Consultee Comments for Planning Application APP/17/01048

Application Summary
Application Number: APP/17/01048
Address: 26 Bound Lane, Hayling Island, PO11 9HU
Proposal: Erection of 1No. 3bed bungalow and associated landscaping and parking. (Approved 28.03.18).. Request to discharge condition No. 5 (30.04.18).
Case Officer: Rachel Ballam

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
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No development shall commence on the site until details of soft landscaping and planting for the frontage of both the application site and No 26 Bound Lane has been submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first occupation of the hereby approved development. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Form a landscape perspective the submitted soft landscaping plan is not sufficient enough to mitigate the loss of removed vegetation at the front of the property. The landscape character of Bound Lane is dominated with large mature trees lining the frontage of the housing. As such we would want to see legacy tree planting to replace the removed vegetation that was outside the property boundary. Appropriate tree species will need to be legacy native species (Such as Oak). Tree pit detailing will need to be demonstrated to ensure safe and appropriate planting technique.

Kind regards

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