

Consultee Comments for Planning Application APP/18/01109

Application Summary

Application Number: APP/18/01109

Address: Dairy Crest Depot, Dunsbury Way, Havant

Proposal: Outline application for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/18/01109 Dairy Crest Depot, Dunsbury Way, Havant

Outline application for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road.

From a landscape perspective we have the following comments:

- The proposed width of planting beds used to break up the car parking along the eastern and southern boundary are not deemed acceptable. We require larger beds to provide sufficient planting to help break up the massing of the car parking. The planting should provide vertical height (such as fastigate trees) as low level planting will not be visible if the car park is full.
- We have concerns with amount of construction along the southern boundary and how this will impact on the existing root protection areas (RPA) of the trees along the southern boundary. We require clarification on whether there is an impact on the existing trees outside the sites boundaries based on the current proposed site layout. Should construction be present within the RPA an appropriate mitigation strategy will need to be implemented.
- There is insufficient information provided on the design intent of the proposed community amenity space, further details are required for submission.
- The existing drop kerbs that gave access from Dunsbury Way and Fullflood will need to be removed and the footway/verge reinstated. Planting of additional trees into the reinstated verge would help to retain the vernacular of Dunsbury way. This will need to be agreed as a 278/171 agreement with the highway authority.
- A footpath that connects from Dunsbury way to the south of the car park (west of the communal amenity space) should be implemented to avoid unsightly desire lines.

We require the following drawings to be submitted for comment:

- A detailed 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 tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or kerb detail / type
 - retaining structures or steps
- 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 walling / fencing or other type of enclosure and associated gates.
- Further details on building material specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing streetscape.

Kind regards,

Harry Mitchell
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