

Consultee Comments for Planning Application APP/20/00363

Application Summary

Application Number: APP/20/00363

Address: The Coal Yard, 178A West Street, Havant, PO9 1LR

Proposal: Demolition of existing single storey structure and construction of a 3 storey building housing 20No. 1 bedroom 1 person apartments with integrated refuse and cycle storage for Havant Housing Association.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00363 The Coal Yard, 178A West Street, Havant, PO9 1LR

Demolition of existing single storey structure and construction of a 3 storey building housing 20No. 1 bedroom 1 person apartments with integrated refuse and cycle storage for Havant Housing Association.

From a landscape perspective we have the following comments:

- The proposed large tree species planted within the streetscape and adjacent to properties are not deemed appropriate. Oak has a canopy spread of wider than 8m and Hornbeam has a canopy spread has 4-8m and at present the landscape strategy does not afford sufficient space for the ultimate spread without tensions. As such we would suggest the use of fastigate trees as an alternative such as *Carpinus betulus Fastigiata* and *Quercus robur* (Fastigiata Group) Koster.
- There is a lack of landscape intervention in the area of open space to the north of the site. We require details of what is being retained, proposed etc. within this location.
- We have issues with over use of grey within the building material pallet and we feel that this is contrary to planning policy CS16. The development should use the characteristics of the locality to help inform the design and at present we are concerned with how the development will integrate with the existing built form.

We recommend the following for conditioning:

- 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.

- 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
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new.

Kind regards,

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