

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

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On Behalf Of: Landscape Team

Comments

Planning Application APP/18/00450 Land at Forty Acres Farm, Havant Road, Havant

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From a landscape perspective we have the following comments in relation to the discharge on condition no. 3:

Soft landscaping

The layout and design of the planting beds for the majority of the site is deemed to be poor with an abundance of quadrant shaped planting beds scattered throughout the site. The overuse of a quadrant shaped planting beds will create maintenance issues such as affording adequate room for grass cutting. As such any quadrant planting which create a remnant area of grass is to be altered to fill the whole of the available area of land to remove this issue.

We require additional trees along the frontage of the site running parallel to Havant road. These trees should be UK native legacy species such as *Quercus robur*, *Fagus sylvatica*, *Carpinus betulus*, *Tilia platyphyllos*. The mitigation of the visual impact of the development on the existing landscape character was based on the use of trees to soften views across the site. At present the

number of tree and their canopy form does not afford sufficient screening.

There is a scarcity of street trees throughout the site and we require appropriate trees and tree pit details to be introduced into the following locations which have all been deemed large enough to support a tree:

Framing the carriageway north of plots no. 2 and 160

In the area of open land west of the parking bays in plot no. 156.

Framing the junction of adjacent to plots no. 9 and 77.

North of plot no. 59

South west of plot no. 42

East of plot no. 11.

South of rear garden of plot no. 85.

North and west of plot no. 100.

West of unit no. 115 parking bays.

East of plot no. 113 parking bays.

South of plot no. 104.

Significantly more trees should be introduced the linear park.

East of unit no. 121 parking bay.

West of the visitor bays north of plots no. 122.

Additional trees within the rear parking courts of the blocks of flats.

North of plot no. 265 parking bays.

West of plot no. 254.

North of garden of plot no. 218.

West of parking bay 216.

East of visitor parking bay north of plot 216.

West of garden of plot 235.

On the corner junction of plot no. 235

West of garden of plot no. 234.

On just junction south of plot no. 221.

Significantly more trees need to be introduced along the footpath running north/south of the site between plots no. 231, 232, 238, 239, 244, 245, 251, 252, 255, 259 and 261.

North of garden 275.

East of garden no. 273.

North of parking bays 295.

South of rear garden of plot no. 297.

Between parking bays of plots no. 279 and 278.

There is a missed opportunity to create a visually interesting gateway to the site, as such we request soft landscaping to be introduced to improve the current design. Where sight lines could create a tension we recommend the use of low - mid level evergreen planting alongside clear stem fastigate trees.

Acer pseudoplatanus is an invasive non-native species and is not deemed acceptable these need to be adjusted to UK native legacy species.

Hard landscaping

We require removable bollards to be introduced to stop vehicles using the shared footpath the runs east/west at the north of the site. The bollards need to be position within the shared footpath at points where the highway abuts the footpath. This has been done north of plot no. 177 and 161 but this need to be repeated for the whole path.

We require drop kerbs and tactile paving at all main crossing points.

There is insufficient provision of hard surfaced footpaths within the area of open space to the south of the site. This should be accessible to as many users as possible and the proposed mown grass paths should be changed to unbound surface treatment. This will allow wheelchair users, pushchairs and those with mobility issues to experience the whole site.

We require product specification on all proposed street furniture such as litter bins, picnic benches, play features and bird watching platform. This needs to include scaled elevation drawings to show height, design, materials, type and colour.

Boundary treatments

There is an inconsistency between the Proposed boundary treatment plan and the soft landscaping proposals, the boundary drawing suggesting a 900mm metal railing (with hedging where space permits) and the hedgerow has not been specified within the soft landscaping proposals. We require the suggested hedging to be introduced on all areas where the 900mm metal railing is proposed.

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 ploy no. 254

West and south of plot no. 317

We require the 900mm metal railing and hedging to disconnect unit no. 2 from the public footpath north of the property.

Lighting

The submitted indicative street lighting layout is too ambiguous to be able approve the street lighting layout stating indicative and potential locations is not definitive to be able to approve the drawings. Furthermore the condition 3 requires the submission of contour illumination plans and means to reduce light pollution and there are no details submitted. We also require details of the proposed lighting strategy to illuminate the footpaths and open spaces and not just the highway again we also require product specification of all the proposed lighting.

Kind regards,

Harry Mitchell

Landscape Architect

Havant Borough Council