

# Consultee Comments for Planning Application APP/19/00744

## Application Summary

Application Number: APP/19/00744

Address: Poundcroft Stables adjacent 175, Havant Road, Hayling Island

Proposal: Change of use from grazing land to campsite with 28 fully serviced pitches, including construction of two new shower/toilet blocks, office building and ancillary structures.

Case Officer: Tina Pickup

## Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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

Email: [landscape@havant.gov.uk](mailto:landscape@havant.gov.uk)

On Behalf Of: Landscape Team

## Comments

Planning Application APP/19/00744 Poundcroft Stables adjacent 175, Havant Road, Hayling Island

Change of use from grazing land to campsite with 28 fully serviced pitches, including construction of two new shower/toilet blocks, office building and ancillary structures.

From a landscape perspective we have the following comments:

- Due to the change in the site usage and visual prominence from adjacent highway and PROW We would recommend that a landscape visual impact assessment (LVIA) is undertaken. The LVIA will highlight if there is any negative impacts on the landscape character of the area as a result of the development. Furthermore the conclusion and recommendations of the LVIA should feed directly into the soft landscape scheme to help mitigate any negative consequences.
- The submitted drawings do not provide sufficient details on the extents and details of the SANGS, that is north of the proposed camping area.
- The watercourse and drainage channels that run through the site are designated SINCs and as such we would want to see an appropriate landscape buffer to mitigate any possible negative impact on the local wildlife. Additionally the management of the SINCs will need to be factored into the sites management programme.
- A soft landscape scheme which includes significant boundary planting is recommended. This should include UK native hedgerow with large native legacy tree species punctuated throughout.
- The site plan does not show details for the whole of the site boundary. In particular we need to see details for the proposed site access from the A3023.

We require the following drawings to be submitted for comment:

- A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number, density and landscape management plan.
- 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
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new.
- Further details on building material specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing landscape character.

Kind regards,

Harry Mitchell CMLI  
Landscape Architect  
Havant Borough Council  
Email [harry.mitchell@havant.gov.uk](mailto:harry.mitchell@havant.gov.uk)