specified as native hedge planting (with post and wire netting fence support).
- The very narrow green margin line between the pedestrian and cycle access route requires further clarification.
- Native hedge planting (with post and wire netting fence support) would be more appropriate than the hard paved margin currently indicated between parking bay row. A small number of paved access points can be retained to facilitate access.
- I support Jamie's comments regarding mitigation for loss of Oak associated with the wider development. Matrix planting mixes require addition of Oak, potentially to both mixes. Subject to agreement with Tristan and Jamie, I suggest 10% Oak transplants are included within the mixes, on the proviso that matrix areas are further overplanted with larger Oak and perhaps some Field Maple specimens for initial screen benefit (typically 14-16cm girth standards or feathered nursery stock).
- Native shrub planting species for the car park are appropriate.
- Tree planting species for the car park are appropriate.
- Use of Hawthorn for hedging is appropriate.

Hard Landscape Materials

No comments regarding the indicated selection. I anticipate annotated plans to identify hard surfacing material type, specification, edging, laying bond and colour will be submitted in due course.

Lighting Proposals

- Numerous light columns are placed in conflict with proposed trees. Careful coordination is required to ensure sufficient tree planting numbers and coverage remain consistent with the current Landscape Planting Strategy.
- Ensure columns are placed to avoid obstruction – there appears some current conflict with the cycle route, pedestrian routes and the substation access.

I trust the above comments are deemed reasonable. If you should have any concerns, please don't hesitate to call.

Kind Regards

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From: Catherine Mabbs [<mailto:planning.development@havant.gov.uk>]

Sent: 23 October 2015 10:40

To: Michelle Good

Subject: Acolaid Case APP/15/01156

