

Consultee Comments for Planning Application APP/22/00829

Application Summary

Application Number: APP/22/00829

Address: Former Dairy Crest Depot, Dunsbury Way, Havant

Proposal: Application for Approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. APP/18/01109, for the erection of 72 dwellings, together with communal amenity space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Fulflood Road.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Architect

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

Email: harry.mitchell@havant.gov.uk

On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/22/00829 Former Dairy Crest Depot, Dunsbury Way, Havant

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From a landscape perspective we have the following comments in relation to this application:

- We have concerns with the type and location of the boundary treatment to the south of the site adjacent to riders stream. The proposed CBF is firstly too close to the water course and will significantly negatively affect the character of the stream and public footpath. There is a precedent to have fencing at the top of the slope and away from the stream as such the existing fence line location needs to be retained. The longevity and security of the CBF is not deemed sufficient given the applicant is proposing a communal area adjacent to the watercourse. The CBF needs to be replaced with steel mesh anti climb fencing this needs to be softened with evergreen UK native climbing species such as Clematis armandi, Pileostegia viburnoides and Clematis armandii.
- The location of the communal sitting areas coupled within the existing and proposed soft landscaping has very limited natural surveillance, this could lead to anti-social behaviour. Recommend to relocate the cluster of 3 no. trees to an alternative location to allow views of the communal area from the proposed building.
- The communal area is very close to plot no. 9 and there is limited access separation. Recommend to consolidate the communal areas to one larger area to the east as far as possible.

With access only from a communal footpath (no gaps in the hedge).

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council