

Consultee Comments for Planning Application APP/21/00647

Application Summary

Application Number: APP/21/00647

Address: Land south of The Mallards and west of Langstone Road, Havant

Proposal: Outline (all matters reserved except for access) application comprising 65no. dwellings with access from The Mallards, together with car parking, landscaping, electrical substation, public open space and associated work.

Case Officer: Adrian Ellis

Consultee Details

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/21/00647 Land south of The Mallards and west of Langstone Road, Havant

Outline (all matters reserved except for access) application comprising 65no. dwellings with access from The Mallards, together with car parking, landscaping, electrical substation, public open space and associated work.

From a landscape perspective we do not support this development and we have the following comments in relation to this application:

- The existing field which the site is proposed on informs a significant proportion of the distinct character of Langstone and the loss/erosion of this open space is deemed to be to the detriment of the landscape character of the area. The Havant Borough Townscape, Landscape and Seascape Character Assessment has encompassed the sites location within the landscape character area (LCA)41 South Moor and Broadmarsh Coastal Park as picked up in the LVIA. However given the proximity to and the undeniable residual effects on the character of Langstone as a result of the proposed development the following specific local key issue and landscape and built form strategy and guidelines from LCA27 are critical to this application, which include; Risk of housing development as infill between north and southern part of Langstone, Resist further development which would erode the gap between the village core and the northern residential area, effectively conjoining the settlements of Langstone and Havant. As such this application is deemed to be contrary to the following Planning Policy CS11 (Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers,

groups and the wider community.) and DM8 (Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.)

- The development of greenfield site is deemed to be a loss of existing green infrastructure which is contrary to planning policy CS13 which states

Development will be permitted that:

1. Maintains and manages the network of green infrastructure identified at the sub regional and local levels.
2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
3. Does not undermine the functional integrity of the green infrastructure.
4. Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions.

Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations.

- The site lies within close proximity to Langstone and Mill Lane conservation area we have concerns with that the development will be detrimental the protected historical character.

- The site layout does not offer or support non-vehicular modes of transportation which is contrary to planning policy CS1 Contributes effectively to the opportunities for increasing cycling for all types of trips, creating and improving linkages within the borough, particularly along the stream corridors and along the coast between Emsworth, Havant and the borough boundary near Broadmarsh in accordance with the councils Walking and Cycling Strategy.

Given the overwhelming negative impact this site will have on the existing character and loss of green infrastructure we object on landscape grounds.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council