

Subject: APP/23/00665 Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant

Dear David,

APP/23/00665 | Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.(26.02.24). Request to discharge condition 15 (05.04.24). Request to discharge conditions 3,4,7,9,13,14,18,20,21 and 23 (24.07.24).Request to discharge condition 6 (28.08.24). | Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant

Thank you for consulting me on this application to discharge conditions 3,4,6,7,9,13,14,18,20,21 and 23. Of these, only 13 and 14 relate directly to ecological matters.

The plans submitted in relation to Conditions 13 and 14 – Softworks Plans 1 & 2 (DEP, May 2024) – show that the proposed landscaping is broadly consistent with the previously approved Landscape Concept Plan Drawing No. APL004 Rev J. The submitted plans do show the use of ornamental species such as Rhododendron within what is shown on the Landscape Concept Plan as ‘under tree canopy planting, mixed scrub’. There are indeed a number of native shrub species such as Hazel and Holly but I am unclear why the area also includes Rhododendrons and ornamental Cornus species.

I also note the queries raised by your Landscape consultee around the reduction in greenspace within the site e.g. biodiverse green roof. Until such time as these queries have been addressed to the satisfaction of the Landscape consultee I am unable to recommend that these conditions can be discharged.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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