

Consultee Comments for Planning Application APP/16/00492

Application Summary

Application Number: APP/16/00492

Address: Land adjacent to Riders Junior and Infant School, Kingsclere Avenue, Havant, PO9 4RY

Proposal: Residential development of 25No. 2 to 2.5 storey 3 bed houses, 5No. 3 storey 4 bed houses and 8No. 2 bed apartments.

Case Officer: Heather Lealan

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

From a landscape perspective, the design development of the layout and response to the local context in terms of built-form scale, articulation and façade materials are deemed both positive and appropriate.

The width increase in response to pre-app comments regarding the principle pedestrian and cycle access route is particularly welcomed. I do note the extent of the red line boundary has been amended to exclude the northern link to Kingsclere Avenue. For completeness of this principle route, however, it is desirable that the existing length of access (now excluded from the application boundary) can be similarly widened perhaps this and some improvement to the green can be resolved by means of a S106 agreement or similar?

I note there is currently a means of access to Riders School from the pedestrian/cycle link leading to Dunsbury Way, which is not apparent on the proposals. I recommend this link is re-incorporated within the layout - unless the school and Hampshire County Council have expressly requested removal.

The proposed location of the play area and open space is deemed to be appropriate since it will afford opportunity for local play with good natural surveillance to help discourage antisocial behaviour.

I note a play area concept had been submitted and is accompanied by an image board. Although the principle of naturalised timber and steel equipment is deemed appropriate to the setting, I am concerned the amount and scale of equipment is not relative to the size of the open space. The balance between natural surveillance benefit and the residents perception of nuisance noise

needs to be carefully struck. I am also acutely aware of our Customer Services and Environmental Quality Ranger teams regularly having to deal with issues and complaints associated with dog / fox / cat fouling and concealed broken glass within loose play surfacing (i.e. sand or play bark). A play area installed as part of a new development in Leigh Park was also recently removed following persistent antisocial activity and vandalism. It may also be appropriate to consult with future residents before finalising the proposals. On this basis, I recommend that the detailed design open space and play area is conditioned for further development, consultation and submission.

The preliminary planting plan and associated soft landscape specification are considered to be thoroughly detailed and appropriate to the locality. I have no concerns regarding the proposed tree species and indicated locations. The inclusion of spurge (*Euphorbia*) does raise a concern regarding the skin/eye irritant risk particularly in relation to the open space. I recommend a condition for submission of a finalised planting plan to address this issue and to confirm placement of groundcover species (and for updated redline boundary coordination).

Similarly, I would recommend conditions associated with detailed hard landscape and boundary treatment proposals.

Any queries, please don't hesitate to call.

Kind Regards

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