

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.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

Planning Application 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. A request has been made to discharge the following condition 3 on the above application.

From a landscape perspective we are unable to discharge condition 3 as there is insufficient details provide to definitively conclude the proposals of both the hard and soft landscaping.

The combined hard and soft landscape general arrangement plan is not deemed an appropriate mechanism to give clarity on the landscape proposals, as previously stated we require the following drawings to be submitted:

- 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.

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.

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,

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