

Consultee Comments for Planning Application APP/18/01206

Application Summary

Application Number: APP/18/01206

Address: 42 Bedhampton Hill, Havant, PO9 3JW

Proposal: Erection of three storey building providing 8no. Supported Living Apartments with ancillary social space and associated car parking.

Case Officer: Tina Pickup

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

Comments

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Erection of 8no. Supported Living Apartments with ancillary social space and associated car parking.

From a landscape perspective we have the following comments:

- We have concerns with the number of removed trees (4 no. groups and 3 no. individual trees) in relation to what is being proposed (2 no. trees). A robust landscape scheme which assists in screening to proposed development to neighbouring is required.
- We require a minimum width of 2.5m for the footpath which accesses the proposed development. Due to the nature of the development it will need sufficient space to allow for 2 no. wheel chairs to comfortably pass.
- There is a lack of clarity in relation to proposed boundary treatments.
- The proposed site layout is not deemed to provided sufficient information relation to the soft and hard landscaping proposals.
- It is noted that the proposals do not include any designated amenity space which is suitable for the residents of the supported living apartments. The Havant Borough Council Brough Design Guide Supplementary Planning Document (Dec 2011) states where ground floor apartments are being proposed the applicant should endeavour to provide private gardens for individuals where possible. When not possible communal gardens should be provided, with safe and convenient access for residents. A such we would like to see a soft and hard landscape scheme which provides the required communal amenity space which is suitable for the intended residents.

Will require further details 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 specification schedules, comprising plant size, number and density.
- 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
- 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.

Kind regards,

Harry Mitchell
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