

Consultee Comments for Planning Application APP/21/00189

Application Summary

Application Number: APP/21/00189

Address: Brockhampton West, Harts Farm Way, Havant

Proposal: 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 primary means of access to the site.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/21/00189 Brockhampton West, Harts Farm Way, Havant

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 primary means of access to the site.

From a landscape perspective we have the following comments in relation to this application:

- We have concerns with the proposed heights (approx. 16.5m) of the industrial units as set out in the design and access statement. From a landscape perspective this will be too imposing on the existing landscape character, which is exacerbated by the elevated topography on the site.
- Given the sites topography (7.16m 15.20m) we require details on proposed cut and fill to understand final building heights in relation to the proposed levels as this will have a significant impact on any landscape mitigation strategy to soften the development into the landscape.
- We have concerns with the loss of vegetation to the north of the site as set out in the arb report. This will have an impact on the screening the development particularly given the promontory of the northern aspect of the site and the siting of the units at this highest point. Any landscape strategy should seek to enhance the existing boundary vegetation to soften the development and retain the existing landscape character.
- Given the applicants 3 no. indicative layouts we would suggest layouts 3 and 4 would be more appropriate as this would give the opportunity to reduce the units heights in relation to the sites

topography to mitigate the impact of the site.

- The site should promote sustainable transportation and provide appropriate connectivity to existing cycle network. Furthermore connections with the prom to the east of the site should be explored.

Regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council