

Consultee Comments for Planning Application APP/20/00441

Application Summary

Application Number: APP/20/00441

Address: Land west of, Hulbert Road, Havant

Proposal: Outline planning application with all matters reserved except access for the development of up to 120 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant.

Case Officer: Lesley Wells

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/20/00441 Land west of, Hulbert Road, Havant

Outline planning application with all matters reserved except access for the development of up to 120 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant.

From a landscape perspective we have the following comments:

- We would want to see off road cycle provision on Hulbert Road to connect into the existing infrastructure. This would help to promote sustainable transportation inline with Policy CS1 Contributes effectively to the opportunities for increasing cycling for all types of trips, creating and improving linkages within the borough
- We do not support the principle of the central square, particularly with the road dissecting through this space. We are conscious that this will be overly hard landscape and the viability of a market for the scale of the site seems unlikely. The concept of a community events space however could be incorporated into the central open space.
- The SUDs provision in the south east corner cannot impact on the RPA of the TPO trees south of the site.
- We require a significant landscape buffer to the west of the site to; soften view of the development from the A3(M), reduce the impact of the noise from the A3(M), act as a green corridor for wildlife.
- A tree report is required to understand the extents of the RPAs and to ensure appropriate mitigation is taken to alleviate any impact on the trees.
- We are mindful of the site abutting the A3(M) and the potential tensions this could cause with

residents and road users. The landscape scheme will need to assimilate the need for safety e.g. suitable boundary treatments to make the site secure and appropriate siting for areas of play etc.

- Can early building heights be demonstrated to understand the impact on the existing landscape character as this information will inform the landscape proposals?

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council