

Subject: Re: Consultation Request for APP/25/00639 Proposed Development site (former Electricity Board site), Bartons Road, Havant

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From a landscape perspective we have the following comments in relation to this application

- The existing character of Petersfield Road consists of mature trees lining the road to give a verdant character, the retention and enhancement of this character is essential to the successful integration of the proposals. At present the layout does not offer a sufficient landscape buffer along Petersfield Road to accommodate mature UK native tree. Planning policy 12 states development with be supported which: the application demonstrates to the local planning authority that it 'ii. Considers the features of the surrounding area or the main building to which the proposal relates, including density, heights, scale, massing, landscaping, existing building lines, setbacks, plot widths, depth and proportion in addition to external design characteristics such as roofs, windows, doors, external materials and architectural detailing; iii. Conserves and/or enhances the character of the area and appearance of the street scene, through appropriate design, scale and materials, and contributes to a harmonious overall relationship with the existing built form and spaces;

At present the layout does not conserves or enhance the existing character.

- The massing of the car parking should be broken up every 6 car and landscaping should be introduced in the form of trees and under planting. This is break up the overly hard landscaped areas.
- We have concerns with the height of the proposed block of flats and the distances to neighbouring properties. HBC design guides set out minimum back-to-back distances ;In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply: Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation, Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance e.g. a separation distance of 24 metres is required between the new three storey building and existing two storey dwelling. As such units should be spaced a minimum distance of 28m from the 3-storey block of flats. At present we have concerns with the detrimental impact units 13 - 18 will have as a result of close proximity to the large 3-stoery block of flats.
- We would welcome a pedestrian footpath link in the north west corner to encourage sustainable transportation.
- Boundary treatments which are prominent within the street scene must be brick wall and/or brick wall with fence.
- The site does not provide any meaningful open space with only a small parcel in the north west corner which appears to be an unmanaged grass meadow and scrub planting which will is not accessible and given the orientation of the block of flats feels private to the flats and not accessible to wider site. HBC policy provides minimum provision for open space for a development. A 2.5 person multiplier of 90 dwelling gives an approx. population of 225. This equates to 0.72Ha of open space, 0.12Ha of play space and 0.36Ha of outdoor sports and recreation. These open space requirements

must be demonstrated to ensure the proposal align with HBC policy. On-site amenity greenspace should generally be provided largely as one principal park providing a focal point for the development.

- The proposed location for the play area is not deemed acceptable. The location lacks natural surveillance and is sited too close to units no. 22, 26,27,39 and 38. Which could lead to tensions between residents using the park and neighbouring properties.

Kind regards,

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Havant Borough Council