

Consultee Comments for Planning Application APP/18/00450

Application Summary

Application Number: APP/18/00450

Address: Land at Forty Acres Farm, Havant Road, Havant

Proposal: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020).

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

Reconsultation request APP/18/00450 Land at Forty Acres Farm, Havant Road, Havant

Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos. 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020).

From a landscape perspective we have the following comments:

Condition 3

There is a severe disparity between the approved landscape scheme and the submitted landscape proposals for the discharge of condition 3. All drawings must correspond to the approved documents as set out in condition 1 of the decision notice. There have been significant changes to the detriment of the landscape scheme, which is not deemed acceptable.

Soft landscaping

- We would not recommend for the approval of discharge of condition 3 until the proposed soft landscaping conformed to the approved landscape documents as stated in condition 1. The drawings are clearly stated in the decision notice related to the landscape layout in documents;

D2434 L. 101 Rev 10, D2434 L. 130 Rev 04, D2434 L. 129 Rev 07, D2434 L. 128 Rev 05, D2434 L. 127 Rev 06, D2434 L. 126 Rev 05, D2434 L. 125 Rev 02, D2434 L. 124 Rev 03, D2434 L. 123 Rev 06, D2434 L. 122 Rev 08, D2434 L. 121 Rev 12 and D2434 L. 120 Rev 12.

Boundary Treatments

- All boundary treatments which are prominent / face onto the highway or public areas are required to be either brick or brick with timber infill. As such the following boundary treatments need to be amended: West of plot no. 20 Rear of plots no. 1 - 10. East of plot no. 41 East of plot no. 11 South of plot no. 101 West of plot no. 221 West of plot no. 198 South and west of plot no. 254 West and south of plot no. 317.

Hard landscaping

- The hard landscaping proposals need to reflect drawing nos. D2434 L. 101 Rev 10, D2434 L. 130 Rev 04, D2434 L. 129 Rev 07, D2434 L. 128 Rev 05, D2434 L. 127 Rev 06, D2434 L. 126 Rev 05, D2434 L. 125 Rev 02, D2434 L. 124 Rev 03, D2434 L. 123 Rev 06, D2434 L. 122 Rev 08, D2434 L. 121 Rev 12 and D2434 L. 120 Rev 12.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or kerb detail / type

Condition 4 (materials building)

- Recommend for discharge of condition 4.

Condition 5 (landscape management plan)

- Unable to discharge the landscape management plan until soft the landscape scheme reflects the approved layout/design.

Kind regards,

Harry Mitchell CMLI
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