

Consultee Comments for Planning Application APP/23/00471

Application Summary

Application Number: APP/23/00471

Address: Land of North of Fire Station (Blue Star Land), Waterloooville

Proposal: Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved.

Case Officer: Arleta Miszewska

Consultee Details

Name: Consultee Landscape Architect

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/23/00471 Land of North of Fire Station (Blue Star Land), Waterloooville

Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved.

From a landscape perspective we have the following comments:

- The proposed open space strategy for this site is considered remnant edges of the development area, which is to the detriment of the quality of the landscape. The open space should not be an after thought but integral to the overall design of the scheme.
- There is a disparity between the submitted illustrated master plan (3141-APA-ZZ-00-LA-L-1000) and the Suds Pond detail (GTWILLE_BSL/DR/04). The suds plan shows a suds basin which dominates the proposed area of open space at the north of the site, whereas the landscape master plan shows a play area where the Suds basin is located, please ensure all plans align. The Suds basin should be sited to allow the maximum amount of accessible open space, for the benefit of the residents.
- The retention of the boundary trees is essential to ensure the site integrates with the existing character of the area and the screening of the site to mitigate any visual impacts.
- The site must ensure connections with the existing cycle network is retained to encourage sustainable transportation inline with HBC policies.
- The location of the open space is not deemed to be optimum due to the proximity to the busy A3 road.
- The scale of the development in relation the fields in trust guidance for equipped / designated play space (10-200 dwellings) requires provisions for local area for play (LAP), locally equipped

area for play (LEAP) and a contribution towards a multi-use games area (MUGA).

- HBC provision for open space policy states that developments of 50 dwellings or more will be expected to: Provide high quality on-site open space to a standard of 1.5ha per 1,000 population. On greenfield sites, part of this requirement will be provided in the form of community food growing space, to a standard of at least 0.2ha per 1,000 population. Based on the number of units and a 2.5 multiplier this would equate to approx. 225 residents. This would require 0.34 Ha of open space and 0.05Ha of community food growing space.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council