

[REDACTED]

Sent: 21 July 2014 11:11
To: Tina Pickup
Cc: bst shared
Subject: FW: Acolaid Case APP/14/00636

Little impact on immediate public realm but wider landscape character and effect should be considered.
The site falls within LCA 30 - relevant extracts are at the end of this email-below:

Comments are as follows:

I would suggest that due to change in nature of site from open field to development, and enlarged dwelling that soft landscaping be utilised to soften the effect within the wider landscape. A boundary treatment such as a native hedge would be suitable and create some defensive space from the access track. The current dwelling position so close to the track edge appears to limit this opportunity which is disappointing.
One tree is shown proposed to the north - proximity to the building suggests this will be only small- medium tree - overall more planting in a native style could be instigated to help this development fit into the landscape - I will await proposals.

Key characteristics of Stoke and North-west Hayling

Physical: landform, soils and land cover

- o A patchwork of small pasture fields with thick boundary hedgerows and mature hedgerow trees. To the west towards the harbour edge narrow bands of woodland and thick hedgerows exist, with larger fields of arable land and pasture.

Biodiversity

- o The east of the area consists of a mosaic of habitats which include arable land, residential areas (providing habitat through gardens) and grassland with some patches of broadleaved woodland

Historic and built environment

- o The western and central areas are characterised by small rectilinear fields with wavy boundaries
- o The northern and eastern areas are defined by small regular fields with straighter boundaries which probably reflect the later enclosure of the landscape. The hedgerows preserve this historic landscape character
- o Small villages and hamlets provide a enclosed landscape which repeats through to the surrounding small field pattern

Experiential: tranquillity, visual perceptions and access

- o Due to ribbon development adjacent to the A3023 (Stoke Common, Stoke and Fleet), a poor perception exists of the rural nature of the landscape beyond

Visual: openness/enclosure, prominence and visibility

- o An enclosed landscape of small well hedged fields and linear development.

Specific local key issues

- o Perception of a continuous adjacent built environment, with little awareness of adjacent countryside
- o Busy A3023 dividing settlements
- o Infill development within the small fields

Landscape and built form strategy and guidelines

The landscape strategy is to **enhance** the local character. The following guidelines apply:

- o Maintain vegetated boundary treatment within settlements of Stoke, Tye and Stoke Common
- o Avoid development and infill within the small fields between the settlements of Stoke, Fleet and Tye to maintain separate settlement form.

The Havant Landscape Character Assessment can be found at
<http://www-old.havant.gov.uk/havant-7364>

See the Hampshire Landscape checklist : <http://www.hiow.gov.uk/offnet/hlg/47340%20Oce%20Checklist.pdf>
The Borough Design guide can be found at:
<http://www.havant.gov.uk/sites/default/files/documents/SPD%20Borough%20Design%20Guide.pdf>

Kind Regards

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From: planning.development@havant.gov.uk [<mailto:planning.development@havant.gov.uk>]
Sent: 04 July 2014 13:10
To: Louise Gilbertson
Subject: Acolaid Case APP/14/00636

Consultation Attached