

PETER HEWLINS DESIGNS
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Environment Statement in respect of the proposed redevelopment of land

Adjacent to The Retreat, Croft Lane, Hayling Island, PO11 0LT

Date: May 2016

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1. Purpose

This statement has been prepared in support of the outline planning application for the development of Plot 1 adjacent to The Retreat, Croft Lane, Hayling Island, Hampshire, PO11 0LT and forms part of the full planning application for the development of Plot 1.

2. Location

The site lies at the northern end of Croft Lane which is accessed off Havant Road and located within the area of Stoke, in the north-western quarter of the island.

Regular bus services connect to and from Havant, the nearest major commercial and shopping centre, with onward connections available by rail and bus to Portsmouth and Chichester.

This location which is in close proximity to the seafront offers excellent leisure and amenity characteristics and is sought after area to live.

3. The Site

The land on which Plot 1 is to be constructed is located just north of the existing retreat residential building. The building area is 31.5x 22 (693sqm) and the garden area is 75x22 (1650sqm) and is currently a disused stable building and pig sty.

The retreat itself is located on Croft Lane. To the North of the site there is an existing paddock and to the east fields. The western boundary of the site borders the long rear gardens of residential properties lining Havant Road.

4. Trees and Landscaping

The development shall be carried out in strict accordance with agreed Arboricultural Method Statement received 28/3/2013. The aim is to protect the nearby trees and having due regard to policy DM8 of the Havant Borough Core

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Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

All existing trees mentioned in the Alderwood Consulting Report in 2012 for outline planning APP/13/00277. On Plot 1 the trees are on the north boundary.

On the north boundary the trees will be retained. The trees on the north boundary are not affected by the building works. The Cypress tree mentioned on adjacent land has since been removed. Fruit trees will be planted in the main garden area. Beehives will also be included in the main garden.

There are no other trees on Plot 1 that are a substantial size.

The north end of the garden will be a vegetable plot with raised beds.

The site is not currently in a flood plain but the bottom end of the garden does get very wet and muddy and it is proposed that a drainage ditch will be built between plots 1 and 2. The drainage ditch along the west boundary will be reinstated as it is partly overgrown.

There is no evidence of bats in the stable block or surrounding buildings. But it is noted that the building including the roof will be removed by hand.

5. Flood Risk Assessment

The garden end of the land is in flood zones 2 and 3. This is the bottom of the plot and furthest away from the proposed building which is not in the flood zone.

Avoidance

It is proposed that the ground floor of the house be a further 450mm higher than the existing ground level and the ground built up around the house to make it even less likely of any flood damage.

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Resistance

There is a drainage ditch between the properties and the houses on the main road. And over the years this has partially been filled in in places and it is proposed to re-dig this ditch with a fall to the bottom of the garden.

The building land is approximately 500-600mm higher than the bottom end of the garden.

It is proposed that the flat roofs on the building will be covered with a sedum roof which will absorb much of the rain water. The runoff rainwater from the roofs are to be stored in an underground tank and used to water the garden.

Resilience

The construction of the ground floor is to be a block and beam concrete floor with insulation and screed on top, this will aid in the reconstruction should the property get flooded, the floor would not need to be lifted but can dry out over time with no adverse effects or rotting.

Air bricks are to be a periscope type and the outside walls are to be rendered on top of 100mm water resistant insulation board.