

From: Michelle Good
Sent: Wed, 16 Dec 2015 11:52:16 +0000
To: bst shared
Cc: Rachael McMurray
Subject: FW: Acolaid Case APP/15/01104
Attachments: DocConsult04.pdf

Application No. APP/15/01104

Site Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposed Development: LBC for the Conversion of Eastleigh House from a single dwellinghouse to B1 offices and two dwelling house along with the erection of a two storey extension to provide a further single dwellinghouse including landscaping, parking and turning areas.

No landscape objection to the principle of development, but I have the following comments:

Access

There is a permissive public footpath alongside the western site boundary which is indicated within redline boundary. This route has potential for enhancement to accommodate both cyclists and pedestrians for significant future benefit to the local sustainable transport network. I also anticipate there may be interest in this route becoming adopted.

Hard landscape

A pedestrian connection with pedestrian gate out to Bartons Road is recommended to encourage residents to use sustainable transport modes.

I note the majority of plots will rear garden store refuse and recycling bins (for relocation to the bin collection points). Plots 5 and 4 require additional footway to facilitate a safe link to the bin collection point. I am unclear how plots 3 & 2 will access rear gardens or the intended means for these dwellings to manage refuse / recycling – please could this be clarified?

I recommend a condition requiring submission of a fully annotated plan with details to identify hard surfacing material type, product reference, build-up construction, edging, laying bond and colour (including specialist details for construction of surfacing within RPAs).

Site boundaries

Proposals indicated seem generally appropriate, but further information and detail will be required.

I recommend a condition requiring submission of a fully annotated plan 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 walling / fencing or other type of enclosure and associated gates.

Soft landscape

I am aware Jamie Gargett is reviewing the submitted arboricultural report, but note there are proposed parking bays and entrance walls / gate piers within identified RPAs.

The submitted planting proposals are deemed appropriate, subject to the following minor adjustments

- Omit Buxus from the copse mix (suggest number of Crataegus are topped up instead).
- Omit Hebe from the hedge mix (suggest number of Crataegus are topped up instead).
- Maintenance notes need to confirm the maximum allowable height of each hedge type.

I trust the above is deemed reasonable, but please don't hesitate to call if you've any queries.

Kind Regards

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From: planning.development@havant.gov.uk [<mailto:planning.development@havant.gov.uk>]

Sent: 27 November 2015 09:50

To: Michelle Good

Subject: Acolaid Case APP/15/01104

Please see attached consultation request.

Kind regards

Planning Admin