

Consultee Comments for Planning Application APP/20/00761

Application Summary

Application Number: APP/20/00761

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

Proposal: Erection of a 64 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: Lewis Oliver

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00761 Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant.

Erection of a 64 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:

- Site topography management - How and where will level changes occur (retaining structures or banks)? Can preliminary site levels or sections be demonstrated? The elevation plans suggest substantial retaining walls and this will impact on how the site is used and clarity is required.
- We have concerns with the impact on the existing trees and loss of green infrastructure as a result of the development. The arb report suggests the removal of a large number of trees within a TPO area, along with a substantial amount of construction occurring within the RPA of retained trees. We need assurance that the correct mitigation procedures are being put in place to ensure the construction process will not have a detrimental impact on the retained trees. Furthermore we need evidence that where space allows that replacement legacy trees will be proposed to retain the landscape character of the area and reduce the ecological impact.
- We have concerns with the location of the refuse store and the proximity to the patio area for bedroom 22 and 21.
- The proposed location for cycle shelter does not afford sufficient natural surveillance and could increase the risk of bike theft which is not deemed conducive to encourage sustainable

transportation

- The proposed disabled parking bays are not DDA compliant as the hatching should be present on the both sides as well as the rear of the bay. See BS 8300:2009 for correct layout.
- Raised table at crossing points in the highway would be more appropriate over dropped kerbs given the demographic using the facilities.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council