

Consultee Comments for Planning Application APP/21/00931

Application Summary

Application Number: APP/21/00931

Address: Dairy Crest Depot, Dunsbury Way, Havant

Proposal: Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping.

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/21/00931 Dairy Crest Depot, Dunsbury Way, Havant

Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping.

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

- 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.
- In order to maintain a reasonable relationship between new dwelling and neighbouring properties , the following minimum distances should apply: Where a dwelling faces a blank gable, 10 meters separation distance is required. Garden length should normally allow 10 metres between the dwelling and the boundary. As such it would appear that units except nos. 19, 20, 21 and 22 do not comply with the minimum distancing.
- We require a designated hard surfaced footpath of a minimum 2m width to connect all units to Dunsbury Way to comply with planning policy CS16 - Is inclusive by considering the needs of

those with disabilities, ensuring safe and convenient access for all and planning policy CS1 - Supports the increased footpath and cycle use through the design of development, linkage and signage.

- Efforts must be made within the soft landscaping scheme to mitigate the impact of vehicle headlights of neighbouring cars shining into active habitable rooms e.g. bedrooms of the proposed flats and the living rooms of units 13-16.
- All boundaries which are visually prominent from the street and/or are adjacent to rear parking areas must be masonry wall.
- We require clarity on the proposed building materials to ensure they are appropriate and in keeping with the existing landscape character. This must include material type, colour and manufacturer.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council