

Consultee Comments for Planning Application APP/18/00453

Application Summary

Application Number: APP/18/00453

Address: Land South of Bartons Road, Havant

Proposal: Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features.

Case Officer: David Eaves

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

Planning Application APP/18/00453 Land South of Bartons Road, Havant

Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features.

From a landscape perspective we have the following comments:

- We have concerns that our initial comment in relation to fencing off SWALEs has not been taken into account

Site drainage requires sufficient provision of space within the site masterplan to be calculated and demonstrated from the outset. SWALEs and other associated features need to be appropriately integrated within open space areas, but outside existing tree root protection areas (including that associated with the woodland edge). Steep-sided, fenced off features of artificial appearance will not be acceptable. Accessible, gently graded slope sides will allow access / egress for some informal play provision, ease of future maintenance and improved biodiversity. Details e.g. outfalls / header walls and other associated elements will need to be appropriately detailed using materials to fit with the development palette.

The submitted boundary materials layout drawing no. P104 proposes a 1.2m post and wire fencing encasing the Suds design, which is contrary to our comment. What is the rationale to include the

wire fencing? This design intervention will cause access issues for maintenance and creates a sterile unnatural environment, which is not deemed acceptable. We require cross-sections, elevations and level details of all the proposed SWALEs to understand the finished levels and slope gradient.

- We require details of lighting strategy to be submitted, this needs to include appropriate lighting for the shared footpath/cycle path.

- The proposed tree species along the eastern boundary do not adhere to our initial comment

The existing landscape character of the area consists of large mature native tree and mixed native hedgerow forming the boundary treatments to fields/developments. This feature needs to be continued within this development, as such we will need to see significant boundary planting along the whole of the eastern edge of the site. This should be made up of large native trees and mixed native species hedgerow.

We would want to see legacy trees UK native trees such as *Quercus robur* punctuating the boundary hedging to continue the existing landscape character. Furthermore the rationale to locate the native hedgerow adjacent to the access road and not the site boundary is unclear as such we want to see a continuous hedgerow along the whole of the eastern boundary.

- There is insufficient information supplied in relation to the boundary details. 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
Landscape Architect
Havant Borough Council
Email harry.mitchell@havant.gov.uk