

Afternoon Steve / Jennifer

Sincere apologies – I had meant to upload landscape consultation comments to the website yesterday. I include my comments below for consideration.

Landscape objection to application APP/16/00021 based on the following:

Contrary to Policy CS11.1, the application proposals do not accord with the landscape character of the open countryside between Emsworth and Westbourne. Furthermore, CS11.9 requires that development should maintain the gap between Emsworth and Westbourne.

The application site is located within Landscape Character Area 21 'Southleigh Forest' from the Havant Borough Townscape, Landscape and Seascape Character Assessment (Feb 2007). The landscape is identified as 'The open area of farmland to the east, consists of medium sized fields of pasture in the north predominantly used for horse grazing with some hedgerow division leading to larger open arable fields to the south.'

In terms of openness / enclosure, prominence and visibility, there is particular reference to 'Views from the road out towards Westbourne across the open agricultural plain'. Furthermore, the 'Encroachment of urban character into adjacent rural areas' is regarded a key local issue for this landscape character area.

Despite the 1.8m height close board fencing installed along part of the Long Copse Lane, open views exist from public highway northwards to Ancient Woodland associated with Southleigh Forest, north-eastwards to Monks Farm (Listed Building) and beyond to the South Downs National Park. These views are already constrained by a touring caravan and static caravan positioned within the site. I am concerned the proposed application will further obstruct these long-reaching views that epitomise the local landscape character.

If views are available beyond the site boundary, there is reasonable potential for the proposed application to have visual impact when viewed from surrounding landscape north and north-east of the site. The white / light coloured caravans are visually prominent and may impact upon mid distance views from Westbourne Lane. Longer distance views may also be afforded from the South Downs National Park. Whilst screen planting would seem an appropriate means of mitigation – this would be at the expense of long reaching views mentioned above that are deemed an inherent part of the local visual amenity enjoyed by those travelling along Long Copse Lane.

Recommended landscape strategy for LCA 21 is to conserve and enhance the local character and avoid urbanising trends. Previous applications for the site afford consent for horse grazing pasture, timber stable / store and an associated access track without any stated provision for vehicle parking. The proposed application will unacceptably increase building footprint by more than 3.5 times that currently permitted. This density increase, combined with 6no car parking spaces, 2no touring caravans, close board fencing and lighting columns (some already installed) are deemed inappropriate to the locality.

From a landscape management perspective, I am concerned the application proposals will cause over-intensification of the site to the detriment of landscape quality. The local soils are known to be slowly permeable, seasonally wet and vulnerable to over-compaction, which are not deemed appropriate for soak away drainage. This is already evident in the surrounding pasture that is heavily trampled with surface ponding and substantial loss of grass cover. Accepting that the previous application justified the provision for three horses sharing only 0.53 acres (0.22 hectares) by being stabled, the proposed application will reduce this pasture to only 0.34 acres (0.14 hectares) – this is deemed likely to increase the site

propensity for soil compaction, which will be compounded by the associated increase of impermeable building footprint.

Any queries, please do not hesitate to contact me.

Kind Regards

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