

# Supplementary Information

HAVANT BOROUGH COUNCIL  
PLANNING COMMITTEE  
THURSDAY, 28TH APRIL, 2022

Please note that the attached supplementary information was unavailable when the agenda was printed.

## Agenda No    Item

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|-------------|--|--------------|
| <b>5(a)</b> | <b>APP/21/00189 - Brockhampton West, Harts Farm Way, Havant</b>  | <b>1 - 6</b> |
|             | Proposal:    Outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) 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. All matters are reserved except the means of access to the site. |              |

[Additional Documents](#)

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**Deputation on behalf of Havant Climate Alliance and Friends of the Earth  
to HBC Planning Committee on 28<sup>th</sup> April 2022  
re the Outline Planning Application 21/00189  
for the development of Brockhampton West**

We object to this application.

There are arguments for this site to remain in its present green state. That is not only for recreational purposes. For brent geese and waders, this is recorded as a low use site, but as other sites of functional importance to the SSSIs of Langstone and Chichester Harbours are being lost to development, this might have increased in importance. The birds prefer large open fields for feeding and roosting which this could provide. This view is supported by the Council's Ecologist and the RSPB. It is our opinion that, like ancient woodland, such sites once gone cannot be replaced. The proposed financial contribution to other BGW sites will not adequately compensate.

Some of the Councillors may have heard a presentation from Beth Howden, an environmental scientist. She highlighted the risks contained in landfill sites from toxic material leaching into the surrounding environment, air and watercourses. There are high risks associated with disturbing such landfill with the intrusive development proposed. As well as asbestos and ammonium nitrate, Environmental Health also note mercury, polybrominated diphenyl ethers (PBDE) and nonylphenol being found in the Hermitage Stream and Langstone Harbour with the landfill being the likely source.

We previously said that if there is to be any development of the site, a Solar Farm might be a solution since it involves minimum intrusion into the landfill. The existing grassland can be left in place. There are good examples of this on other landfill sites in the UK.

If however, permission is given for the proposed development it should be strictly subject to conditions.

The Environment Agency has highlighted the importance of an effective remediation strategy. Because of potential risks to the environment and public health from working on this landfill, there are detailed plans for the decontamination and preparation of the site prior to the proposed development and the subsequent use of piling. The requirement for a "watching brief" is noted. One would want re-assurance that this will not just rest with the developer but that a suitably qualified officer will be employed by a public agency e.g. the Council or the Environment Agency, to ensure that all work, both remediation and subsequent construction is carried out with maximum safety.

We agree that prior to the commencement of development a detailed Ecological Mitigation, Compensation and Enhancement Strategy must be submitted and agreed as well as a CEMP.

A number of bat species use the site, as well as birds and other wildlife. Landscaping and biodiversity proposals include removing lower quality trees around the perimeter and replanting, with a long term plan to increase tree cover. But this will cause a loss of CO2 sequestration for a number of years, until young trees reach maturity, as well as damage to wildlife corridors and biodiversity in the interim. Existing trees, shrubs and vegetation around the perimeter should be left in place but enhanced with new planting of native species to improve overall cover.

We agree with the Ecologist that species rich semi-improved grassland on the site should be removed and reused as much as possible within the landscaping proposed. Slow worms must be collected and removed to a suitable habitat. More could be done to embed biodiversity into the planned buildings with bird and bat boxes.

Buildings should be of low carbon design, built to the highest BREEAM standards. Where roofs are south, or even east and west facing, they could support solar pv panels to maximise electricity generation. (Green roofs might be considered on north facing ones).

There should be sufficient EV charge points in the parking areas to provide for all vehicles using the site in future being electric.

We support the enhancement of walking and cycling routes along and to Harts Farm Way.

Patricia Brooks

**Brockhampton West.**

Panning meeting 28<sup>th</sup> April 2022.

The application site is part of the Broadmarsh Coastal Park and if you look at the Ordnance Survey mapping, part is a playing field. A large part of the Broadmarsh Coastal Park at 40 Acres is currently being developed with housing.

I was concerned when the agreement was made to sell the site that the land was just described as a former landfill site with no reference to open space or a playground. It took me nearly six months to get a response from Planning at Havant BC when I contacted them for further information and only finally received reply after making a complaint.

From 2004 to 2012 when I retired I represented the four wards in the Leigh Park area and also Bedhampton on Hampshire County Council. During that time I had considerable involvement in the Broadmarsh Coastal Park as the plans for the Teardrop Junction was being drawn up and later constructed.

The information in the papers states that the playing fields fell out of use about 1999. In fact it was in use for football with a Portaloo on site until the land was used from 2005 as a depot for the contractor during constructing the Teardrop Junction.

In order to set up a compound for the contractor a secure gate was installed at the access to the open space. The junction was completed in 2007 and the contractor used the site for a while after this undertaking some work on the local HBC car park. After they vacated the site the security gate remained as a barrier in place and the site was no longer accessible by car and not used for sport.

Para 9 of the NPPF sets out that: open space.....including playing fields should not be built on unless **A. an assessment has been undertaken which clearly shows the open space is surplus to requirements or B that that it should be replaced.** I could not find any evidence of an assessment being undertaken and a decision made that it was no longer a playing field.

The **Feasibility Study for Employment Development at Brockhampton West** published in 2012 commissioned by Havant BC appears to disregard the playing field because it did not comply with walking distance standards set by HBC more than 5 minutes walking distance from a dwelling.(Open Space 3.7)

Page 34 of the Feasibility study quotes PPG17 The Open Space Assessment describing the site as an multi-functional green space Section. 3.7 of the study talks of mitigation to offset any loss of green space (specifically a natural green space) and classified as high quality and high value.

6.4 : Of the Feasibility Study: Loss of some or all of the open space can be overcome by improving the quality and accessibility of other open space in the area or retain other areas of this site.

7.56 : As to mitigation and compensation measures there would be secured a legal agreement to ensure improvement to Broadmarsh Coastal Park or elsewhere if found appropriate. It is not clear what these compensation measures will be.

Against a background of hundreds of new homes at 40 Acres and at Lower Road Bedhampton and possibly hundreds more at Campdown in Purbrook good quality open space will be lost at Broadmarsh. 40 Acres which was part of the Broadmarsh Coastal Park is already being developed and this proposal will remove another large section of the Coastal Park. I appreciate the need for employment space but the cumulative impact must be considered and not just here but across the Borough and I feel will not result in Ecological Gain.

Increasing population will require open space and the Borough but already has a deficit. More people visiting a smaller area will lead to disturbance.

I am concerned that I could not find much clarity in the committee papers regarding Mitigation, Compensation and Enhancement and wonder if it is even possible to compensate for the loss of this open space.

If you are minded to approve the planning application this evening could you please consider including the **condition** very clearly set out on **page 99 of Appendix R** by Havant's Ecologist.

The Ecologists **PROPOSED CONDITION** includes a detailed **Ecological Mitigation and Compensation and Enhancement Study**. SEE Appendix R on page 99.

Please also include in the Conditions a Construction Environment Management Plan.

Ann Buckley

Dear Planning Committee,

I am the agent for the application and I am writing on behalf of Clowes Developments UK, who are the owners of the former landfill site at Harts Farm Way who purchased the site at the beginning of 2021 to develop the site and bring forward new employment units as quickly as possible.

The site is reclaimed land that was used as a landfill site in the 1990's and is allocated for employment development in the adopted Development Plan.

This application has been the subject of pre-application discussions with officers at the Council, the Highway Authority, National Highways and also Natural England.

A number of studies have been undertaken to assess the potential impacts of development, including full ecology surveys, extensive work on the potential risks of working with the landfill material as well as extensive highway modelling work to assess the A27 and Teardrop and Rusty Cutter Junctions.

Where any potential impacts were identified, solutions have been proposed to mitigate impacts or provide a betterment. In summary, in addition to the new employment units, the development will provide the following:

#### Landscape and Visual Impact

- Landscape bunds of 3 and 5 metres in height around the western and southern boundaries;
- Additional tree planting around the site boundaries to supplement retained trees;
- Screening of the development so that within 15 years of construction the new buildings will have significant screening, particularly when viewed across Langstone Harbour.

#### Highways

- A new signalised Toucan Crossing across Harts Farm Way for cyclists and pedestrians;
- A new shared pedestrian/cycle path along the north side of Harts Farm Way, both of which will be provided by the applicant at their cost.

#### Ecology, Solent Waders and Brent Geese

- Measures to sustain wildlife including a slow worm habitat area and bird boxes;
- A financial contribution of £159,176.70 calculated in accordance with the Solent Wader Mitigation Strategy to offset the loss of the part of the site (measuring 4.47 Ha) classified as low use.

#### Contaminated Land

- Cut and Fill approach to minimise the removal of landfill material, reducing the disturbance of waste at the site and minimising the need to use other landfill facilities;
- Controls during the construction phase to manage any risks of moving landfill material;
- Monitoring during the construction phase to identify any issues with the earthworks;
- Provision of impermeable area across a large part of the site to cap it and reduce filtration of rainwater into the landfill material;
- Provision of a sealed surface water drainage system that will store rainwater before release in a controlled manner into the Hermitage Stream;
- Ground Gas Protection Measures.

There is significant occupational demand from within Havant and the wider South Hampshire Region for modern, energy efficient employment units, in high-quality and accessible locations such as this, however not enough sites are coming forward to meet this demand.

Businesses are therefore finding it hard to expand and are looking further afield for new premises that meet their requirements. If insufficient land is available to provide new premises, then local businesses may have to relocate outside the Borough if their needs can't be met in Havant and new jobs and investment created by companies who want to come to Havant won't be realised.

The proposals will provide the type of modern units that are in demand and their proposed design is based on occupier requirements and knowledge of the commercial development sector. Clowes Developments and Michael Sparks Associates have extensive experience of warehouse and industrial development across the UK and the design of the buildings and their dimensions are consistent with similar, modern employment units elsewhere.

The use of employment units such as these are based on volume as much as floorspace and the proposals optimise development of the site so that best use is made of a scarce land resource.

Throughout the determination of this application, we have taken account of the comments raised and amended the proposal where required, to ensure that the development meets local and national planning policy requirements. The development will optimise use of the site to help meet employment needs in a way that respects the surroundings and addresses planning policy.

Granting permission for this application will therefore help realise the Council's long term objectives of providing sufficient land for local businesses wanting to expand or new businesses wanting to come to the Borough and make use of a site that has been allocated, yet undeveloped, for the last 8 years.

Thank you,

Matthew Thomas

**Partner – Head of Planning**  
**Michael Sparks Associates**