

Consultee Comments for Planning Application APP/18/00244

Application Summary

Application Number: APP/18/00244

Address: Colt International Ltd, New Lane, Havant, PO9 2LY

Proposal: Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage).

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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Email: landscape@havant.gov.uk

On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/18/00244 Colt International Ltd, New Lane, Havant, PO9 2LY

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From a landscape perspective we have the following comments in relation to this application:

- The landscape strategy needs to include screening planting along the northern boundary to Bartons Road to help soften the 5 and 4 storey buildings into the streetscape.
- There is a lack of permeability connecting the central residential area north onto Bartons road. At present there is only a stepped footpath which is not appropriate for all users. The layout/design needs to include additional access point north on to Bartons Road that are suitable for all users.
- The continuous lines of car parking is not deemed appropriate and to avoid the landscape becoming too dominated by vehicles soft landscaping is required to break up the lines of car parking.
- We are encouraged by the proposed naturalisation of the water course running through the site, however the rationale to break up the footpath running parallel to the watercourse is unclear. This could be an interesting landscape feature and should be used as a key route connecting the site and as such we would want to see a continuous footpath running adjacent to it.

- The footpath which is behind the 5 no. car parking spaces south of the 3 storey block of flats is not appropriate as it would encourage pedestrians to walk behind vehicles.
- There is a substantial construction within the PRA of T15 and T14, we have concerns that the retention strategy is not robust enough to mitigate and damage to the trees. The trees are an important landscape feature and need to be retained.
- The site layout does not make the best use of key vistas and viewpoints when navigating around the site. Key viewpoints are dominated with car parking which will curtail the vernacular of the site. Soft landscaping and high quality material detailing will help improve the views within the site.

Kind regards,

Harry Mitchell
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