

Landscape Architect Response

Application No. APP.14.000360

Site Address: Phase 2 Coldharbour farm

Proposed Development: OUTLINE application for 53 dwellings.

Case Officer: Mrs R McMurray

Comments by: L. Gilbertson

Date of Comments: April 25th 2014

Observation/ Comments:

LVIA: Comprehensive LVIA however for Viewpoint 4 – the most significant visual effect the view from the path is noted as ‘ a very short section’ – it would be useful for a measurement to be provided and a percentage perhaps of the total length of the footpath to give a clearer view of the extent of the substantial/adverse significance –

What is the ‘emergency access’ – it is intended to vehicularly cross the ditch/stream which has SINC value?

The borough design guide SPD indicates....

4.23, the Council expects car parking spaces to be grouped in numbers no greater than five.

This development has several runs of 6, and areas that could be easily divided with more street trees or trees in the area.

For example south of the flatted development the area here becomes rather hard landscaped, more tree panting could divide this space a little more and provide more of a buffer between the A27 and the development..

There is a run of 11 in the north west corner. I feel the layout could look to break this up a little.

There are a few areas which, at detailed design level, could become rather small and pointless areas of grass, these should be avoided if possible to eliminate the risk of poor management at a later date-especially if they are in common rather than private ownership – suggest low maintenance shrub/ground cover for small areas.

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>