

Consultee Comments for Planning Application APP/21/00989

Application Summary

Application Number: APP/21/00989

Address: Cabbagefield Row, opposite 123-133, Swanmore Road, Havant

Proposal: Outline planning application for the development of 150 dwellings (3-bed; 4-bed and 5-bed dwelling houses and 1-bed and 2-bed apartments) addressing layout, scale and access, including biodiversity enhancements and buffers and species-specific enhancements, SUDS and car parking (with appearance and landscaping matters reserved).

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

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From a landscape perspective we have the following comments:

- The amendments to the site layout have an implication on the back to back distancing HBC design guides state;

In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:

Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation

Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance e.g. a separation distance of 24 metres is required between the new three storey building and existing two storey dwelling

Where a dwelling faces a blank gable, 10 metres separation distance is required

Garden length should normally allow 10 metres between the dwelling and the boundary

20m minimum distance between first floor habitable room windows at two storey. Plus 4m for each additional storey.

At present the proposed back-to-back 3 storey units do not offer the required 28 meters distance.

- We welcome the removal of the road on the east of the site and the inclusion of the off road cycle track, however this cycle track does not appear to follow the LTN1/20 guidance. This states that a two way cycle route requires a desirable width of 3.0m and an absolute at constraints 2.0m. Given the ample space available this guidance should be implemented into this design.

- Where landscaping is being used to break up the massing of car park we require a tree to be planted to add vertical height and offer screening. At present the massing of the car parking is contrary to HBC design guides, which state; It is important the public realm is enjoyable and attractive. The car and highway should not dominate and create an environment that is harsh and unwelcoming. Large areas of hard surfacing given over to car parking can create a bland, uninteresting and unattractive environment for users and for buildings that address the space. In order to prevent this, the Council expects car parking spaces to be grouped in numbers no greater than five. Larger parking areas are expected to be broken up by at least two metre wide planting beds incorporating low-lying shrubs and trees with a vertical emphasis. Planting should be designed to soften the appearance of parking areas, without preventing reasonable surveillance. As such we require soft landscaping to reflect the design guide and break up the car parking. For clarity we need to see trees and soft landscaping every 5 cars. Please amend bays 71 79 to reflect this.

- Recommend to condition hard landscaping, soft landscaping, building materials and boundary treatments.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council