

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

29/11/2023/RF
29th November 2022

Dear Ms Wells,

Land at Brockhampton West, Harts Farm Way, Havant

Landscape Statement to accompany the discharge of 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

As outlined within the planning letter from Michael Sparks Associates (MSA) regarding Condition 19, this Landscape Statement has been prepared to accompany the application for the discharge of Condition 19 regarding the detail of the perimeter bunds.

This Landscape Statement for the discharge of Condition 19 has been provided by Robert French BSC (Hons) DipLA CMLI, who undertook the Landscape and Visual Impact Assessment (LVIA, P.20-1528, 19.02.2021) for the approved outline application whilst working for his previous employer at Pegasus Group.

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The purpose of this Landscape Statement is to verify and confirm that the plans and sections submitted for the discharge of Condition 19 would be in accordance with the objectives, mitigation measures and findings of the LVIA within the approved outline application.

The documents submitted to provide further details regarding Condition 19 and the construction of the bunds includes:

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

The plans and sections show the overall heights and elevations for the proposed bunds located to the south and west of the proposed employment units. The documents confirm that the bunds would be between 3 to 5 metres height along the western and southern boundaries, which is consistent with the approved outline application in terms of being able to provide the same degree of visual screening.

Due to the geotechnical and utility constraints, the gradient of the bunds would need to be 1 in 2 on either side of the bund, which is considered to be more stable from a construction perspective. The previous bund design included a 1 in 3 gradient on the outer slopes and a steeper 1 in 1 gradient on the inner slopes of the development.

Importantly, the bund profiles would be the same height and elevation as previously submitted for the outline application and would allow for the 450mm depth of topsoil laid over the bunds, supported by erosion control matting. The proposed bund plans and details submitted for the discharge of Condition 19 would allow for the proposed planting as shown on the approved Indicative Landscape Masterplan and Sections (Pegasus dwg. P.21-1528_13_Rev F).

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The exact specifications of the proposed planting on the bunds would be the subject of a Reserved Matters (RM) application at a later stage although the Council officers should be reassured the proposed bund details would be able to accommodate a mix of standard, feathered, transplant, bare root and rootball planting stock.

As such, the proposed bund plan and section details submitted for the discharge of Condition 19 are considered to be in-line and consistent with the mitigation strategies and findings of the LVIA submitted for the approved outline application.

I trust this sets out the information you require to discharge Condition 19 from a landscape and visual perspective although please let me know if you have any queries.

Kind regards,



Rob French
Associate
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