

SNPL384256

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Dear Lewis

Planning Application – Land West of Horndean Road, Emsworth

RESERVED MATTERS APPLICATION COMPRISING 125 RESIDENTIAL DWELLINGS, ASSOCIATED AMENITY SPACE, ACCESS, GARAGES, PARKING, INTERNAL ROADS, PATHWAYS, SUSTAINABLE URBAN DRAINAGE AND ASSOCIATED LANDSCAPING IN ADDITION TO THE PROVISION OF A WATER RETENTION AREA. (MATTERS OF LAYOUT, APPEARANCE, LANDSCAPE AND SCALE PURSUANT TO APPLICATION REF: APP/14/00547)

Further to our on going discussions regarding the above referenced planning application, please find enclosed a set of revised drawings to address comments made regarding Landscaping and Drainage.

The updated external lighting plan has been submitted for clarity. This plan is as submitted in relation to discharge of condition 9.

An updated drawing issue sheet has been issued by OSP and ACD Environmental Ltd and is included within this submission.

For clarity these revisions supersedes the following plans:

Previous Drawing	Updated Drawing
Drainage Strategy Sheet 1 of 3 - Drawing no: 500-05-01 Rev B	Drainage Strategy Sheet 1 of 3 - Drawing no: 500-05-01 Rev C
Site Layout – P201 REV.E	Site Layout – P201 REV.F
Landscape proposal BELL21129 11B-Sheet 1	Landscape proposal BELL21129 11C-Sheet 1
Landscape proposal BELL21129 11B Sheet 2	Landscape proposal BELL21129 11C-Sheet 2
Landscape proposal BELL21129 11B-Sheet 3	Landscape proposal BELL21129 11C-Sheet 3
Landscape proposal BELL21129 11B-Sheet 4	Landscape proposal BELL21129 11C-Sheet 4
Landscape proposal BELL21129 11B-Sheet 5	Landscape proposal BELL21129 11C-Sheet 5
Landscape proposal BELL21129 11B-Sheet 6	Landscape proposal BELL21129 11C-Sheet 6
Landscape proposal BELL21129 11B-Sheet 7	Landscape proposal BELL21129 11C-Sheet 7
Tree protection plan BELL21129-03B	Tree protection plan BELL21129-03C
ES1711-500-03-A Street Lighting Illumination	ES1711-500-03-B Street Lighting Illumination

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Summary of Changes

Drainage

As set out in your email of 23 July Steve Mountain has commented that *'Detail of the deep channel through the northern end of the wetland needs to be amended to better align with this piped outfall'*.

Drawing ES1711-500-05-01-C Sheet 1 of 3 has been updated, indicating the realignment of the watercourse as requested.

Southern Water

The proposed pump station is not being offered up for adoption by Southern Water. As such, it is being designed to the Building Regulations specification which does not require off set distances or a compound.

Southern Water's response states that the amended drainage layout shows plot 35 and 36 over public foul sewer. The foul sewer in fact runs beneath the gardens for these properties and will not be built over. There is no diversion of the foul sewer proposed. We would appreciate it if this point could be confirmed with Southern Water.

It is confirmed that the surface water system will be managed by a Management Company. The detail of the management arrangements and common parts is to be resolved under S3-5 of the OL S106 dated 21.04.16

Landscape

A number of comments were received from the Council's landscape team. These have been reviewed and addressed as necessary. The Council's comments are copied in black italics, with the amendments detailed in blue.

The boundary tree planting to the north and west of the site has changed from large native trees such as Quercus robur and is now proposing smaller species such as Malus sylvestris. This is not deemed acceptable as the local landscape includes large native species trees within the boundary treatments. Therefore we would want to see the reinstatement of large native trees as proposed in the original submitted plans

The layout has changed and the proposed trees are now 5m closer to the dwellings. Two oaks have been added to the north eastern corner where space allows.

The tree planting numbers on the western edge adjacent to housing has been significantly reduced from 16 to 9 this reduction is not acceptable. We would like to see this number increased on the western boundary to get as close to the original numbers as possible.

Further native trees have been added.

The tree protection plan needs to be updated to reflect the amended site layout as some of the proposed dwellings are close to existing trees and we need assurance that the construction process will not have an adverse effect the existing trees.

The Tree Protection Plan has been updated to the latest site layout

As previously discussed we felt the cohesiveness of the cycle route throughout the site would be improved with the inclusion of a route signage / signs to indicate a shared footpath set onto the proposed bollards. This is not evident within the submitted plans and we feel that the inclusion of this would be an improvement.

Locations of signage bollards have been added to the drawings along 3m footpath/cycle path.

Additional amendments

In addition to the landscape comments made a review of pedestrian access arrangements to the rear gardens has been made as the previous landscape arrangements seemed to prohibit this for served plots, and would result in them having difficulty manoeuvring bins. The following amendments have therefore been made to the site layout plan and landscape plans;

Landscape Sheet 1 plots 2-3 and 18 need routes through to their rear gardens - Paving added

Landscape Sheet 2 Plots 44, 45, planting removed 48-51, paving added 57-58 paving added and 61-62 paving added all need rear garden access (especially plot 45 to the rear paving added behind rear garden and - Plot 51 paving added along its west edge to the estate road it faces.

It was identified that there is scope to create some sort of hard or soft margin to the southeast (rear) of Plots 40-43 to protect the fencing from cars reversing out of the parking zone (there is c. 0.5m to do that and still achieve a 6m aisle for the parking). This has been grassed as they will have gates on the rear fences.

The site layout plan has been updated to show the new trees on site.

I trust you have all necessary information to determine the application by the 16th August 2017. If you require any further information or wish to discuss matters further please contact myself or my colleague Stuart Garnett.

Yours sincerely



Bryony Stala
Savills Planning