

Consultee Comments for Planning Application APP/21/01267

Application Summary

Application Number: APP/21/01267

Address: Phase 5, Dunsbury Park, Fitzwygram Way, Havant

Proposal: Approval of Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3no. B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A17, A18, B9 & B10; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/21/01267 Phase 5, Dunsbury Park, Fitzwygram Way, Havant

Approval of Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3no. B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A17, A18, B9 & B10; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324.

From a landscape perspective it appears that none of my earlier comments have been actioned as such I reiterate my previous comments:

- Given the height of the proposed units the soft landscaping must provide some softening into the landscape which must come in the form of UK native legacy trees. At present the proposed fastigate trees will offer little height or indeed canopy spread, as such the use of Oaks, hornbeam and beech would seem more appropriate. Given the site sits adjacent to a SINC beech wood the use of Beech would be a preference.
- There seems to be a missed opportunity to create a ecological net gain for the existing SINC, as the applicant is proposing wildflower within the embankment to the north and west of the site

boundary. This should incorporate beech trees with a shade tolerant wildflower mix.

- The proposed footway on the west of the site must have a 3m wide shared surface footpath to link up with the existing off road cycle facilities within Dunsbury Park. This is to encourage sustainable transportation and will support numerous HBC policies. - Details of retaining will we be required for comment.

- There appears to be a missed opportunity to create a east/west footpath link to the whole site to the Park Lane bridleway which will not encourage sustainable transportation. Can unit 500 502 be connected to the existing cycle infrastructure in Waterloo/Cowplain?

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

A5 Building Materials - Unfortunately the external materials plan does not provide the sufficient details to be able to discharge condition A5.

Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify: - hard surfacing material type / product reference and colour - laying bond - edging or kerb detail / type.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council