

## Conservation & Design Comments

Site – LAND AT KINGSTON, EAST COWES  
P/00519/07-TCP/18291/E

Relates to –Setting of Conservation Area / Setting of Registered Park /Setting of Listed Buildings/ Design / Context

I am familiar with the area / this comment is based upon the information submitted

### Opinion –Comment

This comment relates to Approval of Reserved Matters for a major residential development on land at Kingston which is located to the south of the existing urban development of East Cowes and to the east of the River Medina. The access is from Whippingham Road which abuts the western boundary of the grade 2\* registered park of the Osborne Estate. The estate is entered via listed lodges at York Avenue and Newbarn Road, both of which are some distance from the proposed access to the application site. The park boundary extends south along the main road and includes the listed lodges to Barton Manor. The park boundary is mostly delineated by timber fencing with landscape screening behind.

Whilst the site access will be close to the park boundary, it would not directly impact on the park and relates in character and detail to the highway. I do not therefore consider that there would be a significantly adverse impact on the historic park.

The designated conservation area of Whippingham lies to the south of the site and there are some listed buildings including the grade 1 listed church. The overall site boundary abuts the designated conservation area but the proposed development now under consideration would be some distance away, separated by the fields and sports ground.

Whilst this is a major development, the buildings themselves are of domestic scale and there will be significant landscape screening to the boundaries.

As long as the comments of the Tree and Ecology Officers are taken into account and the landscaping can be adequately conditioned and controlled, I do not believe that this development would have an adverse impact on the setting of the conservation area or listed buildings.

David Booth  
15.06.07