

Consultee Comments for Planning Application APP/18/00724

Application Summary

Application Number: APP/18/00724

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

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/18/00724 Land at Sinah Lane, Hayling Island

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.

From a landscape perspective 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.
- Large swathes of parking are not deemed acceptable, as a general rule we would need to see continuous lines of parking broken up with vegetation every 5/6 spaces. Areas which need to be broken up include house nos. 75-72 and 91-88.
- The materials plan does not offer sufficient details on the hard landscaping specification, for example all the colours have not been provided. Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify: - hard surfacing material type / product reference and colour - laying bond - edging or kerb detail / type.

Kind regards,

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