

Consultee Comments for Planning Application APP/22/00439

Application Summary

Application Number: APP/22/00439

Address: The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA

Proposal: Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.

Case Officer: Gary Christie

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

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Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.

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

- HBC design guides in relation to back-to-back distances state that; In order to maintain a reasonable relationship between new dwelling 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 meters separation. Where a new dwelling or the development is more than two storeys in height and additional four meters per storey should be added to the separation distances e.g. a separation distance of 24 meters is required between the new three storey building and existing two storey dwelling.

At present we have concerns that the current layout does not provide the required back-to-back distances where the houses are in close proximity to the blocks of flats. This insufficient back-to-back distances relates to block C and units no. 27, 28, 29, 30, 31, 38, 39 block B and units no. 53, 54, 77, 78, 79 and 80. Furthermore 2.5m units are required to have a back-to-back distances of 24m.

- There is a significant level change (approx. 1.5m) to the north of the site and Southdowns college and how this is going to be managed needs to be demonstrated at an early stage of this application. We have particular concerns with how the management of the levels will

interact/impact the nursery, as development is effectively abutting the existing building. This is a substantial issue and must be addressed as this could have wider implications on the site layout.

- The site has poor pedestrian and cycle connectivity, we require an off road pedestrian route that connects to the main access/egress points onto college road and the adjacent Campdown site. At present there is no defined off road route that services all plots/units, which is deemed contrary to planning policy CS1 (8) Supports the increased footpath and cycle use through the design of development, linkage and signage.
- We are concerned with the poor pedestrian connectivity to the blocks of flats; block B and C northern access point lands directly into the road with no easy route to cross onto main site footpath. The footpath north of Block D requires pedestrians to walk on the grass to safely exit the site.
- The layout offers poor pedestrian access to the open space with no off road footpath connection to a large majority of the site. Access to the available open space should be provided by off road footpaths with safe and appropriate crossing points in the road.
- The layout does nothing to celebrate the existing archaeology features. There is a missed opportunity to respond to the existing roman road within the site layout, material pallet and soft landscaping.
- Soft landscaping used to break up the massing of parking must be in the form of street trees to offer height, low level planting will not break up the parking.
- We do not support the proposed courtyard on the south of the site and the overly hard landscaped area is detrimental to the site and not in keeping with the existing character of the surrounding area. This area needs to be better designed to provide additional soft landscaping and improved pedestrian connectivity.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council