

Michelle Houghton

From: Sally Smith DC
Sent: 18 August 2014 17:35
To: bst shared
Subject: FW: APP.14.000462 Belmont Castle

Please import as landscape comment. for web.

Sally Smith
Senior Planner
Development Control
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

My working days are Monday, Tuesday and Thursday

Direct line: 0239 2446522
Fax: 0239 2446588
sally.smith.dc@havant.gov.uk
www.havant.gov.uk

From: Louise Gilbertson
Sent: 14 July 2014 15:22
To: Sally Smith DC
Cc: Jamie Gargett
Subject: APP.14.000462 Belmont Castle

Hi Sally, am awaiting on Jamie's consideration of the tree removals but here are my comments: Happy to discuss further.

Application No. APP.14.000462
Site Address: Belmont Rest Home
Proposed Development: construction art 3, part 4 storey building, car parking, cyclestore
Case Officer: Mrs S Smith
Comments by: L. Gilbertson
Date of Comments: July 14th 2014

Observation/ Comments:

Awaiting comments from Arboricultural Officer – but loss of trees in this location on ridgeline in historical setting no desirable unless trees in condition approved for removal/agreed by Arb Officer.

LCA 12 identifies the below as issues: I would raise concerns that this proposal is not in line with the Landscape Character assessment guidelines for new development..

I would refer to the Conservation Officer for details of his thoughts on the appropriateness of the building in relation to the main castle, however my initial thoughts are that it rather detracts from the main building by reducing the classic open space which the existing building sits within. The proposal seems rather square and static in comparison and changes the context of the site in which the original castle sits.

Specific local key issues

- o Visually prominent buildings along ridgeline

Landscape and built form strategy and guidelines

The landscape strategy is to **conserve** and **enhance** the local character. The following guidelines apply:

Land management

- o Retain and manage the small woodland copses along the ridgeline

Built form and development

- o Development on the ridge should be avoided within this open large-scale landscape.

From a site visit, from near to the College at College Road the buildings on the ridge are fairly visible – the white house more so because of its colour though it is only 2 storey.

If approved, I have no doubt that the oak cladding proposal would be softer on the elevation facing this way however additional planting would be preferable to the north western corner to supplement the screening.

The Havant Landscape Character Assessment can be found at

<http://www-old.havant.gov.uk/havant-7364>

See the Hampshire Landscape checklist : <http://www.hiow.gov.uk/offnet/hlg/47340%20Oce%20Checklist.pdf>

The Borough Design guide can be found at:

<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>

Kind Regards

Louise Gilbertson CMLI

Senior Landscape Architect

Transport and Implementation Team

Environment & Neighbourhood Quality

Havant Borough Council: Southmoor Offices

2 Penner Road, Havant Hampshire PO9 1QH [Map](#)

Tel: 023 92446 537 Fax: 023 9249 8031

mailto:louise.gilbertson@havant.gov.uk

www.havant.gov.uk

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