

Consultee Comments for Planning Application APP/19/01166

Application Summary

Application Number: APP/19/01166

Address: Former site of Colt International Ltd, New Lane, Havant, PO9 2LY

Proposal: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020).

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

Planning Application APP/19/01166 Former site of Colt International Ltd, New Lane, Havant, PO9 2LY

Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020).

From a landscape perspective we have no adverse comments in relation to the discharge of conditions:

Condition 2 (highway agreement)

- No adverse comments recommend to discharge from a landscape perspective

Condition 4 (hard landscaping)

- The tactile paving for the crossings points on the shared footpath should be a minimum width of 2.5m to accommodate both pedestrians and cyclists at present the proposed 1.2m is insufficient. We note that the crossing point leading to the park has been amended this also need to be revised at the crossing point outside plot no. 1.
- The parking bay north of the rear garden of plot no. 71 creates a 2 no. 90 angles which is an unsuitable amendment. The footpath should be straight and the 2 no. 90 angles removed.

- Further details of proposed pedestrian ramp required including cross sections to demonstrate construction detailing and product specification.
- We do not support the changes to the parking bays for flats no. 14-25 the adjustment to the orientation of the car park allows no space for the planting that was creating a landscape buffer between the footway and the site. Furthermore the amendments have meant the loss of a street tree on the at the bell mouth which is deemed detrimental to soft landscape scheme.

Condition 5 (lighting)

- The submitted private lighting layout drawing no. 100102.COLT.1300 does not include the proposed bollard and up lighting as set out in the landscape design and access statement. As such we require the lighting strategy to reflect the proposed bollard and up lighting within the open space and footpaths.
- The LUX contour drawing also exposes the lack of lighting on the footpath north of plots no. 70 and 71 we require the proposed bollard lighting to be included in the lighting strategy as set out in the landscape design and access statement.

Condition 6 (Soft landscaping)

- We require the planting schedule and specification to be submitted as per the decision notice.
- Where landscaping is being used to break up the massing of car park we require a tree to be planted to add vertical height and offer screening.
- We have concerns with the use of *Lonicera nitida* May Green within the planting bed which abuts the footway on Martin Road. The plant has a spread of up to 1.5m which would mean over spilling onto footway or parking bay.

Condition 7 (Building Material)

- No further comments recommend to discharge condition 7.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council