

Consultee Comments for Planning Application APP/21/00078

Application Summary

Application Number: APP/21/00078

Address: Land adj Fulflood Road, Havant

Proposal: Variation of condition No/s 5, 12 and 13 and removal of condition No. 14 of Planning Permission APP/18/00478. Variation of conditions relating to re-positioning of cycle parking, alterations to planting and amendment to boundary treatment. Removal of condition relates to BREEAM not attainable.

Case Officer: Selina Donophy

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/21/00078 Land adj Fulflood Road, Havant

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From a landscape perspective we have the following comments in relation to the variation of conditions no. 5, 12 and 13:

We are concerned with the amount of disparity in drawing no. 2105.01 to the approved site layout plan drawing no. 27974-PD101A. With particular concerns relating to loss of soft landscaping, amendments to hard landscaping and fairly significant changes to layout.

Condition 5

We require details of the proposed cycle storage facilities to ensure they are appropriate which must include product details (manufacturer, colour) and elevation drawings. Additionally the wording of the cover letter in relation to the amendment of conditions 5, 12 and 13 alludes that the changes to the cycle storage is an extension to a previously approved cycle storage facility within the parking area. However the approved site plan drawing no. 2105.01 shows cycle storage outside of the parking area.

Condition 12

From a landscape perspective we object to the removal of the trees to be replaced by a hedge and as such we do not support the variation of condition 12. The rational is to offer vertical screening to mitigate the impact of the development. The applicant needs to implement root management should they have concerns with future root damage.

We require a specific soft landscaping drawing to show all the proposed soft landscaping before we can agree to amendments to condition 12.

A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.

Condition 13

Should the applicant wish to remove the brick wall to Fullflood road we would want to see a native hedgerow to replace this to create a physical boundary from highway land and the new development.

Regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council