

Consultee Comments for Planning Application APP/19/01166

Application Summary

Application Number: APP/19/01166

Address: Former site of Colt International Ltd, New Lane, Havant, PO9 2LY

Proposal: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020). Request to Discharge Conditions 8, 13 and 14 (01/07/2021). Request to discharge condition No. 12 (13/10/2021). Request to discharge condition No/s 2 and 9 (27/10/2021).

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Architect

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

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/19/01166 Former site of Colt International Ltd, New Lane, Havant, PO9 2LY

Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020). Request to Discharge Conditions 8, 13 and 14 (01/07/2021). Request to discharge condition No. 12 (13/10/2021). Request to discharge condition No/s 2 and 9 (27/10/2021).

From a landscape perspective we have the following comments in relation to the discharge of conditions:

My previous comments in relation to the discharge of condition 6 have not been addressed and as such I would not recommend to discharge until these have been actioned.

- 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.

- We require the planting schedule and specification to be submitted as per the decision notice.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council