

Consultee Comments for Planning Application APP/21/00989

Application Summary

Application Number: APP/21/00989

Address: Cabbagefield Row, opposite 123-133, Swanmore Road, Havant

Proposal: Outline planning application for the development of 150 dwellings (3-bed; 4-bed and 5-bed dwelling houses and 1-bed and 2-bed apartments) addressing layout, scale and access, including biodiversity enhancements and buffers and species-specific enhancements, SUDS and car parking (with appearance and landscaping matters reserved).

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Architect

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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 have concerns with the lack of natural surveillance for the proposed play area as a result of the site layout and proposed landscaping. HBC design guide states that Public amenity open space and play should be well overlooked by active habitable rooms, with good pedestrian route network and equipment located a minimum distance from residential living area. Furthermore by siting the play area to the rear of units 64 69 and 90 103 this creates a sense of perceived ownership and might exclude some residents for using the play area. This is deemed to be contrary to NPPF are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;
- 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.

- Given the site layout with the majority of units backing on to open space private rear boundaries must be masonry walls and not fences to limit the impact of noise and disturbance on residents.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council