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Appletree Court,
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Hampshire
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Date: 23rd September 2022
Your reference: 22/10813
Our reference: GM-3131

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Dear Mr Gilfillan,

Re: Planning application 22/10813 – Orchard Gate, Noads Way, Dibden Purlieu

The purpose of this submission is to respond to the comments raised by the Urban Design Officer and Landscape officer (whose comments are one of the same covering Environmental Design). Both the Urban Design and Landscape officer raise concerns under general commentary and then with 6 more detailed landscape points, I will respond to each of these in turn.

The general comments relate to an assertion that the development will be too intensively built up to be considered contextually appropriate and considers over time that the sense of greenery as a key characteristic of the setting would be depleted for an area wider than its own site.

As part of the submission material the applicant's identified that there are two broad character traits which inform the sites context, these being;

- (i) A suburban street frontage comprising the larger detached properties on Noads Way and Lime Walk that are a mixture of bungalows or 2 storey houses with associated detached and linked outbuildings.
- (ii) Historic back land development such as Lime Close comprising of smaller detached bungalows built at a higher density.

The planning statement that accompanies the application provides an evidenced narrative to describe how the proposal has evolved to reflect the established rhythm which informs the character of Noads Way - a single dwelling is proposed to address both Noads Way and the new access road into the site. The trees on the front boundary with Noads Way will largely be retained in situ. Large areas of soft landscaping to the front and west side of unit 1 will provide the setting and again be reflective of the existing dwellings which front onto Noads Way. Within the development an approach to the layout is adopted to mirror and reflect the higher density character traits and ensure that the proposal makes efficient use of land (whilst still only at a density of 27.7dph, which is less than the minimum suggested in the 'Housing Design & Character SPD (2006)' guidance).

The proposed planting plan illustrates that 27 additional trees and a 27.51% increase in hedgerows will be planted on this site. It is hard to agree that the 'sense of trees and greenery' will be depleted over time.

Comments have also been made about the 'intensively hard surfaced courtyards and parking areas'. These areas would be surfaced with permeable block paving (colour can be agreed by condition to 'soften' the visual appearance of hardstanding) which would also aid sustainable surface water drainage within the site.

In terms of the bellmouth to enter the site, the applicant would be willing to amend this, providing that the highways consultee is supportive of that approach and the requisite visibility splays can still be achieved.

Comments have been made that the area of public open space (the green) within the development which is framed on its south and west elevation with terraced housing would appear as private to some dwellings not others. Residential dwellings addressing 'the green' provide passive surveillance and a series of footpaths encourage public access across the space. It would not be for the sole use of the dwellings overlooking. A green space which is overlooked would make it more reassuring for parents to allow their children to use this area of open space. There are no proposals to provide formal play equipment within the play area, and therefore the fact that the underground drainage tanks are proposed under this 'green' would not be restrictive as suggested. It also doesn't seem to have been picked up in their comments that there would be a second storage tank under the courtyard parking area.

With regards to comments on the back garden length the length of back gardens for units 16 to 21 would be between 9.2m to over 10m in depth which is typical of gardens sizes to modern suburban developments. These units are at the rear of the site which does have a higher density and different character to that proposed at the front of the site which in keeping with the character of Noads Way.

In terms of the detailed landscape comments, I would like to comment as follows:

The species of trees chosen within the site are 'relatively short lived'. The applicant would be prepared to reconsider the tree species proposed within the site. The predominance of fastigate trees can be something which can also be revised.

The car parking area is overlooked by dwellings nos. 18 to 21. The proposed hardstanding would be permeable brick paving. The benefits of the terrace is that the properties all have rear access. The trees were moved from the front of the bays at the request of the planning officer in the pre application response. The drainage has been designed to allow sufficient room for the trees. The proposed boundary treatment would be of a quality material i.e. brick walls with gates that could provide the intervisibility suggested. The landscaping scheme can also include some climbing plants on the rear of the boundary walls to create additional greenery.

The facing back of the hedge has only become this dense due to lack of upkeep and maintenance over the years. There will be a 10% increase achieved in biodiversity net gain cumulatively onsite and offsite and significant hedge planting. Please refer to the Eco Support PEA and the Biodiversity Metric. In terms of comments that the gardens are too shallow to the dwellings in the north part of the site, the comments made above in terms of where the dwellings are located within the site and typical garden lengths equally apply here.

With regards to the comments on the grass verge the grassed area will be reduced and retain as much undergrowth as possible.

Contrary to the urban design and landscape officers concerns regarding the public open space appearing semi private, I believe that with passive surveillance of this open space it would be a well-used and safe area for children to use. The green space also extends along the sites southern boundary which enables a green infrastructure link to be provided along this southern boundary and the sites western boundary

adjacent to Purlieu Cottage. With regards to species of plants proposed in the south facing beds of this public open space these could be changed to better suit the environment that they would be planted within.

The application evidences how the proposal accords with the Development Plan policies and respects and enhances the character and distinctiveness of the built and natural environment. The planning application demonstrates how a proposal of 25 units can be successfully accommodated within the site. Furthermore, given, the District Council are unable to demonstrate a 5 year housing land supply and that the delivery of 25 units on the site, in a sustainable location will make a valued contribution to this shortfall and deliver significant benefits the planning balance weighs heavily in its favour having regards to paragraph 11(d) of the NPPF.

With the application having been running since mid-July, we would welcome a meeting with officers to discuss the progress of the application and any outstanding issues.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'CMS'.

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Senior Planner