

Landscape Architect Response

Application No. APP.14.00863

Site Address: North of Bartons road -

Proposed Development: Demolition of existing buildings and erection of 55 dwellings; comprising 6No.2 bed flats; 2 bed houses; 33No. 3 bed houses; 6No. 4 bed houses and 1No. 5 bed house; together with access, landscaping, car parking and open space

Case Officer: D Haywood

Comments by: L. Gilbertson

Date of Comments: Sept 12th 2014

Observation/ Comments:

Previous: My initial response is that there could be more tree planting within the site, and more of a 'street' aspect on the main road - to obtain more street planting would benefit and give a planting density that may minimise impact of this density of development on the east hants/havant gap

I would refer to the Arboriculturalists comments regarding the site tree loss. Whilst the plan retains many and supplements the site with new planting, the loss of the Oaks is regrettable – this density clearly cannot be supported without significant tree loss which the Arboricultural Officer objects to. Whether they can be seen externally or not, they are a feature of the local landscape character and contribute to local biodiversity.

The use of the site by bats may also be attributed to these trees, whereby their loss may have a negative effect.

LCA 21 notes that

Historic and built environment

- o Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character

Landscape and built form strategy and guidelines The landscape strategy is **conserve** and **enhance** the local character. The following guidelines apply:

Land management

- o Maintain and enhance the broadleaved woodland, replacing coniferous woodland when appropriate with broadleaved species
- o The woodland resource needs to be protected from loss through development

The initial plan at GEN stage had a larger buffer strip between the main road – now the development looks rather squashed and the houses have lost the relationship with their own parking spaces to the detriment of the scheme- the rest of the site enjoys on plot parking yet these are set part from their parking by a roadway.

The removal of the large parking areas for the apartments is however an improvement.

More informal central open space fits better with the character.

The entrance road into the development is still rather hard with no trees on the left hand side (west) and only a few on the east – I commented previously on the need to create a treed street to help the development sit within its environs better and to reinforce the treed vegetated character of this site.

The boundary of plots 49-54 should be improved with hedge planting in the rear gardens with several small trees added in the mix so that a buffer be provided from the rail line and to contribute to the vegetated character

Shrubs in areas such as adjacent plot 44 should be low growing to avoid sightline issues for reversing cars..

I would suggest that where possible, areas of shrub and tree planting that sit adjacent a plot, that they be included within the ownership boundary of that plot so that they may be maintained by the owner and retained as part of the site. Would like a hard works plan showing proposed boundary walls or fences.

A detailed hard and soft landscape plan would be required to remedy these items.

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>