

Consultee Comments for Planning Application APP/18/00109

Application Summary

Application Number: APP/18/00109

Address: Land adj 15 Billett Avenue, Waterlooville, PO7 7SZ

Proposal: Erection of four dwellings with the associated vehicular and pedestrian access and landscaping and replacement culvert.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: landscape@havant.gov.uk

On Behalf Of: Landscape Team, Havant Borough Council

Comments

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Erection of four dwellings with the associated vehicular and pedestrian access and landscaping and replacement culvert.

From a landscape perspective we have the following comments:

- The proposed landscape plan indicates a fenced off ecological area at the rear of each property. We have concerns with the longevity of the proposed ecological area as the owners could wish to remove any over grown vegetation and remove the fence from there garden. What measures are being put in place to ensure that the ecological area will be retained? Additionally access for any maintenance is unclear and further details will need to be submitted.
- There is a lack of clarity on proposed building materials within the submitted documents. The existing streetscape vernacular has a varied mix of brick, render, concrete/clay tiles. Any development should be in accordance with planning policy CS16 High quality Design 1-C Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, material and proportions of windows and doors;
- The analytical site plan indicates a retaining wall on the western boundary and further details are required to understand what is proposed. We require cross sections, elevations, levels and proposed materials to review suitability.
- The submitted proposed landscape plan drawing no. 16A_071 010 indicates a new hedge on the western boundary to screen views to/from no. 15 Billett Ave, however we have concerns the effectiveness of the design and the proposed species and we will require further details. The submitted levels data indicates a height difference of approximately 6m (48.49 42.78 datum levels

supplied) , however a number of proposed species including *Prunus spinosa* blackthorn and *Ligustrum vulgare* Privet do not grow to a sufficient height to afford any screening benefit when the height difference is taken into account and as such are not deemed appropriate. Furthermore the proposed ornamental flowering shrubs are in fact are perennials with woody stems and alone would not be appropriate as a screening hedge. We would recommend the screening planting to consist of UK native species (laurel and snowberry are both non-native) punctuated with small trees to offer greater height. However the success of the screening planting will determine significantly on the size of the planting bed and as such details on retaining structure and associated planting bed must be submitted.

- We would want to see UK native trees planted within the site to offer greater ecological benefit.
- For a full application the ambiguity of important details including product spec and planting spec is not acceptable i.e. no specification on colours of hard surfacing, suggesting multiple options for surface treatment (granular or grasscrete) and lack of clarity on all proposed planting. The submitted plans need to be more concise to be able to offer pertinent comments.

As such we require the following drawing to be submitted:

- 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. This should also be accompanied with associated management plan.
- 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.
- 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 threshold detail / type
 - retaining structures or steps
- 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

Landscape Architect

Havant Borough Council

Email harry.mitchell@havant.gov.uk