

Consultee Comments for Planning Application APP/20/01093

Application Summary

Application Number: APP/20/01093

Address: Land at Sinah Lane, Hayling Island

Proposal: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724)

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Architect

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: harry.mitchell@havant.gov.uk

On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/20/01093 Land at Sinah Lane, Hayling Island

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Having reviewed the submitted documents the application predominately mirrors the layout and landscape proposals which had been previously been submitted for Land at Sinah Lane, as such we have the following comments:

- We require the boundary treatments to on plots no. 126 and 133 to be 1800mm high brick wall with timber fence panel due to its prominence in the streetscape.
- We require all rear garden boundary treatments to be a minimum height of 1800mm.
- The additional northern access point onto the Hayling Bill Tack will cross over existing root protection areas. Construction details of the proposed surface treatment are required to ensure an appropriate mitigation strategy is applied to removed impact on the tree roots.
- The soft landscaping proposed as part of planning APP/18/00724 (documents BDWS20660 11R SHEET 1, BDWS20660 11R SHEET 2, BDWS20660 11R SHEET 3, BDWS20660 11R SHEET 4, BDWS20660 11R SHEET 5, BDWS20660 11R SHEET 6) had been worked in cohesion with HBC landscape architects and is deemed to be of better quality than the submitted revision for APP/20/01093. The number of trees and planting spec is considered to be inferior and as such we want to see the soft landscape proposals as submitted in planning APP/18/00724.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council