

Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 95 dwellings and discharge of requirements of conditions 15 (vehicular access points) and 16 (pedestrian and cycle links).

From a landscape perspective we have the following comments:

Layout

- Plots no. 1-5 do not conform to the back-to-back distances as set in the HBC design guides which states '20m minimum distances between first floor habitable room windows' 'Plus 4m for each additional storey. The proposed dwellings are 2.5 storey so we would require a minimum distance of 22m the current distance. At present the distance is 6.5m which is not deemed acceptable. Furthermore units 1-5 do not conform to the minimum distances required for daylight standards which should be a minimum distance of 10m.
- Plots no. 2-4 have a full height window in the living room which look directly (1500mm distance of garden) out on a close board fence, which is deemed to be a poor design.
- Plots no. 9 and 10 do not meet the minimum garden length of 10m.
- We have concerns with the parking configuration for plots no. 6-8 and the proximity of the parking spaces to the only site access/egress. As stated in the GEN application this layout creates a number of potential tensions, firstly should the residents of plots 8 own a large vehicle (van, estate etc.) there vehicle could protrude onto the footway and force users into the carriageway which is not acceptable. Secondly we have concerns that drivers reversing from their parking bays will not have adequate sight lines to view oncoming traffic turning in from Martin road and traffic leaving the site.
- We require a cycle/pedestrian link north onto Bartons Road to future proof the site and to coordinate with HBC aspirational 2036 cycle network to encourage sustainable transportation.

Open space

- The location of the open space appears remnant 'left at edges' and is deemed to be a missed opportunity to be integrated into the design and the focal point for the site.
- The siting of the open space into the at the edge of the site reduces the natural surveillance and increases the potential for anti-social behaviour. The visual permeability could be improved by orientating units 30-33 to directly face onto the open space, relocating 2-3 of the visitor car parking spaces west of the shared footpath and the use of fastigate deciduous trees to the north of the open space.
- The provision for equipped/designated play space does not conform to the fields in trust guidelines which states that a development with a scale of 10-200 dwellings in require to provide a local area of play (LAP), locally equipped area of play (LEAP) and a contribution to a multi-use games area (MUGA)
- The decision to not open up / re-naturalize the watercourse at the base of the embankment is deemed to be a missed opportunity to create an interesting landscape feature, which would have ecological and place making benefits. The landscape design and access suggests the character of the area will create a strong 'green heart' for the site. Unfortunately the reality is this area is dominated with car parking with sections of the path having a distance

of 1500mm from parked vehicles. Which is contrary to the proposed robust shrub planting stated in the design and access statement.

Appearance

- The massing of the profiled grey cladding on block B flats is deemed to be over bearing and not in keeping with the residential build form of adjacent dwellings. The north elevation in particular needs to be amended and we feel from a landscape character perspective the cladding should be used to accent the building rather than being the main material of the façade.
- We require product specification on all proposed building materials to include materials, colour, manufacturer etc. to ensure the landscape character of the development is appropriate to its location. Some details that have been submitted are too ambiguous for example in brick colour has been stated as red / grey within the elevation materials drawing no. 0131 which is not acceptable.

Landscaping

- We require replacement trees to mitigate the removal of trees on Martin Road.
- We require a line of fastigate trees to the north of plots no. 70 and 71 to help soften the development into the landscape. Species such as *Betula pendula fastigiata* or *Quercus robur fastigiata* would be deemed appropriate.
- There seems to be a missed opportunity to plant a trees in the area of landscaping south of unit 66 which would frame the belmouth.
- The areas of soft landscaping to break up the massing of the car parking north of plots no. 59-64 is deemed to be too small to effectively break up the massing. We would prefer to see 1 or 2 larger planting areas with planted with trees to offer a vertical form.
- We have concerns with the amount of construction which is occurring within the RPA of offsite trees in particular the trees around the site entrance. There seems to be a lack of mitigation strategy to ensure the roots are not impacted by the construction process.

Kind regards,

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Havant Borough Council