

Application No. APP/15/00950

Site Address: 108-110 Elm Grove, Hayling Island, PO11 9EN

Proposed Development: Demolition of retail unit and associated outbuildings and redevelopment to

form 44No. sheltered apartments for the elderly including communal facilities, access, car parking,

landscaping and substation. In addition, provision of 1No retail unit with flat above with associated parking and landscaping.

Landscape Comments regarding the above application:

Excessive built-form scale and massing deemed of detriment to the local character

Proposed scale and built-form massing of the submitted proposal is incongruous with the predominantly two storey, semi-detached or short terrace local vernacular.

Regardless of sufficient distance achieved from adjacent dwellings to justify an increase of development height, it is considered vital that scale and massing need to be first and foremost appropriate to the local character.

Excessive built-form scale and massing relative to site area of detriment to an appropriate setting

Recognising that buildings of larger capacity and volume may sometimes be required due to the nature of their intended function, the siting and sufficiency of landscape mitigation for integration becomes all the more important.

From Elm Grove, the proposed development will be viewed across a tarmac car park with minimal landscape provision, which does not adequately demonstrate an appropriate, quality setting.

Set in close proximity to northern, eastern and southern boundaries, the extent of proposed building does not leave enough space for appropriate landscape mitigation, nor is it deemed sufficient to achieve the high quality gardens described within the submitted planning report and design-access statement.

Lack of parking provision will adversely affect existing area

I am concerned at the limited site parking provision and specific mention of staff and visitors being encouraged to park off site. This could increase pressure on existing streets and parking provision for existing amenities and facilities.

Lack of design quality

I am concerned that proposal design quality has been eroded by spatial constraints of such a large floorplan in relation to the site area, the tight 'pinch-points' where the building extends in close proximity to the site boundary and the unattractive setting behind a tarmac car park and sub-station. The combined retail unit proposal with associated parking only seems to further constrain available site area in which to achieve an attractive, appropriate development setting.

Insufficient consideration for existing site vegetation in proximity to the site boundary

Aerial site plans appear to indicate trees or significant hedgerow vegetation on neighbouring land (Royal British Legion premises) close to the northern site boundary, which could be affected by the proposed development. These do not currently appear on the submitted Tree Protection Plan (an Arboricultural Report doesn't appear to have been uploaded – is one available?).

Any queries, please do not hesitate to call.

Kind Regards

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