

Consultee Comments for Planning Application APP/20/01093

Application Summary

Application Number: APP/20/01093

Address: Land at Sinah Lane, Hayling Island

Proposal: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7,11,12, 13, 14, 20, 22, and 23 (recd 5.7.21)

Case Officer: Paige Harvey

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/20/01093 Land at Sinah Lane, Hayling Island

Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7,11,12, 13, 14, 20, 22, and 23 (recd 5.7.21)

From a landscape perspective we have the following comments in the relation to the discharge of the following conditions:

3 Landscape and materials

- The number of street trees has been reduced in comparison to the agreed soft landscaping on planning application APP/18/00724 by approx. 10 trees. This is deemed to be detrimental to the soft landscape scheme and we require the street trees to be included in the planting.
- We require the boundary treatments to on plots no. 126 and 133 to be 1800mm high brick wall with timber fence panel due to its prominence in the streetscape.
- All dwellings which back on to landscaped areas of open space must be brick wall or brick/fence to provide security given the availability of access and the lack of natural surveillance. This is to include units no. 2, 3, 4, 42, 43, 44, 71, 72, 76, 77, 78, 79, 80 , 81, 82, 83, 87, 88, 91.
- We require all rear garden boundary treatments to be a minimum height of 1800mm.
- The additional northern access point onto the Hayling Bill Tack will cross over existing root protection areas. Construction details of the proposed surface treatment are required to ensure an appropriate mitigation strategy is applied to removed impact on the tree roots.

- Large swathes of parking are not deemed acceptable, as a general rule we would need to see continuous lines of parking broken up with vegetation every 5/6 spaces. Areas which need to be broken up include house nos. 75-72 and 91-88.
- We require boundary details for the proposed LAP as at present the specification does not provide information on height, given the proximity to the primary access route a fence of 1.2m height is required.
- The materials plan does not offer sufficient details on the hard landscaping, for example all the colours have not been provided. Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify: - hard surfacing material type / product reference and colour - laying bond - edging or kerb detail / type.

4 External building materials

- The specification on the proposed tile hangings are deemed to be ambiguous and we require further information which must include manufacturer and product reference to ensure suitability. The decision notice states Such details shall include the type, colour and texture of the materials.

7 Lighting

- No further comments recommend the discharge of condition 7.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council