

Consultee Comments for Planning Application APP/23/00665

Application Summary

Application Number: APP/23/00665

Address: Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant

Proposal: Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.(26.02.24). Request to discharge condition 15 (05.04.24). Request to discharge conditions 3,4,7,9,13,14,18,20,21 and 23 (24.07.24).

Case Officer: Josephine Lacey

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

Discharge of conditions APP/23/00665 Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant

Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.(26.02.24). Request to discharge condition 15 (05.04.24). Request to discharge conditions 3,4,7,9,13,14,18,20,21 and 23 (24.07.24).

From a landscape perspective we have the following comments in relation to the discharge of conditions:

Condition 3

No landscape objection recommend to discharge condition no. 3.

Condition 13

- Condition no. 2 states that the development hereby permitted shall be in accordance with the following approved plans; Site Location Plan Drawing No. APL001 Rev A Proposed Site Plan Drawing No. APL003 Rev O Landscape Concept Plan Drawing No. APL004 Rev J Tree Protection Plan Ref: TH3923 dated 02/02/2024. The submitted landscape masterplan drawing no. 5245.01B is notably disparate to the approved landscape concept drawing plan drawing no. APL004 Rev J and is considered an inferior landscape scheme.

- Variation to the approved plans include the following; omission of the accessible landscaped

areas and summer house to the western courtyard, omission of summer houses and reduction of social spaces for residents, removal of terraced planting area in western courtyard, reduction in sized and number of raised planters and potting shed, omission of multi species hedge planting west of boundary treatments, which is screening car park from the southern garden, reduction of planting areas to the frontage of the site (adjacent to service bay), removal of trees north of parking bays, increased hard landscaped areas to the north west of the site, no details of bio diverse green roof on refuse and cycle store, not details on green roof on main building.

- The site has limited open space for the number of residents and whats available should be accessible and with real amenity value to the residents. Furthermore by having access only via steps this western courtyard will not be accessible for all.

- As such I dont not recommend to discharge condition no. 13 until the landscape scheme provides details of what has been approved as per condition 2. It is unacceptable to water down the proposal at this stage of the application given the historical discussions related to the landscaping prior to obtaining planning permission

Condition 14

- Boundary treatments are significantly informed by the layout and design of the landscaped areas, given the issues with condition no. 13 I would not recommend the discharge of condition no. 14 until this is sorted.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council