

Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020). Request to discharge condition No. 29 (received 3.9.2020)

From a landscape perspective we have the following comments in relation to the discharge of conditions:

Condition 3

Soft landscaping

- All proposed tree species to be planted within the nature park must be native species as per the approved planting specification on drawing no. D2434 L.130. Furthermore the number of trees and planting location must replicate the approved drawings, given and engineering constraints are present the tree should be located in a neighbouring appropriate location . A reduction in the number of trees within the nature park is not acceptable.
- It is still unclear why so many street trees have been removed from the approved scheme. The over laying of the lighting and engineering details does show some constraints but we require any trees that cant be positioned as per the approved drawings to be relocated in a similar / nearby location.
- The proposed planting for the 2 no. linear parks is still deemed inferior to the approved design. The approved design must be adhered to within the area of high pedestrian footfall and therefore visually prominent. Please see condition 1 for approved landscape drawing no's and revisions. Our discussion offline clearly stipulate that these are key areas and as such deviation from the approved drawings is not acceptable.
- The hedgerow dissecting the residential area and nature park is coupled with the use of bulbs under planted in trees is also considered an inferior design and creates a visual and physical barrier to the park. We require the layout as set out in the approved drawings to be adhered too. Please see condition 1 for approved landscape drawing no's and revisions.
- The proposed specification for most plants has both the pot size and density reduced. The specification should adhere to the approved specification and drawings.
- Any omitted shrub planting which was initially set out to act as a boundary treatment to a front garden which has now been removed will need to be reinstated in the form of either hedge or approved shrub planting.

- There are a number of magenta trees dotted around the site plan which does not correlate to the key and as such it is unclear where they are removed, retained etc. clarity on this is required.

Play area

- We have concerns with the topography in and around the proposed play area. The gradient to the north of the site will create significant access issues for those with reduced mobility. Furthermore the inclusion of a SUD within the play area is a health and safety concern as it is inappropriate to have a waterbody (even if predominantly dry) within the envelope of the play area.
- The proposed LEAP does not comply with the fields in trust guidance in relation to size of play area, quality and quantity of equipment. The LEAP must be 400 sqm minimum, play should include six pieces of play equipment as per FIT guidance, to cater for the needs of a LEAP with a full range of play experiences as per FIT guidelines. See below link for full guidance.

<http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf>

Hard Landscaping

- The submitted drawings do not show any of the proposed street furniture within the Nature Park that was set out in the approved landscape scheme. These must be included before the condition can be satisfied. The omission of benches and bins in particular is not deemed acceptable.

Kind regards,

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Landscape Architect

Havant Borough Council