

Consultee Comments for Planning Application APP/20/00990

Application Summary

Application Number: APP/20/00990

Address: Havant Thicket, adjacent to Sir George Staunton Country Park, Reservoir and Pipe Line, Middle Park Way, Havant

Proposal: Hybrid application seeking: 1) Full Planning permission for Development of a reservoir for raw water storage, A pumped storage reservoir, with the minimum required total storage capacity of 8,700 million litres (MI), to support the planned bulk supply transfer of at least 21MI/d in extreme (currently defined as 1:200 year) drought conditions; Construction of an earth embankment adjacent to Staunton Country Park ; Construction of an overflow discharge/spillway at the south-western side of the reservoir and associated works; Construction of a new junction on the B2149 Manor Lodge Road and a new junction on Swanmore Road. Provision of viewing areas on the southern embankment and western edge of the reservoir.[cr]2) Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) control house partially incorporated within landscaped earth mounding adjacent to the south west embankment; together with provision of other earth embankments. Construction of a visitor centre / cafe, with storage areas and welfare facilities to the northwest of the reservoir to be used for recreational and education purposes; Provision of picnic area(s) and children's play area(s). Access routes from both junctions to the visitor car park; visitor car park comprising 193 car parking spaces and between 70 and 75 overflow spaces plus spaces for staff, coach/minibus and disabled drivers sited to the north west of the reservoir. Creation of a permanent wetland on the northern side of the reservoir and construction of bird watching hide/screen(s); recreational facilities for public amenity. Provision of perimeter tracks and a network of bridleways, cycle paths and footpaths; Construction of a slipway on the western bank of the reservoir for operational use only and a small section of the proposed pipeline (210m).

Case Officer: Lewis Oliver

Consultee Details

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On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00990 Havant Thicket, adjacent to Sir George Staunton Country Park, Middle Park Way, Havant

Hybrid application seeking: 1) Full Planning permission for Development of a reservoir for raw water storage, A pumped storage reservoir, with the minimum required total storage capacity of 8,700 million litres (MI), to support the planned bulk supply transfer of at least 21MI/d in extreme

(currently defined as 1:200 year) drought conditions; Construction of an earth embankment adjacent to Staunton Country Park ; Construction of an overflow discharge/spillway at the south-western side of the reservoir and associated works; Construction of a new junction on the B2149 Manor Lodge Road and a new junction on Swanmore Road. Provision of viewing areas on the southern embankment and western edge of the reservoir. 2) Outline application for (matters to be considered outlined in Table 2.2 in the submitted Development Specification) control house partially incorporated within landscaped earth mounding adjacent to the south west embankment; together with provision of other earth embankments. Construction of a visitor centre / cafe, with storage areas and welfare facilities to the northwest of the reservoir to be used for recreational and education purposes; Provision of picnic area(s) and children's play area(s). Access routes from both junctions to the visitor car park; visitor car park comprising 193 car parking spaces and between 70 and 75 overflow spaces plus spaces for staff, coach/minibus and disabled drivers sited to the north west of the reservoir. Creation of a permanent wetland on the northern side of the reservoir and construction of bird watching hide/screen(s); recreational facilities for public amenity. Provision of perimeter tracks and a network of bridleways, cycle paths and footpaths; Construction of a slipway on the western bank of the reservoir for operational use only and a small section of the proposed pipeline (210m).

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

- We have concerns with the amount of the construction occurring within the root protection area (RPA) of existing trees to facilitated the proposals. For example sheet 4 of 40 Tree protection plan drawing no. 1104 illustrates a significant amount of highway construction with the RPA . Furthermore it appears that a road sits on a bund which would mean the build-up of earth at within the RPA that could lead to compaction and consequently suffocation of shallower roots. A large number of trees have been removed to facilitate the reservoir and we require greater assurances to ensure that no further loss of trees occur to the detriment of the landscape character of the area. As such we require a more robust mitigation strategy which clearly demonstrates how the development conforms to BS 5837:2012 tree in relation to design, demolition and construction.
- The proposed shared footpath which runs along the eastern edge of the reservoir up towards the new car park ends abruptly with no further connection into the development. We require further details on how all cycle routes will connect to the wider network and how that transition occurs.
- It is noted that the play area sits within close proximity to the bin store the car park with the only hard surfaced connection to the car park to the west, which doesnt afford for the most safest or pleasant locations. Given the amount of open space which is available a more suitable location should be explored. I would recommend swapping the proposed woodland with the play area are moving the picnic area where the proposed wildflower meadow is. This takes the play area away from the car park and bins and affords a more pleasant location to picnic.
- There should be DDA compliant footpath with sufficient connectivity to allow wheelchair users to navigate around the site. Widths should be a minimum width of 2m to facilitate two wheelchair users to pass each other comfortably.
- The location of the cycle storage location does not afford the most natural surveillance which

could lead to the increase of bike theft and the reduction in cycle trips. All effort should be made to encourage sustainable transportation and as such a more appropriate location should be explored.

- There does not seem to be a clear permeant cycle route around the reservoir, the masterplan suggests a temporary bridleway (which is to be reinstated to permissive path), we require a permeant hard surfaced designated cycle route which allows users to cycle around the reservoir , which connects to the wider cycle network.

- There is a lack of seating with the proposed viewing area, it is reasonable to presume that viewing points should be deemed a destination location and as such should be provide with adequate seating provisions.

- There seems to be a divergence from the previous plans which indicated to the presence of water sports within the reservoir. Is this now not a provision to visitors? It is naive to the assume the body of water will not be used for swimming and by not provided safe access top water this is poses a significant health and safety issue.

Kind regards,

Harry Mitchell CMLI

Landscape Architect

Havant Borough Council

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