

HAVANT BOROUGH COUNCIL

APPLICATION No.	APP/22/00488
LOCATION	Land East Of, College Road, Purbrook, Waterlooville
PROPOSAL	Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins.
RECOMMENDATION	Request amended plans
DATE	24 th November 2023

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development would currently include the removal of a line of trees through the centre of the site that form part of G78 and H81 of the Tree Schedule (Arboricultural impact appraisal and method statement 22062-AIA2_CA). The Arboricultural impact appraisal does not consider the trees to be classified as 'veteran' as put forward by the Woodland Trust (Letter dated 29.09.2023). The classification of these trees is disputed, but it would appear that an opportunity exists to retain the trees as a natural feature on the site in accordance with Policy DM8 of the Havant Borough Core Strategy (2011). The Landscape General Arrangement Plan (GLS_050_110_1300) indicates a break of the overall residential form along the historic boundary line with a pedestrian access route running east to west across this location.

It would appear the applicant's intention is to retain this area as an area of open space and given the sensitive nature of the trees in question it is recommended that the applicant consider amending the drawings to include the retention of the trees identified by the Woodland Trust with appropriate buffering.

Within the overall layout there are many new trees to be planted (Landscape General Arrangement Plan GLS_050_110_1300), which is welcomed, but there appear greater opportunities to reinforce the street hierarchy through additional street trees on both sides of a street with appropriate underground modular systems for new tree pits. The principal routes as shown in the Design and Access Statement (Figure 5.1) should give greater prominence to street planting of larger specimen trees with small varieties incorporated in the secondary and tertiary streets in accordance with paragraph 131 of NPPF. There also appears opportunities to increase planting of the cycle way adjacent to the Roman Road, indicating its former course.

The inclusion of tree planting separating the rear gardens of properties from plot no. 154 / 164 through to Plot no. 119 / 207 is welcomed, but this area has the potential to become unmanaged and without an accessible path running through the area its positive impact is restricted. An alternative option to accentuate the benefits of providing such an area of open space would be to create a pathway running through it or creating a similar area of amenity space with tree planting to the front of the properties from Plot No. 151 to 120.

A final point would be the desire to allow connectivity of the parameter path from Plot No.115 to Plot No.207.

Overall, there are concerns the existing information does not capitalise on the potential to protect and enhance natural features on site. On receipt of additional information to address the points raised above these comments would be updated.