

P.20-1528/RF

20/04/2021

Email: lesley.wells@havant.gov.uk and harry.mitchell@havant.gov.uk

Lesley Wells and Harry Mitchell
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Lesley Wells and Harry Mitchell,

**PLANNING APPLICATION APP/21/00189
BROCKHAMPTON WEST, HARTS FARM WAY, HAVANT, PO9 1HS
LANDSCAPE RESPONSE NOTE**

Further to the consultation response from the Havant Borough Council landscape officer on 24th March 2021, the applicant wishes to clarify a number of points. The landscape officer has raised a number of issues not previously mentioned in the pre-application consultation advice including:

"We have concerns with the proposed heights (approx. 16.5m) of the industrial units as set out in the design and access statement. From a landscape perspective this will be too imposing on the existing landscape character, which is exacerbated by the elevated topography on the site."

To clarify, the proposed building heights would be 15m to haunch and a maximum of 18.5m to ridgeline for the single unit scheme for Option 1 based upon a +11.30m FFL slab height platform. The 15m to haunch height is standard for these employment units and the 3 bay multi span roof design for Unit 1 assists with reducing the perceived overall height of the development when viewed from ground levels at lower elevations. The proposed multi-unit schemes for Options 2 and 3 would be the same height for the unit to the west although the units to the east would be approximately 12m to haunch and a maximum of 15m to ridgeline on a +14.00m FFL slab height platform. This has been designed to ensure that both the single and multi-unit options would appear at a consistent ridgeline height when viewed from the surrounding landscape.

The proposed haunch heights are based on standard institutional requirements for modern employment units to provide the occupiers with flexible space for use across use classes E (light industrial), B2 and B8 (storage and distribution). Modern employment units are used in respect of their volume as much as their floorspace and the proposed haunch heights are required to serve occupational requirements. A degree of landscape and visual effects will therefore be anticipated or inevitable given the fact the site is changing from an open area to one that will accommodate employment development, but this change is consistent with the site's employment allocation, which was acknowledged within the Council's LVIA.

The applicant has sought to mitigate the landscape and visual effects as far as possible to ensure that the proposals would not appear imposing or overbearing. Through pre-application consultation with the Council, the proposed employment units have been positioned to the north of the site adjacent to the A27 boundary in order to provide a greater offset distance from the Solent Way cycle route, Broadmarsh Coastal Park and Farlington Marshes, which are considered to be of higher sensitivity. The proposals would include +5m high bund to the south and a +3m high bund to the west with a proposed woodland buffer to provide further visual screening from these directions.

"Given the sites topography (7.16m 15.20m) we require details on proposed cut and fill to understand final building heights in relation to the proposed levels as this will have a significant impact on any landscape mitigation strategy to soften the development into the landscape."

The topographical survey shows the existing site levels and is provided in Appendix 1 (Greenhatch dwg. 38147_T). The site is located within an area of former landfill therefore the proposals have sought to leave this in situ as far as possible. To ensure that the retained landfill will not give rise to any impacts on the surroundings, an enhanced capping layer or slab will be provided to make the land commercially viable as an employment allocation and to secure a betterment of the site in respect of potential contamination risks.

The landfill material is relatively close to the surface on both the eastern and western parts of the site, which means that areas of cut have been minimised. This means that forming a plateau on the western part of the site will need to be achieved by building lower parts with fill rather than a cut of the higher areas. If the site formation levels are to be achieved by additional areas of cut, this will lead to greater disturbance of landfill material which would then need to be taken offsite to an alternative landfill location, which is not considered to be sustainable.

The ground levels within the site have already been raised relative to its surroundings through the previous landfill operations. The levels across the site vary considerably but are generally around 10 - 11m AOD on the western section, with the car parking area and Harts Farm Way access being the lowest points on the site with levels around 7 - 9m AOD. The eastern part of the site is characterised by a mound with significant variations ranging between approximately 10 - 15m AOD where a greater volume of landfill waste has been placed.

As noted above, the landfill waste material is located at shallow depths, particularly to the east, where it is only 1m below ground level and as high as 13m AOD. To ensure that disturbance of the landfill material is minimised, and a sufficient capping layer provided, the slab levels need to be as proposed. This ensures minimal excavation works within the landfill zone as well as providing an allowance for suitable foundation depths for the loading dock areas, drainage and utilities. The construction of the piled buildings and external works, along with forming the new access road, also requires a good level of capping material to provide a safe working platform and foundation to provide support for the industrial operations within the site. Keeping the plateau's slightly elevated above the existing ground level will allow the capping layer to be placed without the requirement for excavation works into the landfill waste. In this regard, the proposed slab levels at +11.3m AOD to the west and 14m AOD to the east are not significantly elevated considering the requirement to provide a sufficient capping layer above the landfill waste.

The proposals will inevitably require ground engineering works to achieve the level plateau's within the site and to minimise the removal of waste material that would otherwise need to be exported to landfill. The proposed ground levels will need to be raised in some areas but will not be dissimilar to the existing levels on the western area of the site at +11.3m AOD and +14m AOD on the eastern area of the site. The proposed levels are necessary to ensure ground stability and sufficient capping of the landfill waste beneath and to accommodate the slab levels for the new employment units.

"We have concerns with the loss of vegetation to the north of the site as set out in the arb report. This will have an impact on the screening the development particularly given the promontory of the northern aspect of the site and the siting of the units at this highest point. Any landscape strategy should seek to enhance the existing boundary vegetation to soften the development and retain the existing landscape character."

The proposed ground engineering works to prepare the site for development and the capping layer would require a degree of vegetation removal to the north. However, approximately 25m width of woodland vegetation would remain to the north between the site and the A27 dual carriageway. In light of the landscape officers' concerns, the applicant has proposed additional woodland planting along the northern boundary to provide further visual screening as shown on the Indicative Landscape Masterplan within Appendix 2 (Pegasus dwg. P.21-1528_13_Rev A).

This additional woodland planting to the north of the site will provide further visual screening from the A27 dual carriageway and pedestrian bridge (LVIA Viewpoint 8) at closer proximity and also more distantly from Lower Road, Bedhampton (LVIA Viewpoint 9) as shown within the year 1 and 15 visualisations in Appendix 3. The northern elevations of the proposed employment units would remain partially visible although are not considered to be imposing or overbearing. The proposals would be further screened over time by the existing and proposed vegetation as this further matures as shown within Appendix 3.

"Given the applicants 3 no. indicative layouts we would suggest layouts 3 and 4 would be more appropriate as this would give the opportunity to reduce the units heights in relation to the sites."

The applicant has proposed three site layout options to provide flexibility for the future occupiers and market trends. However, the proposed maximum building heights would remain the same at approximately +29.8m AOD irrespective of the option brought forward. Please note that this figure was incorrectly referenced as +26.5m AOD within paragraph 3.4 of the LVIA. The key landscape and visual mitigation measures, including the bunds and woodland planting to the south and west of the site, are common to all the site layout options proposed as a development parameter for the outline application.

"The site should promote sustainable transportation and provide appropriate connectivity to the existing cycle network. Furthermore connections with the PROW to the east of the site should be explored."

Proposals for sustainable transport options are set out in the Transport Assessment in support of the application. The existing paths which connect Harts Farm Way to the Hermitage Stream PROW would be retained to allow access for the existing users and employees of the site.

Additional footpaths or other connections to the Hermitage Stream PROW are considered undesirable for the following reasons:

- The need to control movements on the site for security purposes. Occupiers within the development will require secure premises and additional links to the enclosed section of public footpath no. 30 following the Hermitage Stream to the east which would potentially increase the risk of trespass and criminal activity; and
- Any additional footpath connections to the east would lead to the loss of woodland and visual screening along the Hermitage Stream which is considered important for retention.

In any event, there are existing opportunities to access the site via sustainable modes including walking/cycle routes from Harts Farm Way to the south and west of the site. An additional footpath connection to public footpath no. 30 following the Hermitage Stream would not be significantly more convenient when compared to these other proposed routes.

It should be noted that the site is allocated for employment development and in order to develop the site to provide suitable employment premises to meet the Council's objectives for economic growth, extensive works to change the site levels and remove trees is required. The development proposed under this application seeks to optimise the use of the site by providing flexible employment units to meet occupational demands, particularly for units of the type and size indicated within the illustrative layout options.

We trust that this landscape response note provides further clarification and reassurance to the concerns raised by the Council's landscape officer on 24th March 2021. Please contact me if you have any further queries regarding these updates.

Yours Sincerely,



Rob French

Associate Landscape Architect

robert.french@pegasusgroup.co.uk

Direct Dial: 01285 886583

Mobile: 07557 285706

APPENDIX 1, SITE TOPOGRAPHY PLAN (GREENHATCH DWG. 38147_T)



Station Information:

Station	Easting (m)	Northing (m)	Level (m)
S1	470390.691	105661.592	6.205
S2	470297.348	105609.453	5.241
S3	470165.333	105557.167	5.407
S4	470065.339	105537.458	6.164
S5	469947.081	105530.414	8.510
S6	469904.846	105605.518	9.243
S7	469873.820	105655.852	10.737
S8	469921.317	105710.640	11.092

OS Note:

Some services may have been omitted due to parked vehicles.
The Ordnance Survey file is to be used as a guide only.

OS Buildings  Surveyed Buildings 

This survey has been orientated to the Ordnance Survey (O.S.) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:		
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC
	General	IC

1	23/10/20	OS mapping added	TS	GH8747
Rev	Date	Description	Drawn	Ref



- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR
Tel (01332) 830044 Fax (01332) 830055
admin@greenhatch-group.co.uk
www.greenhatch-group.co.uk

St Albans Unit B, The Courtyard Alban Park St Albans Hertfordshire AL4 6LA t. (01727) 854481	Newcastle 24 Riverside Studios Armelthor Road Newcastle Bus Park Newcastle-U-Tyne NE4 7YL t. (01912) 736391	London 27, Cornwall Terrace Mews Regents Park London NW1 3LL t. (02072) 241806
---	--	---

CWC
Clowes Developments

PROJECT

**Harts Farm Way
Havant
PO9 1HS**

Topographical Survey

SCALE A1@ 1: 1000	DATE 12/10/20
-----------------------------	-------------------------

DRAWN TS	QUALITY REF GH8747
--------------------	------------------------------

Level datum	See note
Grid orientation	See note

Job number	38147
------------	-------

Drawing No.	Rev.
38147 T	1

Comments	
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.	

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

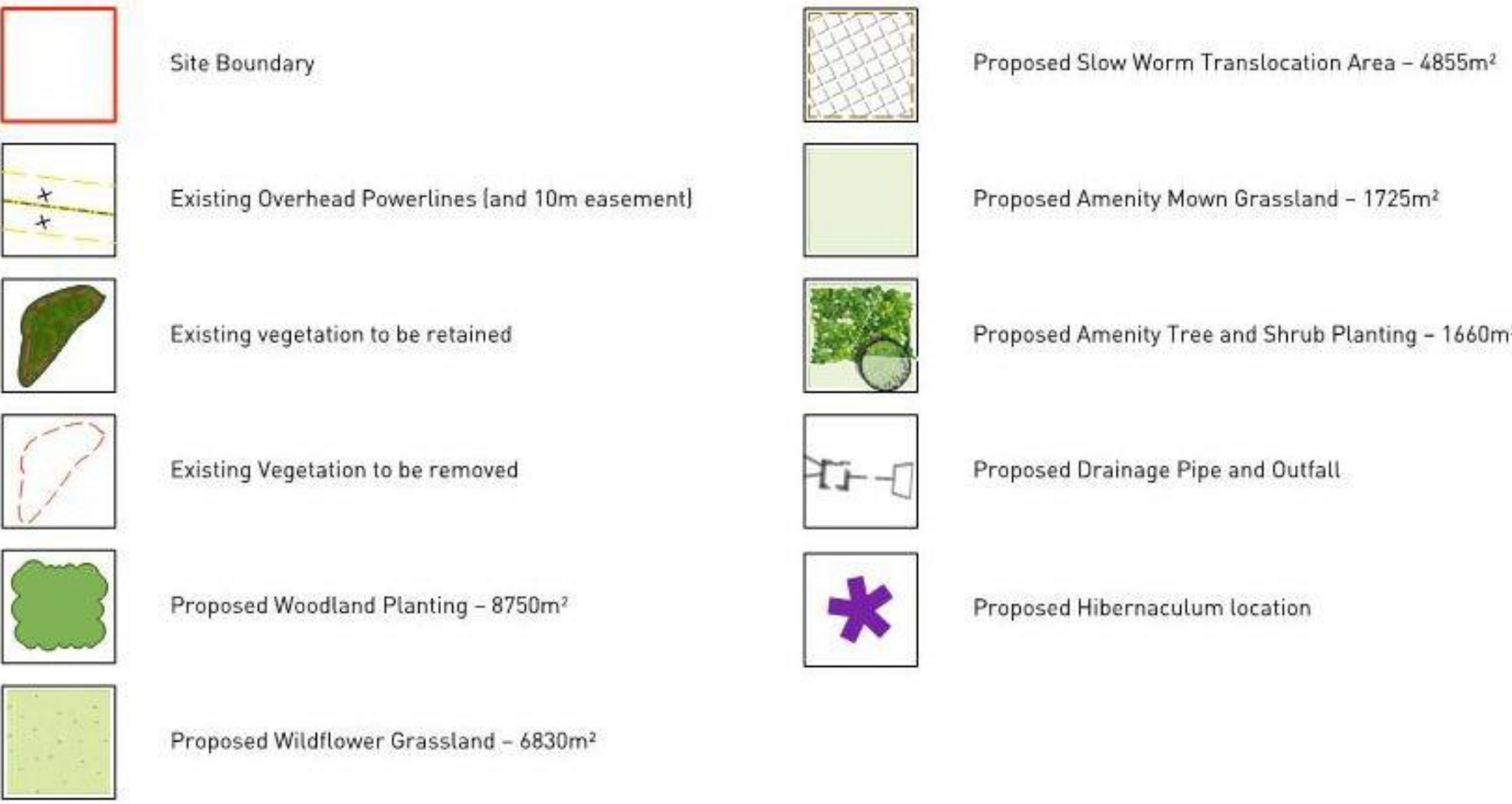
Notes:

1. *Journal of Management Studies*, 1990, 27, 1, 1-14.

**APPENDIX 2, UPDATED INDICATIVE LANDSCAPE MASTERPLAN
(PEGASUS DWG. P.21-1528_13_REV A)**



Key



Indicative Planting Schedule

Woodland Buffer Planting – Outline Specification and Approximate Growth Rates										
Species	Common Name	Percentage	Size (cm)	Height (m) Year 1	Height (m) Year 5	Height (m) Year 10	Height (m) Year 15	Height (m) Year 20	Mature Height	
Acer campestre	Field maple	5	SS (300-350)	3.5	6	8.5	11	12		
Acer campestre	Field maple	5	ST (250-300)	3.0	5.5	8	10.5	12		
Acer campestre	Field maple	5	F (125-150)	1.5	4	6.5	9	12		
Alnus glutinosa	Alder	5	SS (300-350)	3.5	6	8.5	11	20		
Alnus glutinosa	Alder	5	ST (250-300)	3.0	5.5	8	10.5	20		
Alnus glutinosa	Alder	5	F (125-150)	1.5	4	6.5	9	20		
Acer pseudoplatanus	Sycamore	5	EL (200-250)	2.5	5	7.5	10	20+		
Acer pseudoplatanus	Sycamore	10	F (125-150)	1.5	4	6.5	9	20+		
Crataegus monogyna	Hawthorn	10	F (125-150)	1.5	3	3	3	3		
Corylus avellana	Hazel	10	T (1+1 40-60)	0.6	3.1	4	4	4		
Euonymus europaeus	Spindle	2	BR (60-80)	0.8	3.3	5.8	8.3	9		
Prunus spinosa	Blackthorn	3	BR (60-80)	0.8	3.3	5.8	8.3	5		
Quercus cerris	Turkey Oak	5	ST (250-300)	3.0	5.5	8	10.5	20+		
Quercus robur	Common Oak	10	F (125-150)	1.5	4	6.5	9	20+		
Rosa canina	Dog Rose	2	BR (60-80)	0.8	2	2	2	2		
Salix caprea	Goat Willow	10	BR (60-80)	0.8	3.3	4.0	4.0	4.0		
Viburnum opulus	Gelder Rose	3	BR (60-80)	0.8	3.0	3.0	3.0	3.0		

Amenity Groundcover Planting						
Species	Height/ spread cm	Pot size (litres)	Habit	Mix no. of Breaks	No. per sqm	Mature Height (m)
Bergenia Silberlicht	-	2	-	-	4	0.5
Carex elata	-	2	-	-	5	0.7
Ceanothus Blue Mound	30-40	3	Bushy	5	3	0.7
Cornus Kelsyi	30-40	2	-	3	4	0.5
Cornus sanguinea	40-60	3	Branched	4	3	1.5
Cornus 'Midwinter Fire'	40-60	3	Branched	4	3	1.5
Potentilla fruticosa	20-30	3	Bushy	3	4	0.7
Rosa Kent	30-40	3	Bushy	5	3	0.5
Rhus typhina	80-100	5	Branched	3	2	3.0
Symphoricarpos x chenaultii 'Hancock'	30-40	3	Branched	5	3	1.5
Viburnum tinus 'Eve Price'	30-40	3	Bushy	3	4	1.0

Emorsgate EM10 Tussock Grassland Mix

%	Latin name	Common name
0.3	Arctium minus	Lesser Burdock
2	Centaurea nigra	Common Knapweed
2.2	Centaurea scabiosa	Greater Knapweed
2.6	Daucus carota	Wild Carrot
2	Dipsacus fullonum	Wild Teasel
0.6	Filipendula ulmaria	Meadowsweet
1.6	Galium album - (Galium mollugo)	Hedge Bedstraw
1	Geranium pratense	Meadow Crane's-bill
2	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
1	Pastinaca sativa	Wild Parsnip
0.2	Pimpinella major	Greater Burnet-saxifrage
1	Prunella vulgaris	Selfheal
1	Silene dioica	Red Campion
1	Silene vulgaris	Bladder Campion
0.5	Torilis japonica	Upright Hedge-parsley
1	Vicia cracca	Tufted Vetch

Grasses

%	Latin name	Common name
2	Alopecurus pratensis	Meadow Foxtail (w)
16	Cynosurus cristatus	Crested Dogstail
16	Dactylis glomerata	Cocksfoot (w)
4	Deschampsia cespitosa	Tufted Hair-grass (w)
24	Festuca rubra	Strong-creeping Red-fescue
2	Holcus lanatus	Yorkshire Fog
10	Schedonorus arundinaceus - (Festuca arundinacea)	Tall Fescue (w)
6	Schedonorus pratensis (Festuca pratensis)	Meadow Fescue



1. Grasscrete



2. Meadow Grassland



3. Wildflowers



4. Bund Planting



5. Woodland Planting



6. Native Tree Planting



7. Butterfly



8. Bird Boxes



9. Amenity Groundcover



10. Amenity Groundcover



11. Amenity Groundcover



12. Small Trees



13. Ornamental Grasses



14. Herbaceous Groundcover



15. Evergreen Groundcover



16. Seating



17. Priora Charcoal Paving



18. Cyclestand

Revisions:
First Issue: 22/02/2021 JN
A- (26/03/2021 JN) Additional area of woodland to the northern boundary.

Indicative Landscape Masterplan

Harts Farm Way, Brockhampton West, Havant

Client: Clowes Developments (UK) Ltd

DRWG No. P21-1528_13 Sheet No. REV: A

Drawn by: JN Approved by: RF

Date: 26/03/2021

Scale: 1:1000 @ A1



**APPENDIX 3, VISUALISATION FOR LVIA VIEWPOINT 9, LOWER ROAD,
BEDHAMPTON (EXISTING VIEW, WIRELINE, YEAR 1 AND 15
VISUALISATIONS)**



Camera make & model - Canon 5D Mark III
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 22/06/2020 @ 16:02
Approximate OS grid reference - 470072, 106260

Viewpoint height (AOD) - 8m
Distance from site - 444m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 3
Horizontal Field of View - 75°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 841 x 297 / 820 x 240





Camera make & model - Canon 5D Mark III
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 22/06/2020 @ 16:02
Approximate OS grid reference - 470072, 106260

Viewpoint height (AOD) - 8m
Distance from site - 444m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 3
Horizontal Field of View - 75°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 841 x 297 / 820 x 240

NOTES:
The proposed woodland buffer planting would contain a mixture of Select Standards (3.0 - 3.5m height), Standards (2.5 - 3m height), Extra Light (2.0 - 2.5m height), Feathered (1.25 - 1.5m height) and Whip (0.6 - 0.8m height) native planting stock of varying specifications and percentage composition. Based upon an assumed growth rates of 0.5 metres per annum subject to contract maintenance and optimal soil conditions, the maximum planting heights for visual screening are anticipated to be:

- Year 1 = 3.5 metres height
- Year 5 = 6.0 metres height
- Year 10 = 8.5 metres height
- Year 15 = 11.0 metres height

VIEWPOINT 9 - PHOTOMONTAGE (YEAR 1)
View from Lower Road, Bedhampton



Camera make & model - Canon 5D Mark III
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 22/06/2020 @ 16:02
Approximate OS grid reference - 470072, 106260

Viewpoint height (AOD) - 8m
Distance from site - 444m
Projection - Cylindrical
Sheet Size - A1

Visualisation Type - Type 3
Horizontal Field of View - 75°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 841 x 297 / 820 x 240

NOTES:
The proposed woodland buffer planting would contain a mixture of Select Standards (3.0 - 3.5m height), Standards (2.5 - 3m height), Extra Light (2.0 - 2.5m height), Feathered (1.25 - 1.5m height) and Whip (0.6 - 0.8m height) native planting stock of varying specifications and percentage composition. Based upon an assumed growth rates of 0.5 metres per annum subject to contract maintenance and optimal soil conditions, the maximum planting heights for visual screening are anticipated to be:

- Year 1 = 3.5 metres height
- Year 5 = 6.0 metres height
- Year 10 = 8.5 metres height
- Year 15 = 11.0 metres height

VIEWPOINT 9 - PHOTOMONTAGE (YEAR 15)
View from Lower Road, Bedhampton