

Planning Statement
(Incorporating Design & Access Statement)

Reserved Matters Submission relating to the provision of landscape bunds around the western and southern site boundary, pursuant to condition 3 of outline permission APP/21/00189.

Prepared on behalf of Clowes Developments (UK) Ltd

May 2023

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1. INTRODUCTION

- 1.1 This planning statement has been prepared on behalf of Clowes Developments (UK) Ltd to support a Reserved Matters application at the Former Landfill Site at Brockhampton West, pursuant to condition 3 of outline permission APP/21/00189.
- 1.2 This Reserved Matters application relates specifically to the formation of bunds on the western and southern boundary of the site, providing details of the landscape bunds which are part of the landscaping set out within Condition 3b of application APP/21/00189.
- 1.3 The outline application allows for the development of new employment units to provide up to 29,000 sq m (gross internal area) for flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, car parking, service yards, drainage works, landscaping and associated works.
- 1.4 The site falls within the administrative area of Havant Borough Council and consists of undeveloped grassland as well as a small area of hardstanding. In policy terms, the site is allocated for flexible employment use in both the adopted and emerging local plans.
- 1.5 This statement identifies the key planning considerations that should be taken into account in the determination of the Reserved Matters application.
- 1.6 This statement has been structured to review the specific conditions of the site, the planning context that frames this proposal and assesses the development against the relevant planning policy framework.
- 1.7 This document should be read in conjunction with the planning drawings that support this application.

2 THE PROPOSAL

2.1 This application is a Reserved Matters submission pursuant to condition 3 of outline permission APP/21/00189 in respect of the landscape bunds at the to the Former Landfill Site at Brockhampton West. The application site is presented in Figure 1 below.

2.2 The description of development is therefore as follows:

Application for approval of Reserved Matters relating to landscape, comprising the formation of landscape bunds around the western and southern perimeters between 3 and 5 metres in height to accommodate tree planting.

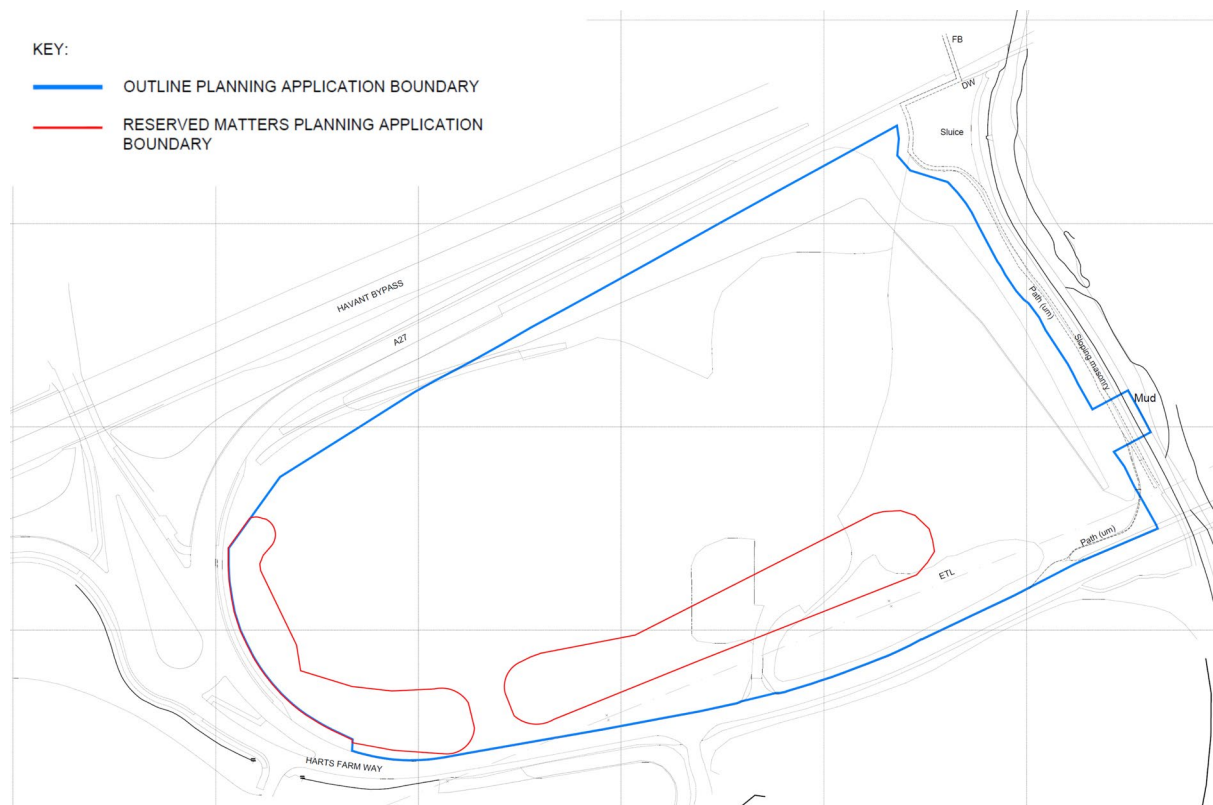


Figure 1: 31383_PL_200 Site Location Plan

2.3 The reserved matters application will agree the key principles of the proposed details of the landscape bunds proposed around the perimeter of the site as well as the proposed landscape approach for the planting on these bunds.

2.4 The landscape bunds will be formed as part of the enabling works that are proposed as an initial development phase to prepare the site for development of employment units, which will be detailed by a subsequent Reserved Matters submission, or submissions.

- 2.5 The landscape and bund details relating to the site are set out in the submitted drawings accompanying this application. The landscape approach has been developed in accordance with the approved parameters plan.
- 2.6 This information highlights the formation of bunds around the perimeter of the site, which will use site won material generated by the enabling works phase that will comprise the site strip, removal of landfill material and site levelling works to prepare the site for development. Information related to these enabling works has already been submitted to the planning authority in respect of Conditions 13, 15 and 17.
- 2.7 The bunds will be constructed around the perimeter of the site that face the A27/Teardrop Junction as well as Harts Farm Way. The proposed bunds will be provided at +5m to the south and +3m to the west, incorporating a woodland buffer containing a mixture of native planting stock.
- 2.8 The landscape proposals will ensure that the development is attractive, with a landscaped scheme that enhances views of the business park and creates a pleasant, welcoming environment for those on the site.

3 SITE CONTEXT

- 3.1 The site at Brockhampton West is approximately 8.3ha / 20.5 acres in size and situated on Harts Farm Way, to the south-west of Havant and Bedhampton. The area of the site covered by this submission for the landscape bunds extends to 1.07 Ha.
- 3.2 The site is reclaimed land and has previously been used as landfill for a variety of refuse materials, including household waste. It is otherwise undeveloped and currently accommodates a gravelled parking/turning area in the middle of the site with vegetation covering the majority of the site and mature tree planting around much of the perimeter. The southern boundary of the site has overhead electricity lines running along it, suspended on timber posts.
- 3.3 Access onto the site is currently available from the south of the site via Harts Farm Way. Harts Farm Way runs east to west and connects to the A27 via the 'Teardrop Junction' and also provides access to other existing employment uses to the east of the site. A shared pedestrian and cycle path, which is part of National Cycle Route 22, runs alongside Harts Farm Way on the southern side.
- 3.4 The site is well-connected to the local road network, as it is in very close proximity to the A27 and A3(M), providing connections to the wider South Coast area and north to Guildford and London.
- 3.5 In terms of public transport, the nearest bus stop is just over 1km from the site and Bedhampton train station is located approximately 1 mile to the north.
- 3.6 There are a network of footpaths in the vicinity of the site with a public right of way to the east of the site running along Hermitage Stream, that connects to a continuing network of footways on the northern side of the A27 via footbridge, and routes around the Broadmarsh Coastal Park and Langstone Harbour available to the south of Harts Farm Way.
- 3.7 The site is bordered by the A27 to the north and beyond that, agricultural fields, while the Hermitage Stream separates the site from the employment area and uses associated with waste management and water treatment uses further along Harts Farm Way to the east.
- 3.8 Broadmarsh Coastal Park adjoins the site to the south and west. Beyond the coastal park is Langstone Harbour, which is designated as a SSSI, with the Farlington Marshes nature reserve to the south west of the Harbour.
- 3.9 The site is situated within Flood Zone 1.
- 3.10 The nearest heritage assets are:
- Grade II listed Old Mill House, approximately 300 metres north-east of the site; and
 - Old Bedhampton Conservation Area, 150 metres north-east of the site.

- 3.11 The wider site is relatively self-contained with some retained mature vegetation comprising trees and hedges around its perimeter, largely to the north and east and to the south near the overhead power lines, providing screening and separation from the immediate surroundings.
- 3.12 The application site for this Reserved Matters submission relates to a smaller area of the site around the western and southern boundaries, covering the area of land needed to create the bunds.
- 3.13 The land that relates to this application is identified on the approved parameters plan as land that should be provided as landscape, with the indicative extent of the landscape bunds indicated on the approved parameter plans.
- 3.14 As part of the ecological mitigation works that have already been undertaken at the site, a protected area has been established for slow worms that were found on the wider site. This area is in two parcels and is located along the southern boundary of the site, which has been formed using protective barrier fencing to prevent the slow worms from venturing back onto the area where the bunds or employment development is proposed.
- 3.15 The proposed bunds are situated to the north of this protected slow worm area and these areas of habitat will be retained and protected during the construction works to ensure that no harm will come to these species.
- 3.16 The location of the proposed bunds and the slow worm protection areas are shown on the submitted context plan, replicated below for ease of reference.
- 3.17 The location of the proposed bunds is in the same location as anticipated at the outline stage as are the heights of 3m for those facing the teardrop roundabout to 5m for those on the southern boundary. The location of the bunds is therefore in accordance with the principles of development agreed at this stage.



4 PLANNING HISTORY

4.1 Relevant planning history associated with the site is set out below:

Application Ref:	Decision Date	Description	Decision
APP/21/00189	17 th June 2022	Outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) for flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, car parking, service yards, drainage works, landscaping and associated works to prepare the site for development. All matters are reserved except the means of access to the site.(16.06.22). Request to discharge condition 15 and partial discharge of conditions 13 and 17 (24.10.22). Request to discharge condition 19 (29/11/2022)	Conditions 13, 15 and 17 now discharged.
APP/22/01098	In consideration	Application for Non-material change to Planning Permission APP/21/00189 relating to wording of conditions 3,10,11,12,14 and 19	Under consideration

4.2 The principle of development has been clearly established pursuant to outline permission 21/00189 that set the parameters for future development of the site. Since the grant of this application, conditions 13, 15 and 17 have been approved to allow for enabling works to progress with details for condition 19 regarding the bund construction also submitted and pending approval.

4.3 The NMA was submitted to allow for the phasing of development to occur. The first phase of development comprises enabling works including site clearance and removal of black bag waste. The formation of the bunds using appropriate site won material, is also proposed to be part of the initial development phase subject to securing Reserved Matters approval and discharging condition 19 that relates to the bund construction.

5. PLANNING POLICY FRAMEWORK

- 5.1 This section reviews the national and local planning policy considered relevant to the application proposal.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine any planning application by having regard to the policies set out within the prevailing Development Plan, unless material considerations would indicate otherwise.
- 5.3 Any application for this site will therefore be assessed against the policies in the adopted Development Plan and the following documents will need to be considered in the preparation of any new planning application for this site:

National

- National Planning Policy Framework – MHCLG (2019)
- Planning Practice Guidance – MHCLG (2018)

Regional

- Hampshire Minerals & Waste Plan (2013)
- Solent Waders & Brent Goose Strategy Steering Group (2020)
- Solent Waders & Brent Goose Strategy: Guidance on Mitigation and Off-setting Requirements (2018)

Local

- Core Strategy (2011)
- Site Allocations Plan (2014)
- Emerging Havant Borough Local Plan 2036 – Submission version
- Opportunity Havant Regeneration Strategy (2018)

- 5.4 On 12th February 2021, the new Local Plan for Havant was submitted for examination to the Secretary of State for Housing Communities and Local Government. The policies within this document should be given some weight as it will likely be adopted in the near future and gives an idea as to the direction of travel for detailed planning policy.

National Planning Policy Framework (NPPF), 2019

- 5.5 The NPPF sets out the Government's overarching objective to encourage sustainable economic development which will be assisted by the planning system.

- 5.6 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.7 For decision-taking this means - approving development proposals that accord with the development plan without delay.
- 5.8 The NPPF identifies three strands to sustainable development comprising an economic role, a social role and an environmental role. The economic role should help to create an economy that is ‘*strong, responsive and competitive*’, whilst the social role should support the creation of ‘*strong, vibrant and healthy communities ...that reflect the community’s current and future needs and support its health, social and cultural well-being*’. The environmental role should ensure that the natural, built and historic environment is protected and enhanced.
- 5.9 The support for economic growth continues within Section 6 where considerable emphasis is placed upon support for development that contributes to economic growth as follows:
- Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*
- 5.10 Planning policies should proactively encourage sustainable economic growth, identifying or setting criteria for strategic sites and be flexible enough to accommodate needs not anticipated in the plan.

Regional Planning Policy and Relevant Guidance

Hampshire Minerals and Waste Plan (2013)

- 5.11 The plan is intended to ensure that the County benefits from enough mineral extraction and an appropriate supply of minerals up to 2030. As a result, the document seeks to bring forward mineral or waste developments that are well-timed and suitably located.
- 5.12 The plan identifies the site as a Minerals Safeguarding Area, which is underlain by sand and gravel and beneath that, chalk. In the south-eastern corner, the site is also partially overlapped by Bedhampton Aggregates Wharf which is used for mineral processing.
- 5.13 The following policies in the plan are relevant to Brockhampton West.
- Policy 15 – Safeguarding – mineral resources*
- 5.14 As a Minerals Safeguarding Area, the site is subject to Policy 15 of the Minerals and Waste Plan, meaning that the application must demonstrate one of the following: mineral resources will not be sterilised, mineral extraction on the site is inappropriate, development does not restrict mineral development in the area or the benefits of the development ‘outweigh the safeguarding of the mineral’.

Policy 19 – Aggregate wharves and rail depots

- 5.15 Bedhampton Wharf is listed as a site which should be protected and, where possible, enhanced to maintain a supply of sand and gravel.

Solent Waders and Brent Goose Strategy (2010)

- 5.16 This document was recently updated in 2020 and replaces the Solent Waders and Brent Goose Strategy 2010. This document is helpful in setting out the general context and ecological information central to supporting Brent geese and their habitats.
- 5.17 The Strategy includes mapping to identify locations and land within the Solent area that are known to support Brent Goose and other wading birds. The western most part of the Brockhampton West site is identified as site H08, which is noted as a 'Low Use' site with an area of 5.16 Ha. The Low Use categorisation means that the site has records of birds 'but in low numbers'. This category is at the lowest end of the site classification hierarchy.

Policy W&BG5

- 5.18 This policy focuses on developments, explaining that applications must demonstrate the potential level of impact to a designated Breen Goose site. It is stated that if harm caused by the development cannot be avoided or sufficiently mitigated, then compensation will be required. The development must also satisfy the relevant Habitats Regulations tests.

Solent Waders and Brent Goose Strategy: Guidance on Mitigation and Off-setting Requirements (2018)

- 5.19 The purpose of the strategy is to safeguard the existing network of non-designated terrestrial wader and Brent goose sites which form a part of the Solent Special Protection Areas. The strategy encourages development to avoid sites which are included within the ecological network but highlights appropriate mitigation and off-setting measures which can be taken to ensure that the network is protected.
- 5.20 For 'Low Use' sites, it is still suggested that any impacts from the development should be mitigated on-site. However, the guidance also provides the option of providing compensatory habitat through off-site options and/or agreeing a financial contribution to enhance other areas of habitat. The guidance states that the financial contribution for mitigating development on a 'Low Use' site is a contribution of £35,620 per hectare.

Local Planning Policy

- 5.21 Havant Borough Council's Adopted Local Plan currently consists of the Core Strategy (2011) and the Site Allocations Plan (2014). Havant have also been working towards the adoption of a new Local Plan for the period up to 2036. The new plan was submitted for examination to the Secretary of State on 12th February 2021.

Havant Borough Core Strategy (2011)*Policy CS2 – Employment*

- 5.22 Policy CS2 notes that the Council has an objective of providing a total of 162,000 sq m of new employment floorspace up to 2026, comprising 45,000 sq m of B2 floorspace and 41,500 sq m of B8 floorspace. It is also noted in this policy that the Council will promote the existing business clusters, create jobs and seek to improve skills by securing training on new sites, particularly during construction.

Policy CS3 – Skills and Employability

- 5.23 Policy CS3 notes that proposals will be granted permission where they improve skills across the Borough and address issues such as skill shortages and removing barriers to employment for those that are currently inactive.

Policy CS7 – Community Support and Inclusion

- 5.24 Policy CS7 promotes community engagement for new proposals to allow local people to be involved so that their views can inform development within the Borough.

5.25 *Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough*

- 5.26 The objective of Policy CS11 is to ensure that key areas of landscape, heritage and environmental value are protected and enhanced wherever possible. Proposals that may have adverse impacts will need to be adequately mitigated. Particular mention is made of a range of sensitive sites across the Borough which this policy seeks to protect.

- 5.27 This includes sites which provide areas of habitat for Brent Geese and wading.

Policy CS13 – Green Infrastructure

- 5.28 Policy CS13 aims to manage areas of green infrastructure that are identified at sub-regional and local levels. Proposals will need to ensure that they do not undermine the integrity of area of green infrastructure, and development that enhances or creates new areas of green infrastructure will be supported.

Policy CS14 – Efficient Use of Resources

- 5.29 This policy notes that development should contribute to the efficient use of resources and non-residential development over 500 sq m should seek to achieve a BREEAM target of Very Good and that particular attention should be paid to water efficiency measures. It is also stated that major areas of development should maximise measures to improve energy efficiency and include renewable energy sources.

Policy CS15 – Flood and Coastal Erosion Risk

- 5.30 This policy reiterates national policy that development should be located where flood risk is low or manageable. It also requires new development to provide Sustainable Drainage measures with a target of ensuring no net increase in surface water run off and that appropriate management measures are in place.

Policy CS16 – High Quality Design

- 5.31 Policy CS16 requires new development to be of a high quality that responds to the site's context and to produce a positive relationship between the building and its natural and built surroundings. Any negative impacts of the development should be mitigated through the use of sustainable design and construction methods that also seek to minimise waste.

Policy CS17 – Concentration and Distribution of Development within the Urban Areas

- 5.32 Policy CS17 requires new development to be located within the existing urban area wherever possible and to make best use of redundant, derelict or underused land. The distribution of development should be in accordance with the Key Diagram, which identifies that Havant will accommodate 76,121 sq m of new employment floorspace.

Policy DM8 – Conservation, Protection and enhancement of Existing Natural Features

- 5.33 This policy seeks to protect important features that provide habitats or distinctive landscape features such as trees and hedgerows. It notes that proposals should protect existing features and provide new landscape works to integrate the development into the existing context.

Policy DM8 – Planning for More Sustainable Travel

- 5.34 This policy aims to improve transport choices for people so that there is greater access to the use of more sustainable methods of travel. This also requires new development to accommodate measures for highway safety and to encourage cycling, walking and use of public transport.

Policy DM10 – Pollution

- 5.35 Development should not result in a breach of national air quality standards. Lighting installed externally on developments should be of the minimum level of illumination for operations and security and light levels should not have a significant impact on Langstone Harbour. The policy also states that noise levels produced on site should not impact on the health of nearby occupiers or residents.

Policy DM12 – Mitigating the Impacts of Travel

- 5.36 Policy DM12 aims to ensure that any additional traffic generated by new development will be assessed and any impacts mitigated. This policy also notes that Travel Plans will need to be submitted to accompany applications for new development.

Policy DM14 – Car and Cycle Parking on Development (excluding residential)

- 5.37 Policy DM14 notes that appropriate car, motor cycle and cycle parking provision should be provided for new development in accordance with relevant standards.

Policy DM16 – Freight Transport

- 5.38 This policy has the objective of ensuring that freight movements associated with new development will not impact on residential amenity and that proposals which will require freight movements are well located to the strategic highway network such that routes to major routes will not pass more sensitive locations such as residential areas.

Site Allocations Plan (2014)

Policy AL2 – Urban Area Boundaries and Undeveloped Gaps Between Settlements

- 5.39 This policy seeks to protect the character of rural settlements between the Borough's main towns and therefore restricts larger developments outside urban boundaries. The site is situated within the urban boundary that surrounds Havant and Bedhampton.

Policy AL5 – Cross-Borough Bus Rapid Transit

- 5.40 The Borough intends to launch a new bus route connecting Waterlooville with Havant and thereby linking both new and existing homes, jobs and community facilities between the Borough's two main urban centres. The indicative route for this service loops around the site along the northern, western and southern boundaries of the site.

Policy AL7 – Hermitage Stream

- 5.41 The Borough is working with other agencies and organisations to enhance the natural setting of the Hermitage Stream, including improvements to both the channel and adjacent land. The stream runs along the eastern boundary of the site and hence development should not hinder opportunities to enhance the stream's setting.

Policy HB2 – Havant and Bedworth Employment Allocations

- 5.42 The Borough has a list of sites which have the potential to be brought forward for employment development. The site is included on this list and is referred to as 'Brockhampton West' (BD11). Measuring 9.41ha, the site is identified as having the potential to bring forward 23,400 sqm of floorspace. It is also noted that the floorspace figures given for each site are indicative and that permission will be granted where proposals are 'broadly consistent' with these figures.

Policy BD11 – Site Specific Development Requirements

- 5.43 This policy refers specifically to Brockhampton West and outlines the requirements for development at the site. The policy notes that the site shall be brought forward for manufacturing and/or warehousing uses

and a number of technical reports and surveys that will be needed to inform any development proposals, and which should support any planning application. It is stated that access should be taken from Harts Farm Way and that particular attention will need to be paid to matters of ground contamination and potential impacts upon any Brent Goose habitat.

Policy DM17 – Contaminated Land

- 5.44 The Council's Development Management Policies understand that development may need to occur on contaminated land but only where the site is properly investigated for potential sources of contamination and suitable mitigation measures are proposed. Where there is potential risk of contamination to receptors, appropriate remediation works will be required.

Policy DM23 – Sites for Brent Geese and Waders

- 5.45 This policy protects habitats for Brent Geese and/or waders, requiring proposals to demonstrate levels of impact including tests of the Habitats Regulations. Where negative impact cannot be avoided, replacement feeding/roosting habitats must be provided. Part of the Brockhampton West site is identified as being a habitat for Brent Geese.

Emerging Havant Borough Local Plan 2036 – Submission Version

Policy DR1 – Delivering Sustainable Development

- 5.46 This policy outlines that the Council is 'open for business' and has a commitment to bring forward 96,739 net sqm of employment floorspace across the Borough between 2016 and 2036.

Policy IN3 – Transport and Parking

- 5.47 Development proposals are considered to be acceptable where access onto the site is safe for both pedestrians and all types of vehicle. The policy also encourages developments to be supported by sustainable modes of transport as well as stating that transport infrastructure on the site should be adequate and sufficient to meet the objectives of the proposal.

Policy E1 – High Quality Design

- 5.48 Policy E1 requires new development to be of a high quality that responds to the site's context and brings forward a positive relationship between the building and its natural and built surroundings.

Policy E7 - Hermitage Stream

- 5.49 The Hermitage Stream is located to the east of the Brockhampton West site and this policy notes that development should not impact on the channel or the setting of the stream and that the Council remain open to opportunities to enhance the stream. Furthermore, development should not hinder possible stream maintenance.

Policy E12 – Efficient Use of Resources and Low Carbon Design

- 5.50 For non-residential development, the Council encourage development to follow the principles of low carbon design including, where possible, the reuse of materials. Developments should also take into consideration “solar gain, natural ventilation or ventilation with heat recovery, fabric performance and Passivhaus principles into the layout and design”. Buildings on the site should also minimise the emission of greenhouse gases while seeking to enhance energy efficiency. The use of district heat or combined heat and power (CHP or CCHP) are also encouraged and the building should achieve a BREEAM level of ‘Excellent’.

Policy E13 – Historic Environment and Heritage Assets

- 5.51 This policy states that proposals should sustain, and where possible, enhance the significance of heritage assets.

Policy E17 – Solent Wader and Brent Geese feeding and roosting sites

- 5.52 The Council are committed to the protection of Brent Geese and their habitats, meaning that applications on such sites where Brent Geese could be affected, will be assessed in accordance with the appropriate regulations. Such applications therefore require the submission of a Habitats Regulation Assessment and, if necessary, an Appropriate Assessment.
- 5.53 The site is designated as a Secondary Support Area for Brent Geese, meaning that development on the site must provide mitigation in the form of a similar replacement habitat on or surrounding the site, in accordance with a Habitat Management and Monitoring Plan. If that is not possible, then there is provision to agree a financial contribution to mitigate the loss of the habitat.

Policy E18 Trees, hedgerows and woodland

- 5.54 This policy states that developments should integrate with their natural surroundings and proposals should conserve, and where possible, enhance existing trees, hedgerows and woodland on the site. The policy also requires developments to protect trees and hedgerows including their roots throughout the lifetime of the development, especially during construction phases.

Policy E19 – Managing flood risk in new development

- 5.55 In terms of submission requirements, developments must be compliant with national planning policies. Consideration must also be taken for long-term flood risk and any measures to prevent flooding of the site must be appropriate for the natural and built context of the local area. Where necessary, safety procedures should be in place in the event of flooding and contributions may also need to be made to support flood alleviation scheme(s).

Policy E22 – Amenity and Pollution

- 5.56 This policy concerns all types of pollution generally and seeks to ensure that neighbouring amenity is not put at significant risk by noise, light and air pollution generated on sites. The policy adds that mitigation measures will be required where pollution exceeds acceptable levels.

Policy E23 – Air Quality

- 5.57 The policy requires that major developments make appropriate offsetting of emissions in accordance with the scale of the development. Developments should not lead to a significant deterioration in local air quality and proposals should also take steps to mitigate air pollution.

Policy E24 – Contamination

- 5.58 With regards to contamination and ground conditions, the policy requires that development is brought forward on land where there is no identified risk of contamination. Where that cannot be achieved, assessments should be made to understand contamination sources both on and off the site and developments proposals will only be acceptable if the impact on potential receptors can be appropriately mitigated.

Policy C10 – Brockhampton West

- 5.59 The Emerging Local Plan Regulation 19 version, which includes recent July 2020 changes, refers to the *Business Needs, Site Assessment and Employment Land Study*, which suggest that 86,919 sqm of employment floorspace should be provided throughout the plan period. As such, the Emerging Local Plan puts forward plans to provide 104,214 sqm of employment floorspaces (Classes B1, B2 and B8) across the Borough.
- 5.60 The Emerging Local Plan Regulation 19 version, states that the Brockhampton West site should accommodate 20,000 sqm of development across uses classes B1, B2 and B8. The policy also lists the following reports that would need to be submitted with an application at Brockhampton West:
- Transport Assessment and Travel Plan.
 - Environmental Statement if required;
 - Ecological Assessment;
 - Contaminated Land Investigation Report to include gas monitoring;
 - Air Quality Assessment;
 - Noise Assessment;

- Landscape and Visual Impact Assessment;
- Tree Survey and Arboricultural Implications Appraisal;
- Flood Risk Assessment;
- Drainage Strategy;

5.61 It is also noted that development should mitigate impact on Brent Goose habitats prior to development as well as providing support for the Broadmarsh Coastal Park. The draft policy also seeks to ensure that any proposal does not hinder the operation of Bedhampton Aggregates Wharf for aggregates processing.

5.62 Sensitive design is also required on the site to take existing landscape features into account with consideration of views, including vistas from Langstone Harbour.

Opportunity Havant Regeneration Strategy (2018 – 2036)

5.63 Brockhampton West is allocated as a 'Strategic Employment Site' in the strategy, and it is stated that the site is suited for 'last mile delivery', owing to the site's close proximity to the strategic road network.

6. PLANNING APPRAISAL

- 6.1 In line with Paragraph 7 of the National Planning Policy Framework, the proposals seek to contribute to the sustainable development of Havant.
- 6.2 This proposal represents part of the first phase of development to prepare the site for construction of employment units. This provides an opportunity to create a high-quality sustainable development to suit the needs of future occupiers and meet market demand. The proposed development will make efficient and effective use of the site.
- 6.3 This section provides an overview of the information that has been submitted with this application, or which has already been submitted to discharge relevant conditions, as far as they relate to the formation of the landscaping bunds that form part of the development proposal at the site.
- 6.4 This proposal represents an opportunity to prepare the site for development as part of the initial enabling works package to prepare the site for the subsequent development of employment units.
- 6.5 Discussions with prospective occupiers for new employment premises at the site are continuing and undertaking the enabling works package at this earlier stage will provide a more defined programme to businesses and give them greater certainty on when employment units will be ready for occupation.
- 6.6 This proposal will allow for an effective and efficient construction programme to be established as the bunds will be formed using suitable site won material. The material used to form the bunds will be generated during the other enabling works activities. Instead of stockpiling this material on site for an unspecified amount of time, it is proposed that this material will be moved to the perimeter of the site and the bunds formed. This will mean that the formation of the bunds will happen in as efficient manner as possible and minimise the movement of material on site as far as possible.
- 6.7 This application is being submitted now to shorten the time it will take to form these bunds, make the enabling works stage as efficient as possible and to prepare the site for development so that it is ready to accommodate employment development at the earliest possible opportunity once occupier requirements have been confirmed.

Design

- 6.8 The principle of the layout for the site has been established by outline permission and is subject to the agreed parameters, which are based on illustrative layout options. The height and location of the proposed bunds is consistent with that anticipated at outline stage.
- 6.9 The proposals incorporate a 3 metre high bund to the west of the site, with 5 metre high bunds to the south west and south of the site, which was as set out in the outline planning application. The configuration of the bunds is the same as that assessed under the Landscape and Visual Assessment (LVIA) that supported the outline planning application so this is anticipated as providing the same level of

screening as demonstrated by the LVIA. The bunds have been designed with a 1:3 gradient on both sides, to ensure their stability and also to allow the inclusion of proposed woodland buffer planting to enhance visual screening, reduce visual effects and mitigate views from the surrounding area, most notably from across Langstone Harbour.

- 6.10 The bunds will require the removal of any remaining vegetation where they are located. In general terms, there is limited existing vegetation that will be affected, however new native tree and landscape planting will be provided on the bunds to provide screening and to provide new green cover.
- 6.11 Details of the bund construction have been provided within the submission to discharge planning condition 19 of the outline planning permission. This details the geotechnical design work that has been undertaken to demonstrate the stability of the bunds and also the structure of the earth that will be used to form the bunds. The bunds will be formed with compacted earth with geotextile membranes also used to provide coverage, with looser topsoil areas nearer the top to provide a suitable growing medium so that tree and other landscape planting can establish itself.
- 6.12 The details within this Reserved Matters submission accord with the details submitted under condition 19.

Trees and Landscape

- 6.13 The bunds along the western and southern boundaries of the site will be planted with trees and other landscaping to provide screening of the development to minimise effects. Once the tree planting has established itself, which is at a year 15 following completion of development, it has been assessed that the visual impacts of the development will be minimised such that any effects will be negligible or at most there will be a minor impact.
- 6.14 The proposed landscape for the bunds that are included within this submission has been based on the illustrative landscape strategy that supported the outline application to include a mix of native species.
- 6.15 The proposal will be undertaken in accordance with the approved tree protection details, which are secured under condition 16 of the outline permission.

Ecology

- 6.16 The outline planning permission included a condition that required the preparation of a Biodiversity CEMP before any works took place on the site. An application has been made to discharge condition 15 and the submitted Biodiversity CEMP has now been approved.
- 6.17 Any works at the site in the construction of the bunds will therefore be undertaken in accordance with this approved Biodiversity CEMP. The proposal has been prepared to ensure that the slow worm habitat area

is retained in accordance with approved measures detailed by the Biodiversity CEMP and the outline planning permission. Details of the Biodiversity Enhancement strategy will also be set out as required by condition 12 which will be implemented once the bunds are formed. The landscape proposal for the bunds have been prepared to provide native species to support biodiversity at the site once the planting is established.

Highways

- 6.18 The bunds themselves will not generate any traffic movements, apart from during their construction. The highway movements associated with the enabling works, including formation of the bunds, was set out in the construction management plan (CEMP) for this development phase that was submitted to discharge condition 13 of the outline permission. The CEMP has been approved for this enabling works stage following consultation with National Highways and Hampshire County Council, and the construction of the bunds will take place in accordance with this approved document.
- 6.19 Bund construction details have been submitted pursuant to condition 19 of the outline permission, to provide details such that National Highways and the County Council are satisfied that the bunds will not give rise to any impacts that would comprise the free passage of vehicles or the safety of the A27 or Harts Farm Way.
- 6.20 This Reserved Matters submission has been prepared in
- 6.21 Once complete, the bunds will not generate traffic so no impacts would arise following construction.

Ground Conditions & Contaminated Land

- 6.22 The bunds will be formed from material on the site that is fit for re-use. Details regarding the proposed make up of the bunds were detailed in information submitted to discharge conditions 17 and 19. Once the bunds have been constructed, topsoil of the required specification for planting and to provide clean cover, will be laid over the bunds and held in place using geotextile materials, to ensure that the bunds retain their shape and form until soft landscaping is undertaken.

Phasing of Development

- 6.23 A phased approach will be adopted to allow for the early establishment of the bunds. The site will be stripped, and black bag removal will be carried out on site. The bunds will be formed as per the details provided to discharge condition 19, once these have been approved.

7 SUMMARY AND CONCLUSIONS

- 7.1 This application details the matters specified as condition under condition 3 of the outline planning application APP/21/00189.
- 7.2 This submission includes detailed drawings which outline the relevant details to satisfy the council that the development complies with condition 3 of planning permission APP/21/00189.
- 7.3 Overall, it is concluded that the landscape proposals will ensure that the development is attractive, with a landscaped scheme that enhances views of the business park and creates a pleasant, welcoming environment for those on the site.