

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

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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 hard and soft 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. For clarity we need to see trees and soft landscaping every 5 cars. Areas of car parking which are currently contrary to HBC include 296 300, 162 164, 165 170, 171 176,
- The rear boundary treatment of unit 279 must be 1800mm dwarf brick wall with brick piers and

timber panel infill to match unit 280. Similarly the rear boundaries of units 303 and 302 must be 1800mm dwarf brick wall with brick piers and timber panel infill.

- The materials plan drawing no. 212 indicates a bituminous footway construction within the highway, which occurs at the bell mouth of private drives. We have concerns with vehicles running on non-vehicular construction as well as the safety implications of a continuous footway within the carriageway. As such the pavement type PT5/6 should not be within the carriageway.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council