

Subject: FW: Planning Application APP/22/01039 at 36 New Lane, Havant, PO9 2JL

Dear Mr King,

Whilst I am continuing to review the planning application, I wanted to send a quick update.

My main concerns at this stage relate to the relationship of the buildings to the New Lane frontage. In my view units 1-3 need to be set back further from the frontage to allow for more substantial tree/hedge planting along New Lane. I have compared the set-back proposed to that of Spring Business Park to the north. **Noted.**

The SBP units are themselves very prominent in New Lane but are set approximately 11m from the adopted highway adjacent to the Stanbridge Road junction (unit 1), narrowing to min. 4.4m (unit 3), widening to 7m (unit 4), narrowing to 3.3m unit 6.

Below is a screen shot of the units taken from Google Streetview which helps for context.



The current proposals show a setback of min. 0.5m (unit 1) – closest to Stanbridge Road, min. 2.1m (unit 2) and min. 3.3m (unit 3).

We will review this and come back to you to see what is possible.

Whilst the units in SBP are close to the road, they do allow for some planting which over time will soften their apparent mass and bulk, the current proposal is severely limited in what could be achieved.

Noted, however as can be seen from the above, the landscaping has yet to take effect.

The units fronting New Lane would be 10.7m high to roof level (not ridge). They would have an overbearing impact on the street scene and are not considered acceptable in terms of the character and appearance of the area.

Firstly, are you saying they are overbearing to the east only? Or that the unit is overbearing in totality, for example if the elevation to the east were mono-pitched dropping down to New Lane would this resolve your concern? If you could clarify I would be grateful.

The scheme as proposed would only be marginally higher than that of SBP development to the north, I know they are slightly set back, but when considered with the scheme to the south which is some 22m in height, (21/00200), along with the industrial context of the area as a whole, I would not agree what that it impacts the character an appearance, however I take your point in regards to landscaping but it may be the case that this can be provided in the returns of the development as is. Moreover, the stepped nature of the building would allow for planting on this eastern edge.

However, I would like to discuss this with the team and to see if we can add a better landscaped buffer to the eastern boundary.

It will therefore be necessary to re-assess the site layout in order to achieve a better set back to New Lane and at the Stanbridge Road junction. This would allow for native tree planting along the New Lane frontage which would help to soften the impact on the street scene. It is appreciated that these requirements are likely to require a reduction in the footprint of the buildings.

Please see above, once I have discussed with my client I will come back to you.

A detailed landscaping plan is required to assess proposed screening to New Lane and Stanbridge Road. – Could this be conditioned once the layout is agreed?

Turning to other matters, it is understood that the site remains in use by Qvis (an issue raised by Andrew Biltcliffe), please provide details of existing employment at the site. – I will get this from my client, who has already had some discussions with Andrew.

As per my previous email – please provide an updated link to the drainage information. - <https://we.tl/t-ghHNCEZMfu> (PLEASE NOTE THIS LINK WILL EXPIRE IN 7 DAYS)

I trust this provides a helpful update in relation to the currently identified planning issues.

Regards

David Eaves

David Eaves
Principal Planning Officer