

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/21/00189
Site Address:	Brockhampton West, Harts Farm Way, Havant
Development:	Outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) 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.
Case Officer:	Lesley Wells
Comments by:	Jade Ellis
Date of Comments:	5 th March 2021

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough. The [Submission Havant Borough Local Plan](#) (HBLP) was submitted for Examination on the 12th February 2021 and must be afforded limited weight.

The following policies are of particular relevance:

- CS2 – Employment
- CS14 – Efficient Use of Resources
- CS16 – High Quality Design
- CS19 – Effective Provision of Infrastructure
- CS21 – Developer Requirements
- DM10 – Pollution
- DM13 – Car and Cycle Parking on Residential Development

- HB2 (BD11) – Brockhampton West

In addition, Policy 19 – Aggregates wharves and rail depots of the Hampshire Minerals and Waste Plan is of relevance.

In the Pre-submission Plan the following policies are of particular relevance:

- DR1 | Delivery of sustainable development
- C1 | Protection of existing employment sites
- IN1 | Effective provision of infrastructure
- IN3 | Transport and parking in new development
- E1 | High quality design
- E12 | Low carbon design
- E22 | Amenity and pollution

- C10 | Brockhampton West

Principle of Development

The site is allocated for 23,400 square metres of new manufacturing and/or warehousing floorspace, supporting between 334 and 650 jobs under site reference BD11 in Policy HB2 of the Havant Allocations Plan. This allocation is reaffirmed in the Submission Local Plan for about 20,000 sqm under Policy C10.

The description of the development is 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. Whilst it is noted that this would provide a greater quantum of development envisaged by the Submission Local Plan, [the Changes for Inspector to consider as part of the Examination](#) (Library Ref: CD27) include a proposed amendment to the supporting text as follows:

“All allocations in this Plan are set as ‘about’ rather than minimums or maximums. Depending on the form of development proposed through a planning application, it could be that different numbers of homes or employment floorspace are achieved.”

Development Requirements:

The emerging site allocation Policy C11 sets out development requirements which should be considered in the determination of this application. A number of key matters are highlighted below.

Landscape impact:

The site allocation sets out a requirement for a Landscape and Visual Impact Assessment given the landscape sensitivity of the site, and the likely impact of development on any changes to views from Langstone Harbour. It is noted that the submitted report concludes:

“Overall, the proposed site layout would result in a low magnitude of change and a minor adverse effect on landscape character. We do not consider that the proposed site layout for a 29,000 sqm floorspace scheme would result in any significant effects above those previously assessed within the Council’s LVIA. The effects on landscape character would be localised in nature given the commercial and industrial context.”

The Council’s Landscape Team will be able to provide further advice on this matter.

Solent Waders and Brent Geese:

The western part of the site is classified as ‘Low Use’ (reference H08) for Solent Waders and Brent Geese (SWBG) under emerging policy E17 in the Pre-Submission Local Plan, and within the [Brent Geese and Wader Strategy \(October 2018\)](#) (SWBGS). Development proposals on, or adjacent to, site which are used by Solent waders and/or Brent Geese need to be assessed in line with the appropriate regulations. The proposals will, therefore, require a project level Habitat Regulations Assessment (HRA) and, if necessary an Appropriate Assessment (AA).

Policy E17 states that development proposals on Low Use sites will be permitted where:

- i. On site mitigation is provided which is based upon appropriate ecological assessments to the satisfaction of the Council and Natural England; or*
- j. A financial contribution is provided consistent with the SWBG Strategy.*

Paragraph 7.70 of the submitted Planning Statement indicates that a financial contribution is proposed to be made to secure the provision of new or enhanced habitat for Brent Geese is an offsite location based on a site area of 4.5ha. In this respect, Table 1 in the SWBG Strategy provides indicative costs for creating and managing replacement habitat per hectare.

Aggregates wharf and depot:

The south eastern corner of the site is safeguarded for mineral processing, as such Policy 19 of the Hampshire Minerals and Waste Plan is of relevance. The policy identifies Bedhampton Wharf as an existing aggregate wharf and states that capacity at such sites will where possible and appropriate be maximised to ensure that there is sufficient capacity for the importation of marine-won sand and gravel and other aggregates.

Hampshire County Council as the relevant local minerals authority will be able to offer further advice on this matter.

Low carbon design:

Non-residential development over 500 sq. m is expected to meet the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable in line with Policy CS14 of the adopted Core Strategy. Policy E12 of the emerging HBLP sets out the BREEAM level to be achieved for different floorspace thresholds for non-residential development. Proposals of 1,000 sq. m or more of non-residential development are expected to meet BREEAM 'Excellent'.

The submitted BREEAM report includes a 'Shell & Core' Pre-Assessment which demonstrates that the development would be able to achieve a standard of 'Very Good' based on a score of 57.57%.

Parking:

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13, emerging policy IN3 and the Council's Parking SPD.

Summary:

The quantum of development envisaged by the development proposals would broadly comply with the quantum of development set out by emerging policy. Subject to the detailed matters being satisfactorily addressed including landscape, SWBG and minerals and waste, the development proposals would be capable of support in policy terms.