

Planning Application APP/19/00224 Padnell Grange, Padnell Road, Waterloooville, PO8 8ED

Landscape comments on Planning Application APP/19/00224 Padnell Grange, Padnell Road, Waterloooville, PO8 8ED

Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees.

- The existing public right of way (PROW) route number 127 has not been clearly defined through the site and the current layout would push users onto the highway which is not acceptable. At present route 127 is an off road path footpath that connects Sheepwash Road (a public bridleway) to the wider landscape to the south. An off road shared footpath that is 3m wide, hard surfaced and well-lit is required to encourage sustainable modes of transport. This footpath is well used by dog walkers, cyclists and walkers and this is an excellent opportunity to enhance this important landscape link. Any alterations to the PROW should be made in accordance with HCC 'landowners guide to public rights of way'.
- The properties on the eastern boundary abut the existing mature boundary hedgerow, leaving it vulnerable to inconsistent and inappropriate management by multiple owners. This hedgerow is an important green corridor connecting Queens Inclosure to the south and the Hazelton Common Nature Reserve to the north of the site– suitable provision for the future protection, enhancement and management needs to be demonstrated.
- A solution to alleviate both the issue of the off road cycle provision and the management of the hedgerow on the eastern boundary would be to run the cycle route directly along the eastern boundary. This would be a continuation of the existing footpath 127, which would create a more cohesive north / south connection. Furthermore there are concerns about vehicles using Cherry Tree Avenue as an overflow park and using the southern entry point to walk onto the site, thus creating parking tension on Cherry Tree Avenue. This could be mitigated by positioning the access to the north/south off road link at a more central point of the site (plot 3 location).
- There is a lack of footway connectivity to a significant proportion of the dwellings within the site, whilst the site is not due to be adopted by the highway authority it should still be DDA compliant and appropriate for all users. Current plans show an excessive use of shared surface to mitigate the need for footways, which is not acceptable. For example the proposed shared surface on the south/west of the site (Plots 15 – 42 & 51 – 58) which services 37 of the dwellings includes almost half of the entire number of proposed properties. Shared surfaces should be utilised on smaller pockets of dwellings within the site (such as the areas of 'buff brick') and those situated on the main transport artery need to be provided with a 2m wide footway.

Appropriate transitions from footway to the shared surface also need to be provided.

- The current streetscape is deemed to be too dominated by cars and whilst some small strips of landscaping have been used to break this up, the size of planting bed and proposed species are not appropriate. Additional fastigate trees are recommended to add vertical green elements to help soften the landscape. Appropriate tree pit detailing will be required to ensure the successful establishment of the trees within an 'urban' environment.

The following drawings should be submitted for comment:

- 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.

Kind regards

Julie Boschi
Landscape Team Leader
Havant Borough Council and East Hampshire District Council
Tel 02392 446536