

Thank you for the opportunity to comment upon the discharge of conditions 10 and 24 in phase 2 of this approved development.

APP/22/00172 Langstone Technology Park, 2B Langstone Road, Havant.

Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access. (22.12.23). Request to discharge conditions 5, 6, 8, 10, 12, 24, 25, 26, 28, 29, 32, 33 and 36 (Rcvd 02.01.24). Request to discharge conditions 5, 10, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 45 (Received 29.03.24)

Condition 10:

Notwithstanding the submitted details no phase of the development shall be commenced (including site clearance and demolition) unless and until full details of tree protection and mitigation have been submitted to and approved in writing by the Local Planning Authority for each phase. The tree protection measures relevant to each phase shall be in place prior to commencement and retained during the course of the demolition and construction works and the works carried out in accordance with the approved details of each phase.

Reason: To ensure the retention of important trees having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 24:

Construction Environmental Management Plan: Prior to the commencement of development in each phase (including demolition) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CEMP shall include, but not be limited to, the following:

In relation to the impact on the strategic road network and environmental impacts.

Construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.

All measures forming part of the approved CEMP for each phase of development including demolition shall be implemented in full through the course of development operations within that phase.

I note the arboricultural impact assessment by S J Stephens Associates, ref: 1746 dated 13/03/24.

Provided the recommendations found in this document are closely followed, condition 10 for phase 2 appears to be adequately discharged. Please see my further comments below concerning the AIA.

I note the construction environmental management plan (CEMP) v3 provided by Phlorum and dated 26/03/24.

Section 4.1-4.4 of the CEMP refers to tree protection within phase 2 of the development.

Section 4.1 states:

All trees within the Phase 2 development area will be removed. All trees within the receptor site (the woodland area to the east of the Phase 2 site) will be retained. Therefore, the works in Phase 2 will not encroach into the root protection areas of any retained trees and tree protection fencing will not be required. However, if this changes, the below precautions should be implemented.

I am wary of enabling a condition that does not require tree protective barriers to be installed on a major development site where the likely impact upon retained trees is significant. If I am reading the plans and documents correctly, in the AIA the subject area is labelled as an “ecological enhancement” area, which appears to be a wooded area adjacent to the bund, footpath, stream and nearby residential area.

Therefore it seems prudent to provide tree protection barriers to prevent any accidental development incursion into this area.

The AIA has identified several trees along the western edge of this area, which collectively and individually are category B trees.

I would be pleased to see the AIA and the CEMP aligned in providing tree protective barriers, per BS5837, to protect the trees and woodland in this area.

Until HBC has seen and approved such tree protection, I am unable to discharge the tree protection element of condition 24 as it does not currently provide confidence in an arboriculturally positive outcome.

It may be necessary to secure an addendum to the AIA to support condition 24, and it seems reasonable to expect the AIA and CEMP to be arboriculturally joined up.

Please do come back to me if you require any further input into this application.

Kind regards.

Dave Harris
Tree Officer – External Works.
Hampshire Arb Consultancy.

07721 127 558

My working week is Monday-Thursday.

Team email: arb@hants.gov.uk

Web: www.hants.gov.uk/roads

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Tel: 0300 555 1388