

Consultee Comments for Planning Application APP/21/00605

Application Summary

Application Number: APP/21/00605

Address: Land at Forty Acres Farm, Havant Road, Havant

Proposal: Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units.(23.12.21). Request to discharge conditions 3,10,11,20 & 22 (26.01.22).

Case Officer: Lewis Oliver

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/21/00605 Land at Forty Acres Farm, Havant Road, Havant

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

Condition 3

- As previously stated all boundary treatments which are visually prominent in street scene must be 1800mm dwarf brick wall with brick piers and timber panel infill. It is noted that the application has amended the boundary treatments to unit 279, however they have failed to update units no. 303 and 302. Furthermore on review of the proposed boundary treatment plan drawing no. PL08U shows to a large number dwelling which abut the highway and are not dwarf brick wall with brick piers and timber panel infill.

For clarity units which require amended are as follows; 302, 254, 221, 218, 41, 20, 11.

- The materials plan has not been amended since my last comment and must be updated to show all proposed materials;

having reviewed the amended proposed materials plan drawing no. PL07S it is noted the this issue with a the footway being present in the carriageway has been addressed. However there appears to be large areas of footway to the south of the site on which the proposed materials has been missed off. I am sure this was historically labelled as pavement type PT4 but to satisfy this

condition we required details of all areas of hard landscaping.

- As previously stated we require tree planting to break up the massing of car parking. 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.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council