

Consultee Comments for Planning Application APP/22/00001

Application Summary

Application Number: APP/22/00001

Address: Land to the rear of 49 - 71, Fathoms Reach, Hayling Island

Proposal: Demolition of Nos 61-69 Fathoms Reach (inclusive) and development of 51 dwellings, to include 19 No. 2 bed, 18 No. 3 bed, 4 No. 4 bed, 3 No. 1 bed apartments and 6 No. 2 bed apartments, with play area and associated infrastructure; new vehicular and pedestrian access to Fathoms Reach and footpath link to Southleigh Grove; includes works to trees the subject of Tree Preservation Order No.1249.

Case Officer: Gary Christie

Consultee Details

Name: Consultee Landscape Architect

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

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

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

- 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. For clarity we need to see trees and soft landscaping every 5 cars.
- We have concerns with the amount of construction occurring within in RPA of the existing trees

due to be retained. The successful retention of the existing trees is paramount to the retention of the surrounding character. As such we require a tree protection plan with specific mitigation proposals to ensure that there is no loss of trees.

- The location of the LAP coupled along with the proposed parking and soft landscaping does not afford sufficient natural surveillance. The LAP should be located by a well-used pedestrian route, with a minimum activity zone of 100 sq/m and requires mitigation to ensure dogs are not welcome.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council