

Consultee Comments for Planning Application APP/20/00658

Application Summary

Application Number: APP/20/00658

Address: Proposed Development site (former Electricity Board site), Bartons Road, Havant

Proposal: Proposed development of 175 apartments together with associated access, parking and landscaping.

Case Officer: David Eaves

Consultee Details

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On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00658 Proposed Development site (former Electricity Board site), Bartons Road, Havant

Proposed development of 175 apartments together with associated access, parking and landscaping.

From a landscape perspective we are extremely disappointed that the applicant has failed to address any of our previous comments that would make the development viable given the number of conflicts to HBC planning policies and design guides. As such we raise an objection to this application on the following grounds:

- The site does not provide any accessible open space which is allocated for recreation and/or play. Fields in trust guidance for a development of 191 dwellings recommends the provision of Local area of play (LAP), locally equipped area of play (LEAP) and a contribution towards a Multi-use games area (MUGA). See link for guidance <http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>
- The existing development precedent of high density residential flats (Chichester House, Solent House, Langstone House) in the surrounding area provides large areas of open amenity space for the residents. However this application has substituted the provision of open space for a drive through coffee and fast food restaurant, which is not deemed acceptable.
- From a landscape character perspective we do not support the drive through restaurant / coffee outlet. The existing vernacular is predominately residential flats and houses and the introduction of the drive through restaurants and associated infrastructure is deemed to be contrary to planning policy CS16;

Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

We have particular concerns with the 12m high totem and the associated lighting required to illuminate the drive through outlets.

- The proposed building material specification for the residential blocks is not deemed to be in keeping with local character and the proposed grey brick needs to be replaced with red brick. The elevation drawings lack clarity as to which material goes where and a key which can cross reference block and hatches would make it clearer. More details on external materials need to be submitted including product name, colour and manufacturer
- The removal of the boundary mature screening has significantly altered the character of Petersfield Road and as such we require a planting scheme to mitigate the loss of the trees to help retain the local character. The trees should be large UK native legacy species such as Oak, Beech, Hornbeam etc. and to ensure the character is retained boundary tree planting should be a minimum 14-16 Extra Heavy.
- There is insufficient screening to mitigate the impact of the drive through outlets
- Parking needs to be broken up with soft landscaping, as excessive lines of parking and hard landscaping is not deemed appropriate. As a general rule we will want to soft landscaping introduced every 5 cars to avoid unsightly massing of vehicles.
- The site layout does not encourage sustainable transportation and has poor connection with existing infrastructure. A shared footpath should be used to connect onto the off road cycle route on Petersfield road. Furthermore any internal footpaths need to be a minimum width of 2m.
- The proposed disabled parking bays are not DDA compliant as the hatching should be present on the both sides as well as the rear of the bay. See BS 8300:2009 for correct layout.
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new.
- No details of the lighting strategy have need to be provided.

Regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council