

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.

Case Officer: David Eaves

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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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.

From a landscape perspective we have the following comments in relation to this application:

- The additional 14 no. units has increased the footprint of the building, however the ridgeline has not been increased and as such the inclusion of additional units is not deemed to have a significant negative impact on the existing landscape character.
- The increase of the number of units and building footprint has however detrimentally altered the provision of onsite amenity space. The previously application APP/20/00761 proposed quality landscaped areas to both the south and west of the care home for the benefit of the residents. Unfortunately this current submission now only proposed accessible landscaped areas to the south of the site, which given the increase of residents provides a lesser amount of quality open space for a larger number of residents, which is not deemed acceptable.
- Should the applicant seek to increase the number of units this should not be at the cost of the amount and quality on site amenity space . Planning policy DM7 states Within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met: 1. It is demonstrated that appropriate levels of on-site amenity space are

accessible for residents use which provides a satisfactory outlook for all residents. At present the level of on-site amenity space is not sufficient and needs to be increased to accommodate the greater number of residents.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council