

Consultee Comments for Planning Application APP/18/01033

Application Summary

Application Number: APP/18/01033

Address: Land East of, Castle Avenue, Havant

Proposal: Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works.

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/18/01033 Land East of, Castle Avenue, Havant

Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works.

From a landscape perspective we have the following comments:

- We feel that the density of this site seems excessive and does not positively correspond to the local characteristics of the existing massing of neighbouring dwellings. Which is in contrast to planning policy CS16 1 (C) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, material and proportions of windows and doors. The draft local plan has allocated 60 houses for this area of land, however the submitted site plan indicates 69 no. houses, further increasing the density.
- The submitted boundary treatments drawing no. A-02-012-BT indicates 1.2m post and 2 rail timber fence within the majority of the rear gardens. This is not deemed acceptable as a post and rail fence it is not considered a secure boundary treatment. We would want to see all proposed 1.2m post and 2 rail timber fence to be revised to 1.8m Larch lap panel fence.
- We have concerns with the use of a knee rail surrounding a body of water that is adjacent to the designated LAP which, accompanied with the lack of natural surveillance due to visitor parking and retained trees is deemed to be a safety issue.

Kind regards,

Harry Mitchell
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