

Consultee Comments for Planning Application APP/17/00866

Application Summary

Application Number: APP/17/00866

Address: Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Proposal: Approval of Reserved Matters for Phase 1 of Planning Permission APP/15/00732

(Development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works) relating to Condition B3 (i), (ii) and (iii) for plots access, layout & scale; and Condition B5 (c) for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012).

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

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

- The proposed internal road layout on the western edge abuts too closely to Park Lane bridleway. The current landscape vernacular along Park lane gives a sense of an enclosed space with vegetation and trees running along the bridleway. The submitted layout encroaches too closely to the bridleway and will have a detrimental impact on the landscape character of the PROW. The access to the service yard on Plot 5 is a concern and further details on road layout to access to Plot 6 need to be clarified.

The approved landscape and open space strategy for the outline planning application APP/12/00338 indicates a substantial woodland planting buffer zone from Park lane. This needs to be adhered to as part of the internal road layout. As such we would need to see a minimum 15m buffer zone with enhanced native planting to screen the development from the bridleway. Furthermore this will give sufficient distance for the HGVs accessing plots 5 and 5A to not cause compaction to the root systems of the existing trees whilst allowing space for enhancement planting. Currently the RPA for tree 3019 falls within the hard surfacing to access plot 5.

- We have concerns regarding the final building heights for plots 5 and 5A where the maximum building height (AOD) exceed the parameter plan limit. The proposed increase on the building heights has the potential to have a greater impact on the local landscape, which has not been taken into account as apart of the original landscape visual impact assessment. The submitted alterations to the LVIA within the planning statement is not deemed sufficient to understand how the increased building height will effect the landscape. As such we will need the original LVIA updated (with the changes highlighted) to reflect the new building height, this needs to be accompanied with a revised conclusion and supporting mitigating strategies that feed into the landscape strategy.

To mitigate the height increase we would recommend internal tree planting that, once mature will help to soften the views into the site. North and south of plot 5 and west of plot 5A would be deemed appropriate locations for internal tree planting.

Best regards,

Harry Mitchell

Landscape Architect

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