

Taylor, Kayleigh

From: Mitchell, Harry
Sent: 18 August 2025 11:41
To: Taylor, Kayleigh
Subject: RE: Consultee Comments for Planning Application APP/21/01071

Hi Kayliegh,

Just looked over the attached plans and I have no adverse comments.

Kind regards,

From: Taylor, Kayleigh <Kayleigh.Taylor@havant.gov.uk>
Sent: 12 August 2025 14:45
To: Mitchell, Harry <harry.mitchell@havant.gov.uk>
Subject: RE: Consultee Comments for Planning Application APP/21/01071

Hi Harry,

I hope you are well.

Thank you for your comments below, I have passed these on to the applicant. We also have a DoC for the hard landscaping condition on the reserved matters (condition 8) – would you like to comment on this?

APP/24/00612

Condition 8:

Notwithstanding the hereby approved details, no development shall commence above slab level until a scheme detailing hard landscape works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the details and samples of the hard surfacing materials and a programme for the provision of the hard landscaping. Thereafter the scheme shall be carried out in accordance with the approved details and once provided, the works shall be retained in perpetuity.

Reason: In the interests of amenity and of the environment of the development and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

Plans or materials submitted: Hard Surfacing Materials, Hard Surfacing Strategy.

In addition to this we have received details for condition 9 which isn't yet available online due to the change in IT system. I've attached the details here should you like to review it before this is uploaded.

Condition 9:

Notwithstanding the hereby approved details, no dwelling shall be occupied until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub 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: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

Thanks,

Kayleigh Taylor MRTPI

Principal Planning Officer | M: 07442 713744

Planning Services, Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant, PO9 2AX



My working pattern – Tuesday, Wednesday, Thursday, Friday.

Advance notice of leave: July 8th – 10th, 15th- 17th, 22nd

Please note that officers within the Development Management Team are currently experiencing high workloads and we currently have reduced capacity within the Team to respond to enquiries as quickly as we would like to be able to. In the current circumstances your patience would be appreciated.

Please Note: The Council will shortly be moving to a new software system for case management. As a result, the Planning Development team is currently working slightly differently until 18 August 2025.

Please note, statutory timeframes associated an application are not being impacted.

The pre-application advice service is not currently running and will resume on 1 September.

We apologise for any inconvenience caused during this time and appreciate your patience as we make this change.

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From: planning.development@havant.gov.uk <planning.development@havant.gov.uk>

Sent: 21 July 2025 08:39

To: Taylor, Kayleigh <Kayleigh.Taylor@havant.gov.uk>

Subject: Consultee Comments for Planning Application APP/21/01071

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 21/07/2025 8:39 AM from Consultee Landscape Architect (Not Available) on behalf of Landscape Team, Havant Borough Council.

Application Summary

Reference:	APP/21/01071
Address:	Land south of, Lower Road, and west of Old Manor Farm, Havant
Proposal:	Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.(16.05.23). Request to discharge condition 8 (03.04.25). Request to discharge conditions 11 and 12 (09.04.25). Request to discharge conditions 14 and 16 (09.04.25). Request to Discharge Condition 17 (13/06/2025). Request to Discharge Condition 10 (13/06/2025). Request to Discharge Condition 18 (13/06/2025).
Case Officer:	Kayleigh Taylor

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Comments Details

Planning Application APP/21/01071 Land south of, Lower Road, and west of Old Manor Farm, Havant

Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.(16.05.23). Request to discharge condition 8 (03.04.25). Request to discharge conditions 11 and 12 (09.04.25). Request to discharge conditions 14 and 16 (09.04.25). Request to Discharge Condition 17 (13/06/2025). Request to Discharge Condition 10 (13/06/2025). Request to Discharge Condition 18 (13/06/2025).

From a landscape perspective we have the following comments in relation to the discharge of conditions:

Comments: Condition no. 17 – The submitted boundary treatment document only provides details on the specification of the proposed boundary treatments. It is customary to submit a drawing indicating where the proposed boundary treatment area in relation to the development. The document make reference to BML.01 Revision B, however this does not appear to be available on the planning portal.

Condition no. 10 - The submitted external facing materials document only provides details on the specification of the proposed building materials. It is customary to submit a drawing indicating where the proposed boundary treatment area in relation to the development.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council

Kind regards