

# Consultee Comments for Planning Application APP/18/00287

## Application Summary

Application Number: APP/18/00287

Address: Former Council Depot Site, Harts Farm Way, Havant PO9 1FA

Proposal: Phased development comprising the erection of 3No. warehouses (Class B2/B8) (two warehouse buildings to be erected in phase 1 and one warehouse building to be erected in phase 2) and associated parking and access from Hermitage Park.

Case Officer: Rachael McMurray

## Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

## Comments

Planning Application APP/18/00287 Former Council Depot Site, Harts Farm Way, Havant

Phased development comprising the erection of 3No. warehouses (Class B2/B8) (two warehouse buildings to be erected in phase 1 and one warehouse building to be erected in phase 2) and associated parking and access from Hermitage Park.

From a landscape perspective we do not object to the principal of this development, however we have the following comments:

- It is noted that the proposed building height is significantly taller in comparison to other buildings within the local vicinity. Additionally the building line is deemed to be too close to Harts Farm Way and does not afford a positive relationship to the adjacent buildings. This current design/layout is deemed to be contrary to 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 buildings lines, plots widths and depths, materials and proportions of windows and doors. A minimum landscape buffer of 5m between the footway on Harts Farm Way and the proposed building is required to retain the existing streetscape vernacular. The 5m buffer will also afford sufficient space to plant trees / hedgerow to help soften views onto the site from Harts Farm Way.
- There is a lack of clarity of the proposed building materials and colour within the submitted documents.
- The site layout drawing no. 001.103.01.201 depicts tree planting along the southern boundary

within very narrow planting beds and too close to the proposed building. The planting beds need to be big enough to support the trees to maturity and with enough room from the building to allow natural canopy growth. Native legacy tree planting would be preferred to act as screening.

- Further details on hard landscaping, soft landscaping and boundary details is required for submission.

We recommend to condition the following drawings:

- 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 threshold detail / type

- Boundary details requiring submission for all boundary treatments 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,

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