

Mr. Steve Weaver Esq.
Planning Department
Havant Borough Council
Civic Centre Road
Havant
Hampshire, PO9 2AX

Our Ref: SW.HBC.ICTS.150902

2nd September 2015

Dear Steve,

HAVANT – FORMER ICTS SITE, SOLENT ROAD, HAVANT, PO9 1JH
RESERVED MATTERS APPLICATION & DISCHARGE OF CONDITIONS

Please find enclosed a reserved matters application together with details to secure the discharge of the various conditions attached to the outlined planning permission ref. APP/12/00504 granted 22nd November 2012. This granted permission for:-

"Outline permission for redevelopment of site to provide up to 948sqm (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution), to include ancillary trade counters and Class B1a use (offices), with associated access and car parking"

Condition 2 of the outline permission allows for reserved matters to be submitted to the Local Planning Authority (before 22nd November 2015) in respect of landscaping for the site. This application seeks approval of this reserved matter.

It should also be noted that this submission provides, as necessary, details to discharge the various conditions outlined below and attached to the outline planning permission. For the avoidance of any doubt, below is contained a summary of the respective information submitted for each part.

Condition 3 – Approval of details for landscaping

Drawing ref. 148-100-101-P – confirms the landscaping details, the distribution and species of ground cover to be planted, the positions and species of all trees and shrubs to be planted and/or retained.

We can confirm the planting sizes of all trees to be planted will be 2.5m to 3m and it is proposed that all landscape planting shall be carried out during the first planting season after completion of the development.

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Condition 4 – Approval of the final alignment, width, gradient, and type of construction proposed for all new and altered accesses

See details submitted and agreed pursuant to the S.278 Deed of Agreement, dated 11th August 2015.

Condition 5 – Plan showing, in relation to, the existing trees and other vegetation to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve the development.

Drawing ref. 148-100-105-P – confirms these details.

Condition 6 – Samples and details of all external facing and roofing materials.

See material schedule outlined on drawing ref. 148-100-300-P; samples will be dropped off separately to the Local Authority.

Condition 7 – Finished ground levels in relation to existing

See drawing ref. 148-100-105-P showing the finished levels (above ordnance datum) of the building and surrounding.

Condition 8 – Noted

Condition 9 – See enclosed programme for suppression and mitigation of dust during the construction/demolition phases of the development.

Condition 10 – Details relating to the installation and operation of noise creation equipment.

Please be advised, at this stage, the occupier is unknown and so it is unclear whether any noise creation equipment will be installed. We would therefore ask this be dealt with as a condition prior to first occupation of the premises.

Condition 11 – Noted

Condition 12 – Details of odour causing processes/equipment to be installed.

Again, at this stage, the occupier is unknown and so it is unclear whether any odour causing equipment will be installed. We would therefore ask this be dealt with as a condition prior to first occupation of the premises.

Condition 13 & 14 – Both noted; confirmed.

Condition 15 – Specification of Hard surfaced areas.

Please see details provided Drawing ref. 148-100-101-P

Condition 16 – Plans and particulars specifying the alignment, type, height of all proposed screen walls, fences, hedges and other enclosures.

Please see details provided Drawing ref. 148-100-101-P

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Condition 17 – Details of measures of protection to existing trees and hedgerows to Western boundary

No trees are proposed to be retained within the existing site which is largely made up of concrete hardstanding. The overgrown Leylandii hedge along the western boundary will be retained but cut back by a 1/3 leaving it level and thinned. 1800 high Heras fencing will be put in place to protect the hedgerow during the construction phase.

Condition 18 – Details of External Lighting

Please be advised no external lighting will be provided on the site

In support of this submission the following documentation is provided:-

- I. Completed reserved matters application forms;
- II. Site location plan ref. 480/33/1_1
- III. Hard & Soft Landscaping Plan ref. 148-100-101-P
- IV. Drainage & Services Plan ref. 148-100-105-P
- V. Elevation & Sections Plan ref. 148-100-300-P

Additionally, a cheque in the sum of £5,005 is provided under separate cover being the relevant fee.

The following commentary provides further explanation of the proposals.

Appearance & Scale of the Development

The proposed scale and height of the building remains as per the details submitted and approved as part of the outline permission (Site Plan HA/SR/ICTS P02 Rev K; Site Section HA/SR/ICTS 401 Rev C & Proposed Floor Plan and sections HA/SR/ICTS 201 rev C).

In terms of the appearance of the units, we have revised the elevation designs and hope the changes can be approved in place of the consented elevations (HA/SR/ICTS 301 Rev D) and dealt with within the scope of this application and without the need to submit a non-material change to condition 22 of the outlined permission.

The units will have a consistent appearance in terms of the materials used and adopted colour scheme, details of which are outlined in the material submitted to discharge condition 6. We have proposed two rather than three units within the quantum of the consented floorspace.

Apart from the slight change in elevational treatments and the internal arrangements, the units remain a modular construction based on a regular grid maintaining a uniform and consistent appearance, in terms of the proportions of glazing, panelling, and the size of loading doors and entrances.

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Landscaping of the Site

Drawing ref. 148-100-101-P confirms the landscaping proposed within the site boundary. In this respect, low shrub planting is proposed to the site frontage (Escallonia) behind a low knee rail with four Silver Birch planted at regular intervals along the frontage.

A substantial buffer in the form of the existing Leylandii hedge will be retained along the western boundary to provide a soft interface between the development and the the residential properties on Brockhampton Lane.

The overgrown Leylandii hedge will be cut back by a 1/3 leaving it level and thinned. 1800 high Heras fencing will be put in place to protect the hedgerow during the construction phase. It is proposed that all landscape planting shall be carried out during the first planting season after completion of the development.

Summary

In summary, this application seeks approval for reserved matters relating to landscaping, in accordance with condition no. 3 of the outlined permission but also the discharge of the various pre-commencement conditions to enable construction to start at the earliest opportunity following determination of this application.

Overall, it is considered the reserved matters details provided demonstrate a high quality and welcome approach to the development of this redundant site. The detailed design, together with the landscaping proposed, will greatly enhance the appearance of this part of Solent Road and this industrial site, which had become largely disused and consequently, fallen into a state of disrepair and dereliction, thereby representing a significant eyesore on Solent Road and the nearby Conservation Area. It is therefore trusted that the application will gain the support of your authority.

In the interim, I look forward to receiving confirmation that this application has been received and validated. Should you wish to discuss any aspects of this submission in more detail, please do not hesitate to make contact.

**JAMES BELBIN**

Direct Line: (01903) 777719
Direct Fax: (01903) 777782
E-mail: jb@hprop.co.uk
Website: www.hargreaves.co.uk

Encl.