

# Consultee Comments for Planning Application APP/13/00317

## Application Summary

Application Number: APP/13/00317

Address: Yacht Haven Development Site, Copse Lane, Hayling Island

Proposal: Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building , 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15). Request to Discharge Condition No.s 8 Appendix 6.1; No.9 Appendix 4.1 & 4.1a; No.20 Appendix 8.1, 8.2 and 8.3; No.25 Appendix 4.1, 4.2, 4.12, 4.13 and 4.1a; No.28 Appendix 10.1 and 3.2; No.29 Appendix 3.2; No.31 Appendix 7.1 (18.5.17). Request to Discharge Condition Nos 26 and 27 (25.8.17). Request to Discharge Conditions 7, 16-19, 26 and 27 (21.11.17).

Case Officer: David Eaves

## Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

## Comments

Planning Application APP/13/00317 Yacht Haven Development Site, Copse Lane, Hayling Island

Proposed Development: Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building , 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15). Request to Discharge Condition No.s 8 Appendix 6.1; No.9 Appendix 4.1 & 4.1a; No.20 Appendix 8.1, 8.2 and 8.3; No.25 Appendix 4.1, 4.2, 4.12, 4.13 and 4.1a; No.28 Appendix 10.1 and 3.2; No.29 Appendix 3.2; No.31 Appendix 7.1 (18.5.17). Request to Discharge Condition Nos 26 and 27 (25.8.17).

Condition 8 - No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

The landscape team have no further comments in relation to condition 8.

Condition 9 - No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure to be provided around the hereby approved residential dwellings and other boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a stock netting fence, details to be agreed, to be erected along the landward side of the coastal path adjacent the proposed Coastal Meadow and Conservation Grassland. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening and fencing provision as is thus approved by the Authority. At all times thereafter, all of that screening and fencing provision shall be retained in a wholly sound and effective condition.

The landscape team have no further comments in relation to condition 9.

Condition 25 - No development hereby permitted shall be commenced until the Landscape Strategy Plan, Drawing no 2313 -101 dated September 2013 has been updated to provide more native species and such revised plan has been submitted to and approved by the Local Planning Authority. Thereafter, the implementation of all such approved landscaping shall be completed in full accordance with the Planting Method Statement by TGA Landscape Ltd, dated 16th October 2013. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

The landscape team have no further comments in relation to condition 25.

Kind Regards,

Harry Mitchell  
Landscape Architect  
Telephone 02392 446 521