

Consultee Comments for Planning Application APP/14/00547

Application Summary

Application Number: APP/14/00547

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

Proposal: Outline planning permission for 125 residential units and a water retention area. All matters reserved except access and levels (approved 29.4.2015). Request to Discharge Condition No. 11 (21.3.16). Request to Discharge Conditions 5, 7 - 22 and 23 (19/07/2017).

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

On Behalf Of: Landscape Team

Comments

Planning Application APP/14/00547 Land west of Horndean Road and south of Southleigh Road

Condition 13

Prior to commencement of any development to submit plans and particulars for approval in writing by the Local Planning Authority showing the detailed proposals for how the internal layout of the site allows for the future provision of a southern pedestrian and cycle access.

Reason: To provide the ability to create a future link for a cycle route to the south of the site in the interest of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

From a landscape perspective we are happy to discharge condition 13 as the provision of a shared footpath to the south and west have been demonstrated. The shared footpath should be implemented in accordance to the submitted plans.

Condition 17

No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone alongside the newly realigned watercourse, newly created wetlands and existing pond shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, roads, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision.

The schemes shall include:

- plans showing the extent and layout of the buffer zones
- details of any proposed planting scheme, which should consist of only native species.
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including
- adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed footpaths, fencing, lighting etc.

Reason: Development that encroaches on watercourses , wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

From a landscape perspective this condition has been satisfied.

Condition 18

No development shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)
- details of maintenance regimes
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason: Development that encroaches on watercourses , wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

From a landscape perspective, following the changes in relation to our comments regarding tree planting on the western and northern boundary. This has now been satisfied and as such I have no further comments relating to the soft landscape.

Condition 7

No development hereby permitted shall commence until plans and particulars specifying the

alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure, including acoustic fences where appropriate have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

From a landscape perspective this condition has been satisfied.

Condition 24

The existing hedge that forms the boundary treatment to the northern and eastern boundaries of the site shall be retained at an average height of more than 2.5m except where it is necessary to be removed to form the access points into the development hereby agreed.

Reason: To ensure that measures are provided in the interests of the visual amenity of the local area having due regard to policies CS16 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012

From a landscape perspective this condition has been satisfied.

Best regards,

Harry Mitchell

Landscape Architect

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

Telephone 02392 446 521

Mobile - 07718125937

Email harry.mitchell@havant.gov.uk