

Consultee Comments for Planning Application APP/21/01434

Application Summary

Application Number: APP/21/01434

Address: Rook Farm, land off St Marys Road, Hayling Island

Proposal: Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

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From a landscape perspective we have the following comments in relation to this application:

- The Havant borough Townscape, Landscape and seascape character assessment describes the site location as an open agricultural landscape with open views. This locally important landscape scene should be preserved through the scheme proposals. We therefore 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 the open vistas and in particular views to saint Marys church from the public footpaths.
- The man made ditches add a lot to the amenity of the landscape by improving the water retention, ecology and landscape character. A Landscape scheme that incorporates the retention of the ditches would be recommended.
- The landscape character assessment also notes good connections across Gable Head with a number of well used rights of ways. Currently the public footpaths that connect to the site and to which the proposed internal footpaths are connect too can not be deemed accessible to all. Any

proposals that improve the existing public footpaths to make them more accessible to the wider public would be encouraged.

- The adjacent housing to the site is a mixture of single, double and some occasional three storey housing. Due to the close proximity to the open space and the reduction in the stretching views no more than two storey housing would be advised to attempt mitigate the loss of the wide vistas.
- The landscape and built form strategy and guidelines states to 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. It would therefore be favoured that the introduction of mixed native hedgerow as boundary screening, adjacent to the proposed built form to be implemented. Intermittent native oak tree planting within the hedgerow would retain and enhance the historic landscape character.
- It would also be preferred for the site to have cycle and shared footpath access routes to relieve the strain of vehicular traffic and promote healthy travel.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council