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BY E-MAIL

Lesley Wells
Planning Services
Havant Borough Council
Public Service Plaza
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Havant
PO9 2AX

Dear Ms. Wells,

LAND AT BROCKHAMPTON WEST, HARTS FARM WAY, HAVANT

Planning Application submitted via the planning portal (reference PP-11722583)

Application to discharge Condition 19 of outline permission ref. APP/21/00189 for the development of new employment units to provide up to 29,000 sqm 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.

This letter accompanies an application for the discharge of Condition 19 of the outline planning permission (ref. APP/21/00189) relating to the development of employment units at Brockhampton West, the former landfill site on Harts Farm Way.

Payment of the required application fee has been made via the planning portal.

This information has been submitted in respect of the initial site enabling works to form the 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.

This information provides details of the bunds that will be constructed around the perimeter of the site that face the A27/Teardrop Junction as well as Harts Farm Way. Information has also been submitted to demonstrate that the bunds can accommodate the anticipated planting and landscaping to provide screening of the development.

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We use the word "partner" to refer to a member of the LLP or an employee of equivalent standing.

The development proposals for the site included the provision of bunds of between 3 metres and 5 metres high around the western and southern boundary of the site that would accommodate tree planting and soft landscaping to help screen the final form of development. The location of these bunds was set out on the illustrative layout drawings that supported the outline application and these were common across all 3 development options shown on these illustrative drawings. The Landscape and Visual Assessment that also supported the outline application used these illustrative layouts to consider the proposals and the location of the bunds set out in this application to discharge Condition 19 corresponds with the location of the bunds on the illustrative layout. The proposed heights of the bunds are also the same as those set out in the outline application.

The bunds detailed under this application have been positioned to suit the future development proposals, existing vegetation fronting the site, existing ground profile, and located away from the easement zone for the overhead cable as well as the area to accommodate the slow worms, all of which are shown on the submitted bund location drawing.

In addition to the required application forms, in accordance with the requirements of the Development Management Procedure Order 2015, the following information has been provided to support this application:

Condition 19 – Construction of Bunds

1. Drawing 21048-BGL-XX-XX-DR-C-00310-T1 – Enabling Works Proposed Bund Layout
2. Drawing 21048-BGL-XX-XX-DR-C-00311-T1 – Enabling Works Proposed Bunds Section
3. Havant Bund Assessment Report (Geotechnical Assessment) – GPC, January 2022
4. Tensar Tech Reinforced Embankment System Installation details
5. Tensar Tech Geotextile reinforcement details – Document Ref TY221101, November 2022
6. Drawing SD/03/99/D1 Rev C - Tensar Tech Details showing geogrid and erosion control matting
7. Havant Landscape Statement – LDA Design 29th November 2022

The above details provide the proposed location and sections of the bunds that are proposed around the perimeter of the site. The bunds will be constructed using suitable site arisings being generated as part of the initial enabling works being undertaken on the site. The existing topsoils and the re-engineered cover system materials that will be used to form the bunds have been deemed suitable for reuse in the development through extensive ground investigation as set out in the Bund Assessment Report prepared by GPC. The material will be laid and compacted in layers and a geotextile grid will be used to provide stability to the bunds, based on the Tensar Tech product, details of which are submitted as part of this application.

Once the main bund is constructed a minimum 450mm of topsoil will be laid over the bund and held in place with erosion control matting, details of which are also provided as part of this application. The erosion control matting will be provided to ensure that the bunds retain their form and shape until soft landscaping is undertaken, with details of the planting scheme to be submitted as part of a subsequent Reserved Matters submission. The details of the bund have been prepared following assessment by the project's landscape architect to ensure that future planting of the bunds can be undertaken as envisaged by the outline application to provide screening of the future employment development at the site.

The bunds are proposed to have a 1:2 gradient on both the inner and outer faces of the bund. This is proposed following a review of the geotechnical matters related to their construction, as

set out in the supported report from GPC. This reviewed two potential options for the bunds, and it was considered that a design that accommodated 1:2 gradients would be more stable from a construction perspective and that this construction approach should be taken forward. The other bund design that was considered incorporated a 1:3 outer slope gradient with a 1:1 inner face, which was discounted due to stability issues.

The heights of the bunds are in line with the required screening heights needed for the LVIA that were assessed by the project's landscape architect.

I trust that this submission provides sufficient information to allow the discharge of this condition. Should you require any further information then please let me know.

Yours sincerely



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