

Consultee Comments for Planning Application APP/17/00007

Application Summary

Application Number: APP/17/00007

Address: Land at Rook Farm, St Marys Road, Hayling Island

Proposal: Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access.

Case Officer: David Eaves

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

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There is no landscape objection to this application in principle.

At this stage there is limited information to review for landscape consideration, but we make the following comments:

- The Havant Borough Townscape, Landscape and Seascape character assessment describes the site location as an open agricultural landscape with open views. The essence of this open landscape character should be preserved within the open space component of the scheme proposals. We recommend that proposed tree planting to the north east corner would be improved by concentrating on a fewer number of larger legacy trees to retain this open character and maintain views to Saint Marys church from the public footpaths.
- The man made ditches contribute to the landscape by improving the water retention, ecology and character. A Landscape scheme that incorporates the retention of the ditches would afford significant benefit and these should form an integrated part of a sustainable drainage strategy to enhance the quality of open space and provides ecological benefit.
- The landscape character assessment also notes good connections across Gable Head with a number of well used rights of ways. A number of the existing public footpath connections around the site will require enhancement to improve access (both in terms of surfacing and width of route). Deteriorating quality of boundary treatments alongside some of these routes will also require improvement to encourage use.

- Building heights adjacent to the site comprise is a mixture of single and double dwellings, with a lesser proportion of three storey properties. Due to the close proximity of the site to open landscape and the potential reduction in long range views, we consider it appropriate that future proposals will be limited to a combination of one and two storey dwellings.
- Similarly, the architectural style and all associated materials should demonstrate appropriateness to the local vernacular.
- The landscape and built form strategy and guidelines state maintain, manage and improve hedgerow character within the central open area of Gable head to reduce adjacent impact of the built environment and maintain historical character. Introduction of mixed native hedgerow as boundary screening would be favoured closer to the proposed dwellings. Intermittent native oak tree planting within the hedgerow would be appropriate to the local landscape character.
- The proposals will be required to demonstrate connectivity with the wider sustainable transport network. Routes for shared pedestrian / cycle use will need to be 3 metres wide and constructed from an appropriate and durable material.

Best regards,

Harry Mitchell

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