
Site Address:	Land North of 132, Havant Road, Hayling Island		
Proposal:	Retention of fence and reinstatement of native hedgerow to front boundary.		
Application No:	APP/13/00366	Expiry Date:	19/12/2013
Applicant:	Mr Ruffell	Team:	Team 1
Agent:	Mr C Flint	Case Officer:	David Eaves
	Chris Flint Associates Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the west of Havant Road, and is an open field with timber post and rail fence to the roadside boundary. The site recently had a native hedgerow to the roadside and a small group of trees within the field. These have been removed without consent. The current proposal has been submitted following an enforcement investigation.

2 Planning History

APP/13/00198 Construction of 2No. 3 bed and 2No. 4 bed detached houses with associated parking and landscaping, with access from Havant Road. Refused 22/4/13.

APP/12/00461 Outline application for construction of 4No. detached two storey houses with access from Havant Road and all other matters reserved. Refused 5/7/12.

3 Proposal

Retention of approx 1.2m high fence and re-instatement of native hedgerow to front boundary.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

- | | |
|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The new hedge should be a native mix of the following species:

Blackthorn, Hawthorn, Elm, Hazel.

Details and planting spec should be submitted in writing by the agent.

Comment following further information received:

This is now met and the info supplied is acceptable and must be conditioned.

Landscape Team

A better plan with more information is required, and some amendments are required:

We would like some larger specimens amongst the hedge mix - would suggest some

8-10 cm girth field maples to create immediate impact and structure. Include 1 for

every 10 metres or so- around 8 along this length should be sufficient.

Include some smaller field maples also in the remaining mix and please indicate the proportion of and numbers of the rest of the plants to be planted.

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>

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 3

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) The impact on the character and appearance of the area
- (iii) Impact on ecology

- (i) Principle of development

- 7.2 The proposal seeks to provide a new fence and replacement hedgerow along the Havant Road frontage and is considered acceptable in principle in the interests of the character and appearance of the area and to provide habitat for wildlife.

(ii) The impact on the character and appearance of the area

- 7.3 The loss of the original native hedgerow and the provision of the fence in isolation were considered to detract from the character of this part of Havant Road. The current proposal seeks to re-instate an attractive native hedgerow to mitigate the currently stark appearance of the fence and subject to appropriate planning conditions including the requirement for a detailed planting scheme (in light of the Landscape Architect's consultation response) and timing requirements should provide an acceptable frontage to the site and is supported from a visual impact and street scene point of view.

(iii) Impact on ecology

- 7.4 The site is close to habitats of international importance and adjacent to a water course. The native hedge would add to the ecological value of the site and is supported in the interests of biodiversity.

8 Conclusion

- 8.1 In conclusion, the current proposal is considered important to re-establish appropriate boundary treatment in the interests of the visual amenity and character of the area. It would also be beneficial for ecology. Permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00366 subject to the following conditions:

- 1 Within 1 month of the date of this permission a plan at a scale of 1:50 showing an indicative section of the proposed hedging together with a more detailed specification of the proposed hedge mix including the percentage of each species shall be submitted to the Local Planning Authority. The plan shall include a timescale for the proposed planting and (in addition to the planting mix indicated on drawing number P-3) include field maple trees with a girth of 8-10 centimetres every 10 metres along the length of the hedge.

The implementation of all such approved landscaping shall be completed in full accordance with such approved details and timing provisions. Any tree or hedge plant 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: In the interests of the character, visual amenities and ecology of the area having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

Framework 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. P-1

Block Plan Drawing No. P-2

Elevation and Plan Drawing No. P-3

Reason: - To ensure provision of a satisfactory development.