

Consultee Comments for Planning Application APP/22/00439

Application Summary

Application Number: APP/22/00439

Address: The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA

Proposal: Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.

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

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Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.

From a landscape perspective we have the following comments:

- 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/beds this would equate to approx. 470 residents. This would require 0.70 Ha of open space and 0.09Ha of community food growing space.
- We require tree planting to break up the massing of car parking. At present the massing of the car parking is contrary to HBC design guides, which state; It is important the public realm is enjoyable and attractive. The car and highway should not dominate and create an environment that is harsh and unwelcoming. Large areas of hard surfacing given over to car parking can create a bland, uninteresting and unattractive environment for users and for buildings that address the space. In order to prevent this, the Council expects car parking spaces to be grouped in numbers

no greater than five. Larger parking areas are expected to be broken up by at least two metre wide planting beds incorporating low-lying shrubs and trees with a vertical emphasis. Planting should be designed to soften the appearance of parking areas, without preventing reasonable surveillance. As such we require soft landscaping to reflect the design guide and break up the car parking. For clarity we need to see trees and soft landscaping every 5 cars.

- We require cross sections of the proposed retaining walls to the north of the site to understand the visual impact on neighbouring properties to the north.
- The site layout has poor pedestrian and cycle connectivity provisions with only 1 access route into the site. We would want to see the layout future proofed to connect to the land east of college road and access to Scratch Face lane. An additional pedestrians route on the south west of the site would allow easier pedestrian connection to the college road leading south.
- To retain the character of college road the existing vegetation must be retained and enhanced. This will also adhere to HBCs green infrastructure policies.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council