

Consultee Comments for Planning Application APP/13/00804

Application Summary

Application Number: APP/13/00804

Address: Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Proposal: Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019). Request to Discharge Conditions 7,9 & 10 (Phase 2) (21.07.20). Request to Discharge Conditions 5 and 6 (31.07.20). Request to Discharge Conditions 3, 4, 8, 14, 16, 17 (25.08.20). Request to Discharge Condition 15 (02.09.20).

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Architect

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Landscape Team

Comments

Planning Application APP/13/00804 Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019). Request to Discharge Conditions 7,9 & 10 (Phase 2) (21.07.20). Request to Discharge Conditions 5 and 6

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From a landscape perspective we have the following comments:

Condition 8 (Hard Surface)

- Insufficient specification submitted in relation to the hoggin footpath. We require product details including colour and grade of particles, hoggin should generally contain no particle larger than 40mm.
- 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.
- The hard landscaping does not include tactile paving or drop kerbs to aid pedestrians navigating though the site who are vision impaired. The layout of the site is non-conventional / inconsistent i.e. transitions from footway to shared surface, on /off street car parking.
- The site does not connect to the existing PRowS and without defined footpath unsightly desire lines will be made by pedestrians.

Condition 9 (Soft)

- We require additional trees to be planted within the streetscape. The surrounding landscape character is that of tree lined roads and in order to adhere to planning policy CS16 the site must harmonize with the existing landscape. Trees should be used to as focal points, to break up the massing of car parking and to help soften the development.
- We have concerns with the grass landscape buffer to the west of the site and the potential consequences due to the lack of design intent. If left as a grass strip this could lead to / increase the risk of anti-social behaviour, residents dumping waste etc. A soft landscape scheme which introduced tree and woodland understorey planting would create a green corridor for migration of fauna, help retain the character of the PRow, reduce the opportunity for crime.

Condition 10 (boundaries)

- Rear garden boundary treatments which abut open space and or existing PRowS are required to be brick wall.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council