

# Consultee Comments for Planning Application APP/17/00358

## Application Summary

Application Number: APP/17/00358

Address: Land west of Horndean Road and south of Southleigh Road

Proposal: Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area.

Case Officer: Lewis Oliver

## Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: [landscape@havant.gov.uk](mailto:landscape@havant.gov.uk)

On Behalf Of: Landscape Team

## Comments

The landscape team do not object residential development on this land, however we have the following comments regarding the submitted application:

- We have concerns with the layout configuration where proposed dwellings back on to Southleigh and Horndean Road. Elsewhere in the local area, dwellings are orientated to face these roads (even if they are accessed by separate service roads). Several rear gardens also abut the existing mature boundary hedgerow, which suggests a perception of ownership to each individual dwelling leaving it vulnerable to inconsistent and inappropriate management. This hedgerow is an important feature of the Southleigh and Horndean Road character and deemed an important linking habitat suitable provision for the future protection, enhancement and management needs to be demonstrated.
- All connecting paths to the wider landscape should be a minimum width of 3m and appropriately surfaced to accommodate both cyclists and pedestrians.
- Quality design approach to headwalls / outfall appropriate to the local vernacular. The concrete bag work headwall type 2 drawing no WA-SD03 is not deemed quality design and is not acceptable. Furthermore the outfall detailing is also not deemed quality design and the material choice is not in keeping with the proposed vernacular we feel that this is a missed opportunity to create a interesting feature that reflects the surrounding material pallet within the development.
- The construction detailing for the outflow of proposed wetland area does not sufficiently demonstrate how this works in conjunction to the 3m wide shared use cycle/pedestrian path. The proposed pedestrian footpath width of the weir at 750mm is not deemed wide enough to allow for all users to accommodate (cyclists, disabled or pushchairs) and is inappropriate.
- Current proposals to realign the existing culvert is deemed a missed opportunity to re-open the

watercourse to provide further habitat benefit, SUDS provision and an attractive visual feature.

- The proposed site vehicular access lacks parity with those in the locality. Road junctions to neighbouring streets are wider with generous sight lines afforded by grass verges with sufficiently larger enough for legacy trees. Street trees are a particular feature of the local landscape character, which should be appropriately reciprocated within the proposed. The side-on orientation of proposed dwellings at the site entrance does not seem in keeping with the local vernacular
- Current proposed access for units 4-13 are unacceptable. Pedestrian access doesn't sufficiently consider those with disabilities, managing young children or receiving bulky deliveries.
- Treble stack parking bays are deemed impractical and likely to encourage vehicular parking  $\frac{1}{2}$  mounted onto footways.
- Boundary proposals to rear gardens and parking areas along the western site perimeter are insufficient. Proposals should reflect the local field boundary character and demonstrate sufficient provision for continually linking habitat to the SUDS habitat further south.
- The tree protection plan BELL21129-03A does not demonstrate sufficient protection for tree T1 as the construction of plot 35 (FFL:10.500) falls within the trees RPA. A pile and beam construction would be deemed appropriate to avoid root damage that could result in the tree failing.

Best regards,

Harry Mitchell

Landscape Architect

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Telephone 02392 446 521

Email [harry.mitchell@havant.gov.uk](mailto:harry.mitchell@havant.gov.uk)