

Michelle Houghton

From: Michelle Good
Sent: 12 August 2015 16:48
To: bst shared
Cc: Sally Smith DC
Subject: FW: Acolaid Case APP/15/00772
Attachments: DocConsult04.pdf

Application No. APP/15/00772

Site Address: Former BAE Systems, Elettra Avenue, Waterloooville, PO7 7XS

Proposed Development: Erection of a foodstore (Class A1) with associated parking, servicing, access and landscaping.

Landscape comments in connection with the above application:

I've no adverse comments regarding the scale or general appearance of the proposed food store.

Proposed unit siting, NW facade and levels – quality design approach

I am concerned at the close proximity of the north-western façade to the site boundary. Whilst I appreciate the easement constrains the building location, further information is required to demonstrate that site levels and NW façade appearance have been given appropriate design consideration.

Despite the DAS deeming the site relatively flat, the Tree Protection Plan (with site survey and proposed layout overlay) demonstrates the following differences in levels:

NW corner to NE corner	exceeds 800 mm
NE corner to SE corner	exceeds 1400 mm
SE corner to SW corner	exceeds 180 mm
SW corner to NW corner	exceeds 590 mm

Ordinarily, level differences are 'graded out' across areas of hard landscape by inclusion of sloped soft landscape margins. Conversely, this large unit with substantial car parking is sited within a very constrained site area.

I suggest that detailed site cross-sections are required to demonstrate how proposed elevations will sit within the site context and in relation to the existing site boundary. Confirmation of the FFL, proposed slope gradients, hard surface gradients, existing boundary levels and any retaining structures should be clearly identified. For safe future maintenance, soft landscape areas should not exceed 1:3 gradient.

Additional proposals for the NW façade are similarly required to demonstrate a high quality design approach – this could comprise a proposal for climbing plants with an appropriate stainless steel tension wire supports, or perhaps a hard paved margin with architectural facade enhancements.

Parking bays and soft landscape enhancement

I note 102no parking spaces mentioned within the DAS and Planning Statement, which conflicts with 100no within layout drawings and the application form.

Telescopic bollards for car park protection and cycle parking provision are also proposed within the DAS, yet remain unclear within the layout drawings – albeit these can be easily resolved by way of planning conditions.

The existing site benefits from a generous soft landscape margin with existing trees of reasonable maturity and quality. Paragraph 4.13 of the DAS states ‘This landscaped area will incorporate existing trees ...’, yet all existing trees within the scope of the application boundary are indicated for removal.

Whilst adjacent unit applications consistently propose retention of the existing landscape margin - this application encroaches to such an extent that scope for replacement planting will be limited.

Whilst I acknowledge the existing easement restricts scope to adjust the building location, I consider it reasonable that further review of parking bay numbers and the layout arrangement be undertaken to improve the setting of the proposed development from adjacent public footpaths and highway.

I am happy that hard landscape and soft landscape details can be dealt with by appropriate conditions.

Any queries regarding the above, please don't hesitate to get in contact.

Kind Regards,

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From: planning.development@havant.gov.uk [<mailto:planning.development@havant.gov.uk>]
Sent: 29 July 2015 15:20
To: Michelle Good
Subject: Acolaid Case APP/15/00772