

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

Name: Consultee Landscape Architect

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

Email: harry.mitchell@havant.gov.uk

On Behalf Of: Landscape Team

Comments

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

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

- The current layout has an unbalanced hierarchy which puts a disproportionate emphasis towards potential future fauna and the apprehensions of local residents which is detrimental to the capacity of the scheme to. The lack of access to the water to swim / water sports, failure to provide a circular off road footpath / cycle route around the perimeter of the lake and poor siting of play area reduce the benefits to future users. It is naïve to assume that a large body of water will not be swam in and failing to provide any allocated swimming area/s could lead to people swimming at inappropriate locations, which is a H&S concern as well as disturbing potentially multiple areas. Furthermore the scheme was originally presented as having water sports facilities and the loss of this has reduced the benefit to the wider community. The absence of a footpath / cycle route around the perimeter increases the likelihood that pedestrians will create their own footpaths which could lead to loss of habitat to the detriment of the ecological benefit of the project.
- 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 doesn't afford for the most safest or pleasant locations. Given the amount of open space which is available a more suitable location should be explored.
- For clarity the extent of the existing tree root protection areas (RPA) that are due for retention should be demonstrated on proposed site plans. This will clearly show what impacts the proposals have on the existing trees and will help guide any mitigation strategy.
- Shared cycle routes should be a minimum of 3m width.

Regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council