

## **BN/128/19/OUT – Land adj Highfield House PO22 0AX**

The application is for a 70-bed care home and 14 assisted living bungalows with associated car parking, landscaping and access.

### **Landscape & visual amenity**

- The proposed development site is a sizeable plot and currently agricultural in use. It is outside the built-up area boundary on the Local Plan.
- It sits between agricultural land to the north and Yapton Road on its southern boundary. It is adjacent a residential property to the west and a public footpath with a house beyond to the east.
- A hedge of approximately 2m height lines the boundary with Yapton Road. Apart from occasional planting on other boundaries there is little existing vegetation on the site.
- Beyond the site to the north residential properties and glasshouses are visible and also long views to the South Downs. The site is overlooked from the south by residential properties.
- Yapton Road is characterised by low density housing with mature hedgerow and trees, interspersed with farmland which provides a degree of openness. The site provides a break in development and contributes to the rural character of the area.

### **Development Impact and Proposed Landscape Treatment**

- The size of the proposed main building will impact on the visual amenity of the site although the 'wings' have been positioned and orientated to lessen this. The proposed plan suggests that considerable planting will be incorporated which will mitigate for the visibility of the development from all directions. Further detail on the proposed species and their sizes at time of planting is required.
- The new buildings have been located to allow space around them, both around the perimeter and within the development internally. This has enabled usable greenspace to be provided as well as a wide buffer of new planting.

### **Arboriculture impact assessment**

- A separate response is being provided by the Tree Officer.

### **SPD for Open Space & Playing Pitches**

- Under the SPD the type of development being proposed on the site does not trigger the requirement for public open space, play area or playing pitches contributions.
- It would still be expected that the development provides sufficient on-site greenspace to create a high-quality setting for residents. The submitted plan appears to meet this requirement.

### **Ecology / Biodiversity**

- The current lack of vegetation on the site and its management as grazing means it provides limited habitats for wildlife.
- The application is proposing new planting across the site although the detail of this is currently not clear. If the application is approved native species should form a significant role in enhancing of the biodiversity value of the site.

- The application is also proposing sedum roofs and rainwater gardens which will contribute positively to biodiversity on the site.

### **Conclusion**

- While the development lies outside the built-up boundary sufficient mitigation has been indicated at this stage to reduce its visual impact on nearby residents. It looks to have incorporated an acceptable quantity of greenspace within the site and the proposals also seek to enhance biodiversity.

### **Recommendations:**

- Should the application be approved a landscape plan would need to be provided detailing existing trees and vegetation to be both retained and removed and proposed landscape planting, showing densities and size when planted. I would expect to see existing trees protected and new native trees and shrub species included on the site to enhance biodiversity and the visual impact of the development.

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