

Consultee Comments for Planning Application APP/19/00224

Application Summary

Application Number: APP/19/00224

Address: Padnell Grange, Padnell Road, Waterlooville, PO8 8ED

Proposal: Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees.

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

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Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees.

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

Layout

- We welcome the amendments to the layout to improve the PROW connectivity though the site. However we have concerns with vehicles bumping up on the footpath and blocking the route. The applicant needs to provide a mitigation strategy to ensure this does not happen and the footpath is accessible at all times.
- We require a more direct footpath to connect to units 6-16. We have concerns that residents will take the shortest route through the site and create a desire line to the west of unit 5.
- Will still have concerns with the proportion of the site which is allocated as shared surface. 66 no. dwellings out of 86 do not have a off road footpath. Can the applicant demonstrate how they propose to mitigate the potential between pedestrian and vehicular traffic navigating the site. How are pedestrians transitioning from footway to shared surface? How will the traffic speed be managed? The provision of off road footpaths which connects the sites internal cul-de-sacs to the sites access/egress points would mitigate this issue.
- All units are require to have a hard surfaced footpath which connects directly to the front door of their property. As such plots no. 4, 6-16, 39, 40, 42, 58, 61-64, 82 need to be amended to reflect this.

- Units 68 and 83 are required to be segregated by an appropriate boundary treatment.

Open Space

- Where is the designated open space within the site? Whilst the layout has been defined by the retention of the existing trees this should not be to the detriment of the connectivity, usability and appeal of the required internal open space. We require a defined location/s which are well connected by an off road footpath, have appropriate natural surveillance, well-lit and are inviting to the residents to use.
- The provision for equipped/designated play space does not conform to the fields in trust guidelines which states that a development with a scale of 10-200 dwellings in require to provide a local area of play (LAP), locally equipped area of play (LEAP) and a contribution to a multi-use games area (MUGA).

Appearance

- All boundary treatments which are visually prominent within the streetscape are required to be either brick or brick topped with fencing.

Landscaping

- We have concerns with the amount of construction which appears to be within the root protection area of existing trees. We require the tree protection plan to be updated to reflect the revised site layout.
- Parking needs to be broken up with soft landscaping, as excessive lines of parking and hard landscaping is not deemed appropriate. As a general rule we will want to soft landscaping introduced every 5 cars to avoid unsightly massing of vehicles. This should be in the form of appropriate size trees with underplanting.
- There seems to be a missed opportunity to create a wildlife habitat in conjunction to the proposed pond at the north/east of the site. This could be an interesting landscape feature which would improve the biodiversity within the site.

Lighting

- We require a lighting strategy to be amended to reflect the amended site layout.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council