

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

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

Email: landscape@havant.gov.uk

On Behalf Of: Landscape Team

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 comment in relation to this application:

- Our initial comments as part of the general enquiry in relation to development within close proximity to the Hayling billy track (HBT) have not been addressed. We have concerns that properties which abut to HBT could conceive a sense perceived ownership to the boundary vegetation to the detriment of the landscape character of HBT. As such we require a significant landscape buffer which enhances the boundary treatments to ensure the retention of the rural character on HBT.
- The 2 no. access points onto HBT is not deemed acceptable, at present the vegetation west of HBT is an unbroken green corridor creating an intimate rural feel, which needs to be retained. The site should have 1 access point on to HBT but this should not be to the detriment to its existing vernacular. Considered planting and landscape buffers should be implemented to retain the character.
- 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.
- There is a scarcity of tree planting within the streetscape, which is a missed opportunity to frame views and soften the urban environment. Tree planting within the streetscape is prevalent in the local vernacular of Hayling island and additional tree planting to the frontage of the houses is

advised to retain the character of this area of Hayling island.

- The proposed trees are deemed to be too dominated by small species and at present does not include enough larger legacy trees. As such we would want to see not only significantly more trees, but also a richer diversity of species, which needs to include a greater emphasis on larger UK native species.
- The design of the SUDs require accessibility by provision of shallower areas and gentle gradients to facilitate access / egress. Any SUDS isolated entirely by fencing will not be acceptable because it compromises the open space amenity value. The proposals will be required to demonstrate a quality design approach to headwalls / outfall appropriate to the local vernacular.

Regards,

Harry Mitchell
Landscape Architect
Havant Borough Council
Email harry.mitchell@havant.gov.uk