

APP/13/00804 Woodcroft Farm

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019)

From a landscape perspective we have the following comments in relation to the discharge of conditions no. 8, 9 and 10:

Condition 8 :

- The construction make up drawings do not give details to all the areas of hard landscaping and is limited to the highway and footway. We require the details/specification for all hard landscaped areas including footpaths and any proposed hard landscaping to the rear gardens.
- The proposed disabled parking bays are not DDA compliant hatching should be present on the both sides as well as the rear of the bay. See BS 8300:2009 for correct layout.
- The proposed no dig construction details needs to be utilised in all areas of hard landscaping which fall within the RPA of existing trees. For example the visitors parking bays north of properties no. 52 – 48 and parking bays no 54 – 60 has full depth construction with the RPA.

Condition 9:

- The soft landscaping within the streetscape rely too heavily on magnolia's and Amelanchier lamarckii which does not reflect positively to the existing planting in neighboring roads. We require the these to be replaced by UK native tree species.
- We would want to see additional street trees introduced to the soft landscaping scheme.
- Parking needs to be broken up with tree and soft landscaping, as excessive lines of parking and hard landscaping is not deemed appropriate. As a general rule we will want to soft landscaping introduced every 5 cars to avoid unsightly massing of vehicles. Area of massing of parking which we require to be broken up with soft landscaping include parking bays no. 40 – 48, bay no. 26 – 34 and bays no. 20 – visitor bay no. 3.

Condition 10 :

- We require all boundary treatments to which are prominent in the streetscape to be brick wall. As such we require the boundary treatments to property no. 81, 82, 22, 23, 25, 37 and 38 to be amended to a brick wall.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council