Consultee Comments for Planning Application APP/17/00931

Application Summary
Application Number: APP/17/00931
Address: Land adjacent to, Victoria Road, Hayling Island
Proposal: New vehicular access to paddock.
Case Officer: Karen Wooden

Consultee Details
Name: Consultee Landscape Civil Engineering & Landscape Team
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On Behalf Of: Landscape Team

Comments
Planning Application APP/17/00931 Land adjacent to, Victoria Road, Hayling Island

This application for a new pedestrian and vehicle access from Victoria Road will require introduction of a gap via an existing field hedgerow, which delineates the northern application site boundary. The adjoining verge and road associated with the proposed access comprises Adopted Highway land.

The existing hedgerow appears long established and exceeds 250m in length. In terms of the Hedgerow Regulations 1997, it entirely feasible that this could be deemed Important by sufficiently meeting the criteria as set out in Schedule 1, Part II. We make no comment in respect of Archaeology, history or biological records but acknowledge other parties may be able to provide appropriate documentary evidence to confirm the hedgerow can be formally recognised.

From a preliminary site visit (20/11/17), it is clear the hedgerow contains a range of native Woody Species (as listed in Schedule 3), with minimal gaps and a number of emerging standard trees. Unfortunately, the time of year limits the scope to identify woodland herbaceous species (as listed within Schedule 2). We confirm a detailed vegetation and measured survey would need to completed during late Spring / early Summer in order to fully ascertain whether this hedgerow presents sufficient plant species diversity and physical characteristics to be deemed Important.

Should this hedgerow be subsequently verified as Important, the Regulations cannot reasonably be used to prevent the proposed site access by means of a gap less than 4 metres in width.

Native field boundary hedgerows are intrinsic to the local landscape character that offer local biodiversity benefit as foraging and migration habitat. The retention and enhancement of these local landscape features is to be encouraged by means of appropriate long-term management.

From a landscape perspective, the existing hedgerow has not been particularly well managed or maintained. Much of native Woody species are outgrown, with high volume infill dominated by Blackberry (Rubus), Ivy (Hedera) and Nettles (Urtica) an indication of declining species diversity. The existing verge along the northern side of the hedgerow contains a notable volume of dumped grass cuttings and vegetation clippings something that will be enriching the ground (as evidenced by the volume of Nettle growth) to the detriment of native wildflora diversity.

Of particular concern, there appears to be a sizeable stand of Japanese Knotweed within the hedgerow and application site (opposite existing dwellings The Holt and Coniston on Victoria Rd). This plant is particularly invasive and requires further action to eradicate and prevent any further spread. Under the Environmental Protection Act 1990, this plant and any soil that may contain fragments of this plant are deemed Controlled Waste and as such must be disposed of safely at a licensed landfill site according to the Environmental Protection Act (Duty of Care) Regulations 1991.

To conclude, there is no Landscape Team objection to the above application, subject to the following conditions:
The proposed access works may not be commenced until detailed proposals are approved for the appropriate site management and eradication treatment of all Japanese Knotweed present on site.
The proposed access works may not be commenced without an approved hedgerow management plan in order to protect and promote the longevity of this local landscape feature.

If you should have any queries or concerns, please do not hesitate to contact us.

Kind Regards

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