

Consultee Comments for Planning Application APP/21/00893

Application Summary

Application Number: APP/21/00893

Address: Land north of Long Copse Lane, Emsworth, PO10 7UN

Proposal: Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved.

Case Officer: Adrian Ellis

Consultee Details

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

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Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved.

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

Open space / play

- Given the scale of the development we require an appropriate open space and play strategy. Fields in trust guidelines recommends for a development scale of 201-500 dwellings should provide a local area of play (LAP), locally equipped area for play (LEAP), multi-use games area (MUGA) and a contribution towards a neighbourhood equipped area of play (NEAP). This contribution could be utilised within Hampshire Farm Meadows.

- We have concerns with the amount of allocated open space which has been situated on the fringes of the site boundary, which reduces natural surveillance. This is deemed to be contrary to planning policy CS16 The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety.

Layout

- 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.

- HBCs design guide requires 20m minimum distances between first floor habitable room windows, plus 4m for each additional storey and where a dwelling faces a blank gable, 10 meters separation distance is required.

- We have concerns with the over use of rear car parking and rear parking courts. Experience shows that where this happens, activity on the streets suffers because residents primarily access their homes from the rear. The result produces negative social and physical effects, with fewer opportunities for interaction of neighbours and streets that are empty and unused. In order to prevent this, the design of the new development should encourage people to access their homes from the primary street in the first instance.

- All residential units which are placed on the principle road should be provided with an off road footway to encourage sustainable transportation in line with HBC policies. The omission of footway provision should only be utilised in

Connectivity

- The draft local plan 2036 Health and Wellbeing policy E1 states planning permission will be granted to development proposals which; Provides new or enhanced public realm which promotes active travel, provides high quality surface treatments, landscaping, signage and street furniture including seating and is accessible to all; Maximise opportunities for increasing walking and cycling for all types of trips, creating and improving linkages within the Borough. The landscape strategy alludes to pedestrian and cycling links and we would want to see 3m wide, hard surfaced and appropriately lit shared footpaths which connect into the existing and emerging HBC cycle strategy.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council