

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 (18.15.17).

Case Officer: Simon Kennedy

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

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. 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

The landscape team are unable to discharge condition 25 at this stage for the following reason:

The landscape plans and planting method statement fail to specify the proposed native tree species adequately and as such condition 25 cannot be discharged until this information is submitted. Furthermore the legend in the planting plan is too ambiguous, the note referring to tree

planting 37 low growing native tree species such as Hawthorn only to avoid conflict with feeding-waders the species type could be misconstrued and as it stands is not acceptable.

In order to discharge condition 25 we would need to see planting specification for all tree species proposed throughout the site.

Best regards,

Harry Mitchell

Landscape Architect

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