

Consultee Comments for Planning Application APP/15/01435

Application Summary

Application Number: APP/15/01435

Address: Land South of Bartons Road, Havant

Proposal: Outline application for residential development (175 dwellings) with associated infrastructure.

Case Officer: David Eaves

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

In reviewing the submitted Landscape and Visual Impact assessment, I fully concur with the findings. Although effects of agricultural farmland loss will be relatively limited, the conclusion highlights a requirement for a high standard of contextualised housing stock, green infrastructure and more general landscape design to sufficiently mitigate this loss. I recommend conditions emphasise a high quality approach to architectural design, material palette selection and detail.

I am pleased to see a number of comments previously raised have already been resolved by development proposal adjustment. Having previously commented that a well designed scheme should be easy to find your way around, the submitted Design and Access Statement highlights a legible hierarchy of roads and footpaths a design principle further indicated within the Landscape Masterplan. The detailed design and material selection now needs demonstrate that the proposed development will sufficiently

- translate road and footpath hierarchy on the ground
- define designated vehicle parking
- reinforce pedestrian / cyclist priority
- complement the architectural façade materials

Open spaces indicated for the retention of existing mature trees, with generous perimeter landscape buffers and careful integration of drainage swale features are further deemed very positive aspects of the proposals. Detailed soft landscape proposals now need to demonstrate that existing landscape features will be sufficiently protected and enhanced to preserve the existing landscape character and to reflect the close proximity of open countryside.

I have no landscape objection to this application, subject to the following conditions:

- 1) Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type
 - retaining structures or steps
- 2) 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 walling / fencing or other type of enclosure and associated gates.
- 3) External lighting details with due regard for close proximity of the open countryside, requiring submission of light fitting specifications and layout plans that are sufficiently coordinated with tree planting and other layout infrastructure. Lux level plots are required to demonstrate the fittings are capable of achieving appropriate standards, without potential for excess light pollution or nuisance overspill.
- 4) A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.
- 5) Tree pit planting details for both hard and soft landscape areas requiring submission of cross-sections sufficiently dimensioned to show specifications for the installation of load-bearing root zones (as appropriate), drainage, root barriers, rootball anchoring, watering and aeration inlet systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees.
- 6) A detailed local area for play (LAPs) scheme requiring submission of a fully annotated and dimensioned plan to identify all proposed fixtures and fittings, with associated safety protection measures and future management provision.
- 7) Formalisation of the existing link from Denvilles to Bartons Road through the site is welcomed. For wider sustainable transport network benefit, however, sufficient width and appropriate detail is required to achieve a shared pedestrian cyclist route. Although existing trees and access points may restrict opportunities to achieve the optimal 3m width in some localised sections, the majority of this link and associated points of access shall maximise opportunity for integration of cyclists.

8) It is considered prudent to anticipate and plan for future enhancement of the wider sustainable transport network. A south-eastwards connection towards the Southleigh Road offers an obvious such opportunity. Although currently precluded by land ownership, a layout adjustment to the southern corner could afford sufficient space to accommodate potential for a future route. It is further considered appropriate that this space be designed and managed as an open space in the interim.

9) Although the application includes an ecology report that addresses some aspects of future landscape management, a wider, more encompassing management and maintenance plan is required to clearly set out future responsibilities and appropriate provision for delivering long term design objectives, management responsibilities and maintenance operations for all aspects of the site and the associated infrastructure.

I trust the above are deemed reasonable, please don't hesitate to call if you should have any queries or concerns.

Kind Regards

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