

Landscape Architect Response

Application No. APP.14.000547

Site Address: West Horndean Road/Chidden Farms

Proposed Development: OUTLINE for 125 dwellings, open space, SUDS landscaping.

Case Officer: Mrs H Lealan

Comments by: L. Gilbertson

Date of Comments: July 11th 2014

Observation/ Comments:

LVIA: Comprehensive LVIA showing useful seasonal viewpoints for good comparison.

Levels; A comprehensive levels plan will be required to consider the impact of raising of areas of the site and potential impact on neighbouring properties.

Access- is there to be access between 57&59- how will this be secured?

Landscape Masterplan:

See plan L:\Community Group\Development and Technical Services\PPUD & DS Shared\PIg Application Consultations\2014 Landscape consultations \LG West Horndean Lscap Planmarked.pdf with notes/clouds to show some possible extra planting opportunities. But more could be added.

Appears to respond well to the local landscape and character and in line with borough design guidelines also for general layout.

I look forward to a more detailed plan to consider – generally would prefer to see more use of plot division with hedges where possible (especially larger plots in north east) or small trees to soften local landscape and mitigate against most sensitive viewpoints.

Good use of some existing boundaries strengthened with planting-subject to detailed plans. –adjacent exiting residential plots the plan says native mix with standards- look forward to details which show these positions/centres to ensure this boundary is well planted.

The open space at the north could be better designed in order to mitigate for the most sensitive viewpoints (as identified in the LVIA) - In the northern open spaces the small mounds are not suitable - it would be more desirable to make less mounds but larger ones and planting on top of mounds is not suitable as the trees are immediately under unnecessary drought stress conditions – please revise.

Are 2 LAPS to be maintained by the management company as HBC unlikely to take on future maintenance. Please provide details of equipment for these spaces.

The rear gardens look to be a good size and I would suggest exploring more tree planting opportunities in various locations and to aid creating a character for the whole site.- perhaps edible use trees.

The landscape masterplan appears to show some small strips of mown grass adjacent buildings where slabs i.e. access should be provided. Please avoid small ineffective grassed spaces.

Boundary details between plots required.

Details of planted bund – if trees are proposed on the bund (mentioned in the LVIA north of the A27 can this be identified on the plan please. How will they be secured (landscape plan mentioned underground guying but does not say which trees) What measures are in place to reduce the possibility of drought stress in this location.

How is the grass path around the site perimeter to be maintained – this leads to the bridge – consider a HCC countryside standard style hoggin bound/ravel path if to be used all year round.

What is the height of the raised planters in the southern section? Is this area to be accessible at all – would like more details before approving. Whose maintenance is this to be?

Would like more details regarding proposed bridge materials and boardwalk materials/construction. Whose ownership (and maintenance) will these be?

There are 'pavilions' noted in design statement regarding buildings fronting Horndean road– details sections elevations to determine suitability please.

The Havant Landscape Character Assessment can be found at

<http://www-old.havant.gov.uk/havant-7364>

See the Hampshire Landscape checklist :

<http://www.hiow.gov.uk/offnet/hlg/47340%20Oce%20Checklist.pdf>

The Borough Design guide can be found at:

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>