

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 the following comments in relation to the discharge of the following conditions:

Condition 4:

- 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.
- There is a pinch point in the shared footpath outside unit no. 29, which is created by the use of block paving in the footway and the tapered line of the parking bays. This gives the impression that this area of hard surfacing is allocated for parking and not part of the footway which could lead to overhang onto the footway. We require the footway to be a minimum width at pinch points of 2.5m, this should be achieved by reducing the extents of the block paving into the footway and increasing the tarmac.
- We require hard landscaping details for all areas of proposed hard surfacing, missing details

include; footpath within the open space, ramp onto Bartons road, raised tables within carriageway and cycle storage locations.

Condition 5:

- 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:

- The submitted soft landscape strategy has been designed on a superseded layout which is not acceptable and needs to be amended to reflect the current proposed site plan drawing no. 18/197-0004-A08.
- The level of detail on the submitted on the drawings to discharge condition 6 is insufficient. The drawing for condition 6 (soft landscaping) plans are combined hard and soft general arrangement drawings, the engineering drawings give details on the hard landscaping and for the soft landscaping we require the following:

A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.

Condition 7:

- No further comments recommend to discharge condition 7.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council