

Consultee Comments for Planning Application APP/20/00761

Application Summary

Application Number: APP/20/00761

Address: Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant.

Proposal: Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/20/00761 Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant.

Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.

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

- The site topography is being managed by a number of retaining structures, which we have no details submitted for comment. We require cross section drawings that must show construction details including proposed levels and design specification to ensure suitability. The proximity of the retaining structures to private amenity space would require a railing to protect residents. Furthermore the levels design drawing does not include the substantial retaining structure which wraps around the south of the site and falls within the RPA of a number of existing trees.
- As mentioned in my previous comments there is a substantial amount of construction occurring within the RPA of retained trees without any mitigation strategy submitted to provide assurances that no retained tree is damaged. We have particular concerns with amount of landscaping within the RPA of trees no. 36 and 35 additionally the trees along the southern boundary will be impacted by the retaining wall. Furthermore we need evidence that where space allows that replacement legacy trees will be proposed to retain the landscape character of the area and reduce the ecological impact of the development.
- The proposed location for cycle shelter does not afford sufficient natural surveillance and could

increase the risk of bike theft which is not deemed conducive to encourage sustainable transportation.

- We have concerns with the location of the refuse store and the proximity to the patio are for bedroom 22 and 21.

Regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council