

From: Michelle Good

Sent: 01 September 2016 18:07

To: Daphney Haywood

Subject: Planning Application APP/16/00774 Land north of Havant Road and west of Selangor Ave, Emsworth

Afternoon Daphney

Planning Application APP/16/00774 Land north of Havant Road and west of Selangor Ave, Emsworth

Landscape objection to the above application because it is deemed contrary to Policy CS16 - the proposed urban scale (height / massing) and layout density of the development is considered inappropriate to an edge of settlement location with a distinctly suburban character.

Further landscape-related concerns regarding the layout arrangement and planting plans are also included below.

Part 1 - LVIA Comments

The LVIA prepared by ACD uses the Hampshire Integrated Character Assessment to identify the site within Landscape Character Area 9G: Havant and Emsworth Coastal Plain. The index plan included within LCA 9G identifies the site within Landscape Type 'Coastal Plain Open', outside that identified as Landscape Type 'Settlement'.

It is disappointing the submitted LVIA does not address the Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA), which divides the site between two Landscape Character Areas LCA25 - Emsworth - western suburbs (western site area) and LCA26 - Warblington and Wade Court (eastern site area).

Key characteristics include specific observations about the suburban quality of built environment context e.g.

- *Mature street trees along main arteries*
- *Mixed hedgerow boundary treatment around older properties*
- *Open areas of grassland forming verges and larger areas of grassland around 60's/70's residential development.*
- *Considerable expansion of the residential area took place following WW2, particularly to the north of the main Havant Road. This housing comprised relatively uniform groups of bungalows and two-storey houses with hipped or gabled roofs, and later post-war development in this area was of similar form, with relatively generous plot sizes in the north west quadrant of the LCA, becoming smaller in the north-east quadrant*
- *Rear gardens of the settlement edge back onto the adjacent fields providing a poor quality transitional zone of a mix of hedgerows/walls/rear sheds and general poor quality treatment.*

Furthermore, there are specific landscape and built-form strategy and guidelines that are deemed of particular relevance:

- *Boundary treatments using locally distinctive materials and styles should be conserved and protected, and the use of close boarded fencing and other non-vernacular materials avoided as far as possible in the street scene*
- *In the event of new development, the relationship of building line to street frontage within the immediate context should be observed*

- *Improve the boundary edge treatment to Emsworth and maintain the area of adjacent woodland as a buffer to the urban environment*
- *Maintain and manage tree and shrub planting on A259 (T) to provide screen of urban edge of southern Havant*
- *Any further expansion westwards of the Emsworth residential area should be carefully designed to create an intermediary open landscaped built area between open land and dense settlement.*

Whilst the LVIA Local Character Area description is not inaccurate, I am concerned it lacks key observations about the scale, type and density of the 'existing residential dwellings'. There is insufficient recognition that the western site boundary is defined by dwellings along Selangor Avenue, which affords the site a distinctly suburban context. These existing residential dwellings comprise semi-detached single storey and dormer bungalows (1.5-2 storey) within generously sized and well vegetated garden plots. To the east of the site, there are two existing detached two storey dwellings that also occupy generously sized gardens.

The LVIA Viewpoint Assessment states the 'type of effect' as 'The introduction of proposed building types would be comparable to the type of development that already exists in the local landscape'. A statement that directly contradicts the inclusion of dwellings above two storey height, as well as the urban character of the dense layout arrangement, which is in marked contrast with that of Selangor Avenue.

The submitted LVIA also identifies landscape mitigation, which does not correspond with the submitted layout or detailed landscape proposals e.g. '*Para 9.9 The proposed development site would be used for housing with additional landscape buffer planting to reduce the visual impact on the A259 and a buffer of planting to implement the existing vegetation along the existing residential properties to the east.*' Conversely, the submitted layout introduces a substantial vehicle access gap via the existing hedge, which increases the visual impact to the A259 and the detailed planting plans lack any enhancement buffer planting to the A259 hedgerow or buffer planting of any significance along the eastern boundary.

Part 2 - General Layout observations

- 2.5 - 3 storey build heights and massing associated with the proposed apartment blocks are deemed inappropriate to the local edge of settlement context.
- Street trees are a particular element of local landscape character that are notably absent from the layout plan street frontages.
- Plots 79-118 are associated with the formal square courtyard – a harsh, urbanised part of the scheme that appears dominated by car parking, three storey building elements and a distinct lack of soft landscape provision. Equally, this observation also applies to some of the other large parking courtyards, which appear dominated by bare close board fencing.
- Close proximity of plot 1 to the existing retained trees and the existing sub-station appears cramped.
- Parking arrangements (particularly in parking courts) appear constrained, with very limited visibility for driver manoeuvring. There is a lack of reasonable pedestrian access to tandem parking bays in several instances. Damage collision to both fencing and vehicles is likely where bays are placed tight up against boundary treatments without sufficient space for overhang or manoeuvring.
- There are discrepancies in footway provision associated with POS between different plans. Shared footway / cycleways will require 3 metres width.

- The appearance of the POS drainage elements will require further detail e.g. cross sections / levels, proposed appearance and materials associated with drainage components e.g. headwall and outfall construction details
- The southern A259 access to Havant Road inhibits a recent cycleway route enhancement. There is further scope to improve the safety of this crossing for cyclists / pedestrians and also for a diversion to be added through the development site.
- Further detail regarding the appearance of the pumping station will be required.
- Further rationalisation of pedestrian access, driveways and planting is required.

Part 3 – Planting Plan Comments

- Plant specification requires due care e.g. Daphne is a plant known to be toxic (potentially fatal). Residents could include children or people with limited horticultural knowledge, hence the plant schedule requires appropriate review and adjustment.
- 'Native Parkland Trees' within POS areas should offer scope for more (and larger) tree specimens – recommend the Birch/Cherry is substantially replaced with some appropriate legacy specimens (to include a proportion of Oak).
- Grassed 'service corridors' demarcated with concrete edgings contribute an unattractive, poor quality appearance – these should be hard surfaced, or the demarcation edging omitted. Box hedging used to define service corridors contributes a similarly awkward appearance.
- The existing southern hedgerow (alongside Havant Road), the eastern boundary and A27 buffer within the site boundary requires management enhancement proposals – e.g. phased Sycamore reduction and replacement hedgerow planting (as per Pumping Station hedge specification) over at least 3 growing seasons. Additional specimen trees can perhaps be added (or allowed to emerge from) the southern perimeter hedgerow. An accurate extent of any proposed hedgerow clearance needs to be identified on the drawing, allowing sufficient space for mitigation planting to the exposed end-sections.
- The submitted Landscape Management / Maintenance Plan is considered too generic and requires some further site specific development. Recommend a condition for a site specific document to be submitted by the landscape management company, which should include detailed maintenance operation schedules to confirm timing and regularity of all planned works.
- Goat Willow is appropriate for a native mix or perhaps within a swale, but not deemed an acceptable specimen for the edge of the POS.
- Planting to the Pumping Station access is deemed a maintenance and concealment / security concern.
- Planting mix adjacent to the LEAP – suggest this planting is reviewed further in conjunction with detailed development of the LEAP proposal.
- How will the side of the substation against the POS be enhanced?
- Furniture to be omitted for inclusion with the LAP proposal (data regarding durability / lifecycle / maintenance for all installed equipment and fittings will also be required).

Any queries, please don't hesitate to call.

Kind Regards

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