

From: Mitchell, Harry <harry.mitchell@havant.gov.uk>

Sent: 14 June 2021 11:56

To: Landscape <landscape@havant.gov.uk>

Cc: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Subject: RE: Planning Application APP/21/00189 Brockhampton West, Harts Farm Way, Havant

Planning Application APP/21/00189 Brockhampton West, Harts Farm Way, Havant

Outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) for flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, car parking, service yards, drainage works, landscaping and associated works to prepare the site for development. All matters are reserved except the primary means of access to the site.

From a landscape perspective we feel the site is suitable for development but this must not be to the undue detriment of the landscape character of the local vicinity and our comments to the applicants response are as follows:

- We still have concerns with the height of the units (18m on a +14 FFL slab height) being too overbearing and having a negative impact on the surrounding landscape character. For clarity the councils LVIA was produced on the principal of development on the site and does not take into account specific building heights and/or cut, fill and capping proposals. As such the proposed impact on landscape character derived from both reports are not comparable and justification for the excessive building heights should not be determined by HBC's LVIA.
- The size of the units are too tall and the disproportionate height in comparison to neighbouring units is deemed to be contrary to planning policy CS16 and HBC design guides; CS16 (C)
'Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;'
HBC Design guide (4.1)
'New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The height of a new building or extensions should not be allowed to dominate the street. New development should generally not be more than one storey higher where it directly adjoins or is close to existing residential development. There are exceptions to this, for example where the Council supports intensification of the site or where it is appropriate from a legibility perspective to have taller landmark buildings.'
- Given the principle of screening as the sole mitigate strategy for the superfluous unit heights there appears to be a disparity between the level of screening required and what can be achieved given the proposed planting by year 15. The indicative woodland planting schedule lists numerous species, however only 3 species (*Quercus cerris*, *Acer Campestre* and *Acer pseudoplatanus*) will achieve a height of 10m after 15 years. Given the concerns over the unit heights, topography and impact on landscape character the soft landscaping specification needs to provide greater screening at year 15.
- A decision on the site layout need to be made as having 3 indicative layouts only creates ambiguity. Given the sites topography there is a significant difference between options 1 and options 2/3.

Regards,

Harry Mitchell CMLI

Chartered Landscape Architect

Havant Borough Council

