

Hello Daphney,

Planning Application APP/17/00234 Site of, 157 Milton Road, Cowplain, Waterlooville

The Landscape Team confirms there is no objection to the principle of residential development on the site, but we make following observations:

During the course of our site visit, the shop frontage parking provision was fully occupied and the proposed application was being utilised for parking by an additional 6no vehicles. Displacement of shopper vehicles will be in addition to that of the provision shortfall directly associated with the submitted application proposals.

Safe egress of vehicles from the 4no vehicles associated with the two proposed houses required further demonstration – particularly the likelihood that vehicles will reverse onto the public highway with compromised visibility (e.g. 1.8m proposed closeboard fence to the western boundary and 1.2m height railings / landscape along the northern boundary).

We are also concerned about the parking arrangement associated with the flats. The SW corner bay directly abuts the proposed dwelling without any increase length provision – deemed a potential façade / vehicle collision risk. Both the SE/SW corner bays directly abut support columns for the upper storey accommodation – also deemed a vehicle collision risk.

We note a lack of provision or sufficient space to accommodate disable parking bays. Support columns relative to SE/SW corner parking bays also compromise any potential for these bays to help meet this requirement.

Parts of the indicative soft landscape are deemed inappropriate e.g. tree planting as close proximity to the frontages of both houses, and narrow areas where it will be difficult to establish any type of planting e.g. where beds are narrower than 800mm in any dimension.

The cycle storage (and provision for access) associated with the flats appears cramped / unfeasible. The submitted detailed cycle store proposals relate only to those associated with the 2no houses.

Landscape conditions associated with boundary treatments, detailed soft landscape proposals and hard landscape proposals are recommended.

Any queries, please don't hesitate to call.

Kind Regards

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