

HAVANT BOROUGH COUNCIL
CIVIC OFFICES
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SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Crellin (Chairman)

Councillors Bowdell, Fairhurst, Linger, Milne, Moutray, Richardson, Scannell and Weeks

Relevant Ward Councillors: Councillors Pike, Payter and Munday

Meeting: Site Viewing Working Party

Date: 5 January 2023

Time: 1.30 pm

Will Members please meet in the Public Service Plaza's Reception and remember to bring reflective waistcoats/coats and wear appropriate footwear.

Members not on the Working Party are invited to meet with the Working Party onsite for applications within their wards or of general interest. Members intending to meet the Working Party onsite or wish to speak to me during the meeting of the Working Party are requested to contact me on 02392 446232.

Councillors are reminded that visits to sites/neighbouring land can only be undertaken with the agreement of the landowner(s) concerned. If such agreement is not forthcoming the Planning Committee will need to rely on the report of the Officers authorised to gain entry under s324 of the Town and Country Planning Act 1990 and s88 of the Listed Buildings Act as these Acts do not automatically give the SVWP the right to enter private property. Councillors and Officers should also remember that when undertaking a site inspection on private property that they should be aware of this fact and care should be taken not to interfere with or damage any property. If a Councillor wishes to take photographs from the application or a third party site he or she should, as a matter of courtesy, seek the consent of the landowner. As Site Viewing is a meeting of the Council, Councillors and Officers are reminded that they should conduct themselves

accordingly while on site.

If any member needs to get in touch with the Working Party during the meeting they can be contacted on 07966 491886.

The business to be transacted is set out below:

Tuesday 3 January 2023

Contact Officer: Mark Gregory 023 92446232
Email: mark.gregory@havant.gov.uk

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1 Apologies	
2 Minutes	1 - 2
To approve the minutes of the Site Viewing Working Party held on 8 December 2022.	
3 Declarations of Interests	
4 Site Visits	
4a APP/22/00172 - Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA	3 - 30
Proposal:	Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.

Extract From the Council's Constitution, Part Four, Section D, Councillors' Planning Code of Conduct

7 Site Visits/Inspections

- 7.1 Do try to attend site visits organised by the Council where possible.
- 7.2 Don't request a site visit unless you feel it is strictly necessary because:
 - 7.2.1 particular site factors are significant in terms of the weight attached to them relative to other factors or the difficulty of their assessment in the absence of a site inspection; or
 - 7.2.2 there are significant policy or precedent implications and specific site factors need to be carefully addressed.
- 7.3 Do ensure that you report back to the Committee any information gained from the site visit that you feel would benefit all members of the Committee
- 7.4 Do ensure that you treat the site visit only as an opportunity to seek information and to observe the site.
- 7.5 Do ask the officers at the site visit questions or seek clarification from them on matters which are relevant to the site inspection.
- 7.6 Don't hear representations from any other party, with the exception of the Ward Councillor(s) who should focus only on site factors and site issues. Where you are approached by the applicant or a third party, advise them that they should make representations in writing to the authority and direct them to or inform the officer present.
- 7.7 Don't express opinions or views.
- 7.8 Don't enter a site which is subject to a proposal other than as part of an official site visit, even in response to an invitation, as this may give the impression of bias unless:
 - 7.8.1 you feel it is essential for you to visit the site other than through attending the official site visit;
 - 7.8.2 you have first spoken to the Development Control Manager about your intention to do so and why (which will be recorded on the file); and
 - 7.8.3 you can ensure you will comply with these good practice rules on site visits.

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 8 December 2022

Present

Councillor: Crellin (Chairman)

Councillors: Weeks

Other Councillor(s):
Councillors

Officers: Mark Gregory, Democratic Services Officer
Steve Weaver, Development Manager
David Eaves, Principal Planning Officer
Lesley Wells, Principal Planning Officer

14 Apologies

Apologies for absence were received from Councillors Fairhurst and Richardson.

15 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 24 November 2022 were agreed as a correct record and signed by the Chairman.

16 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

17 APP/21/00678 - Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant

Proposal: Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17, 18 and 19 (archaeology); 21 and 32 (lighting).

The site was viewed at the request of the Executive Head of Place.

The Working Party received a written report by the Executive Head of Place.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Planning Committee:

18 APP/21/01207 - Land adjacent to, Cooperative Society, 13 Middle Park Way, Havant

Proposal: Demolition of 8 no. garages and erection of a 2 storey building to provide 4 no. 1 bed flats

The site was viewed given a request from a ward councillor that this application be referred to the Planning Committee.

The Working Party received a written report by the Executive Head of Place.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Planning Committee.

RESOLVED that, based on the site inspection and information available at the time, no additional information be provided to the Planning Committee:

The meeting commenced at 1.03 pm and concluded at 2.25 pm

.....
Chairman

1000 has recently been demolished);

- The central section, which contains office buildings, a data centre and acts as an amenity core for the park (including a nursery); and
- The southern section, which is predominantly parking, with re-development of industrial units currently taking place to the south-western part.

- 1.5 In relation to the site's surroundings, the park is located in a mainly commercial area as set out below:

South:

To the south is a commercial business development off Penner Road including Luxor Park and Pyramid Park. These are large business units of modern design and a variety of sizes with parking servicing the developments. Further south of this commercial development is open land leading to Langstone Harbour.

West:

To the west are a variety of commercial business premises fronting Southmoor Lane and Brookside Road. There are also a small number of residential properties in Brookside Road. Further West is Budds Farm sewerage works.

North:

To the north of the site runs footpath 50 with the A27 west bound slipway from the Langstone roundabout and the A27 dual carriageway beyond. Footpath 51 runs north from the northeast corner of the site towards Havant Town Centre, Solent Road and Havant bus and train stations.

East:

To the east of the site is footpath 51 and the Langbrook River, there are also trees to the south-eastern part of the site boundary. Beyond these features are the Premier Inn and the Langbrook Public House/Restaurant to the north-east of the application site. To the southern part of the eastern side of the site are residential properties in Brookmead Way and Langbrook Close.

2 Proposal

- 2.1 The proposal is an Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii) /B2 /B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. With all matters reserved except Access.

- 2.2 With regards the primary Use Classes referred to:

- E(g)(i) – (iii) – relates to (i) an office to carry out any operational or administrative functions, (ii) the research and development of products or processes, or (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit
- B2 - Use for the carrying on of an industrial process other than one falling within the uses described in Class E
- B8 - Use for storage or as a distribution centre

The ancillary Use Classes referred to comprise:

- E(b) - for the sale of food and drink principally to visiting members of the public

- where consumption of that food and drink is mostly undertaken on the premises
- E(d) - for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public
- E(f) - for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

2.3 As stated above the application is in outline with all matters except for access to be subject to the Reserved Matters application stage. Nevertheless, in order to demonstrate how the development could be provided on site the following plans have been provided with the application:

Indicative Master Plan,
 Parameter Plans (including Access, Development Plots, Building Height and indicative phasing),
 Landscape Framework Strategy,
 Landscape General Arrangement,
 Indicative Site Sections

In addition, the following documents and information have also been submitted setting out the potential impacts and opportunities resulting from the proposed development and how they are proposed to be addressed:

Planning Statement
 Design and Access Statement and Principles Document
 Masterplan Noise Assessment
 Air Quality Assessment
 Land Quality Assessment (including Geo-Environmental findings, Hydrogeology and Groundwater Vulnerability, Hydrology, Flood Risk and Flood Mapping, Site Sensitivity and Soil Chemistry)
 Preliminary Ecological Appraisal
 Bio-diversity Net Gain Assessment
 Utilities Statement & Strategy
 Existing Conditions Summary Report (including Existing Buildings Assessment)
 Odour Technical Note
 Heritage Statement
 Statement of Community Involvement
 Transport Assessment
 Framework Travel Plan
 Sustainability and Energy Statement
 Flood Risk Assessment & Outline Drainage Strategy Report
 Economic Benefits Statement

2.4 The current proposal would result in the phased demolition of existing buildings and the erection of new flexible use employment floorspace and associated works. It is important to note that this is an outline application with all matters reserved excepting access, this means that if outline planning permission is granted there will be a Reserved Matters stage where, for example, the detailed designs of the proposed buildings would be considered. Notwithstanding this, the application is accompanied by a suite of information seeking to set the parameters for the future development and these need to be considered at outline stage to assess the likely impact of the development on the character and appearance of the area and to provide a framework for conditions to guide future Reserved Matters submissions if consent is granted. The submitted information includes the Design and Access Statement and Principles Document, an Indicative Master plan, Proposed Building Heights, Indicative Plots and floorspace.

2.5 The Design and Access Statement and Principles Document (D&AS&PD) is particularly important in setting out the type of development envisaged and provides the following main points in terms of the future development:

Vision

The following principles have been set to inform the vision for the park:

- *Deliver high quality modern flexible employment floor space for a range of uses (including research and development, technology and clean logistics)*
- *Consideration of current trends moving away from large scale office development due to COVID-19*
- *Deliver a range of building sizes to attract a broad range of users to enhance vitality*
- *Delivery of attractive high quality employment buildings with excellent sustainability credentials targeting BREEAM Excellent and EPC A+ ratings*
- *Deliver an integrated welcoming public realm, with amenity space, soft landscaping, lighting and improved connectivity along with biodiversity enhancements*
- *Improve site wide legibility /wayfinding*
- *Rationalisation of existing car parking provision and re-location of car parking adjacent to building entrances*
- *Creation of high quality work spaces*
- *Managed site access prioritising service access from Brookside Road*
- *Development of complimentary support services such as an amenity hub incorporating café, gymnasium & outdoor amenity space to facilitate occupier and community wellbeing*
- *Creation of a coherent park with a sense of place*

2.6 The (D&AS&PD) sets out the following in terms of Height and Massing (summary):

- *Existing buildings generally 9m to 15.6m in height – majority of buildings such as B1000, B4000 & B7000 are built on raised platforms elevating buildings above general topography.*
- *Site bordered on northern and eastern boundaries by extensive mature landscape buffers mitigating scale of existing buildings.*
- *Site would be developed with range of buildings of various sizes with largest of proportion and mass commensurate to that of existing buildings on site.*
- *Larger buildings set back from site boundaries to reduce scale and mass, mitigating impact on wider area.*

- *Max building heights – Plot A 15.8m
Plot B 12m
Plot C 15.8m*
- *Plot A (South-east part of the site)
Potential for development of larger single building of a scale/mass commensurate to the existing building stock*
- *Plot B (east part of the site)
Buildings in this area would have a maximum height of 12m*
- *Plot C (Northern Part of the Site)
Potential to develop buildings with a scale and mass that is commensurate with the existing buildings but separated by landscaping, car parking and service yards which will reduce the visual mass of development through the creation of space between the built form. It is anticipated that the development of Plot C will be phased and deliver a number of varying sized buildings.*

In summary it is stated that:

Proposed building heights range from 12m to 15.8m which is commensurate with the existing building accommodation and sympathetic to the surrounding context.

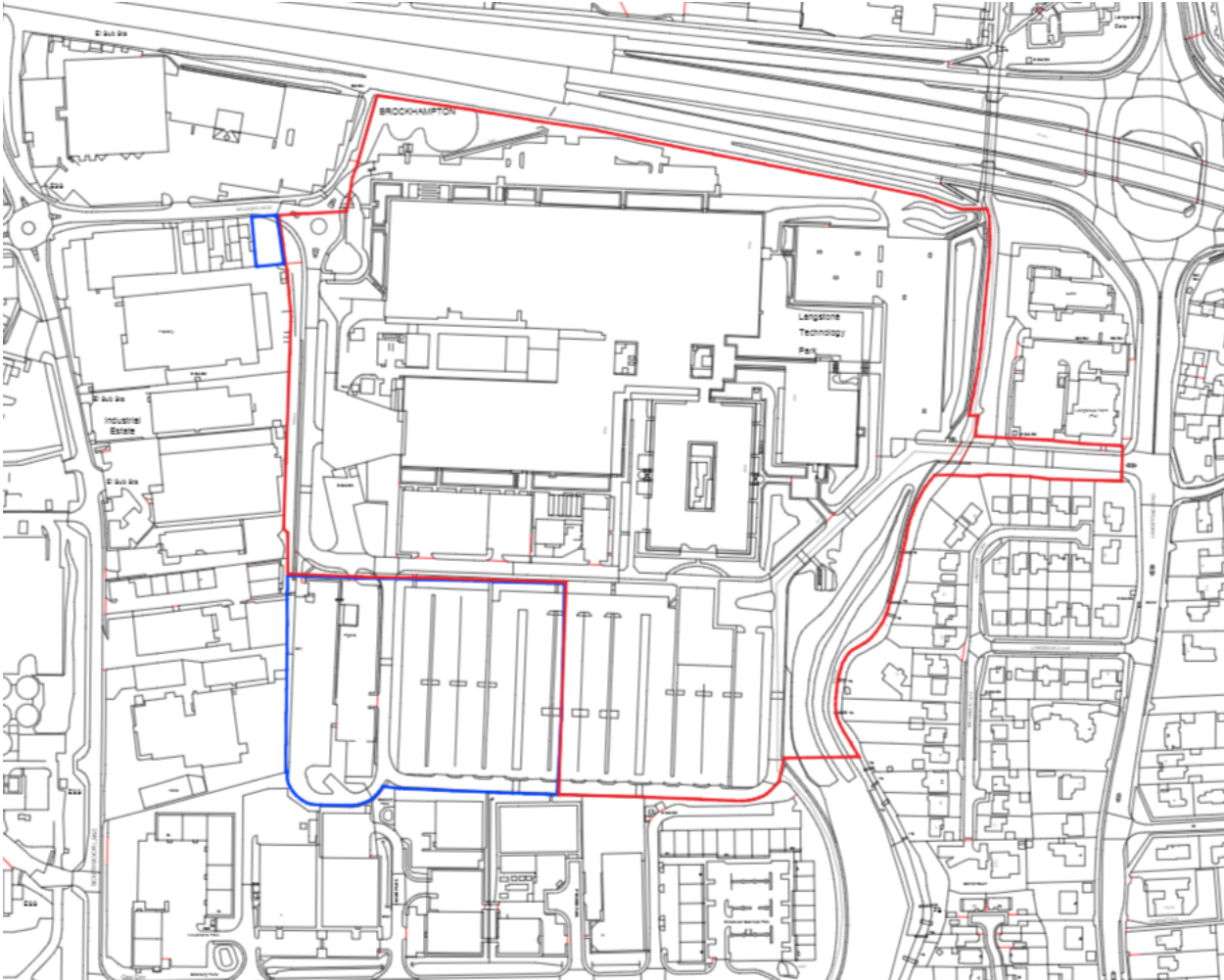
3. Conclusion

- 3.1 In conclusion, this Briefing Note is intended to provide members with an outline of the proposed development at Langstone Technology Park in advance of the Site Viewing Working Party visit. A full Officers Report will be available for consideration in line with the Council's Planning Committee Procedures in due course.

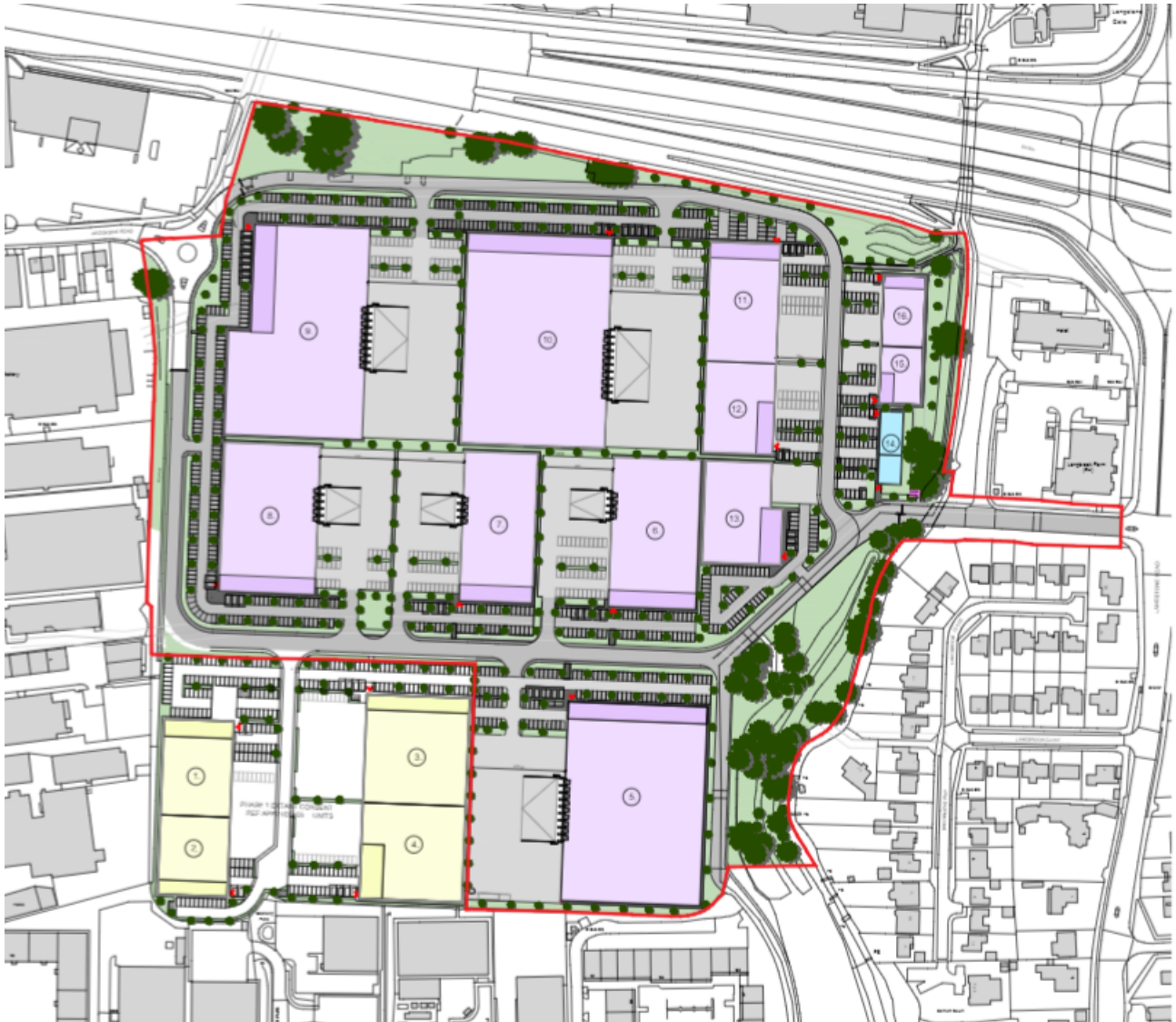
4. Appendices

- (A) Location Plan
- (B) Indicative Master Plan
- (C) Indicative Plot Development Plan
- (D) Proposed Building Heights
- (E) Indicative Phasing Plan
- (F) Proposed Development Access Plan
- (G) Landscape Framework Strategy
- (H) Existing and Proposed Site Sections
- (I) Landscape Mitigation Sections
- (J) Landscape Mitigation Option
- (K) Indicative Drainage Strategy

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BUILDINGS TO HAVE FLEXIBLE USE CLASSES, E CLASS RESEARCH & DEVELOPMENT, LIGHT INDUSTRY, B2 & B8

CAR PARKING BASED ON A MAXIMUM OF 1 PER 45m² (HIGH TECH, R&D, LIGHT INDUSTRY) GENERALLY

UNIT 5 CAR PARKING PROVIDED AT 1 PER 90m² (B8).

BUILDINGS 9 & 10 CAR PARKING PROVIDED BETWEEN 1 PER 45m² & 1 PER 90m²

ACCESSIBLE CAR PARKING PROVIDED AT 5%, EVC PROVIDED 10% MINIMUM ACTIVE & 20% PASSIVE

UNIT 14 SINGLE STOREY AMENITY FACILITY AND OUTDOOR SEATING (3,000m² GYM, 2,000m² CAFE), PARKING PROVIDED AT 1 PER 14M² MAX

AMENITY HUB (CAFE / GYM)



FLEXIBLE USE EMPLOYMENT SPACE



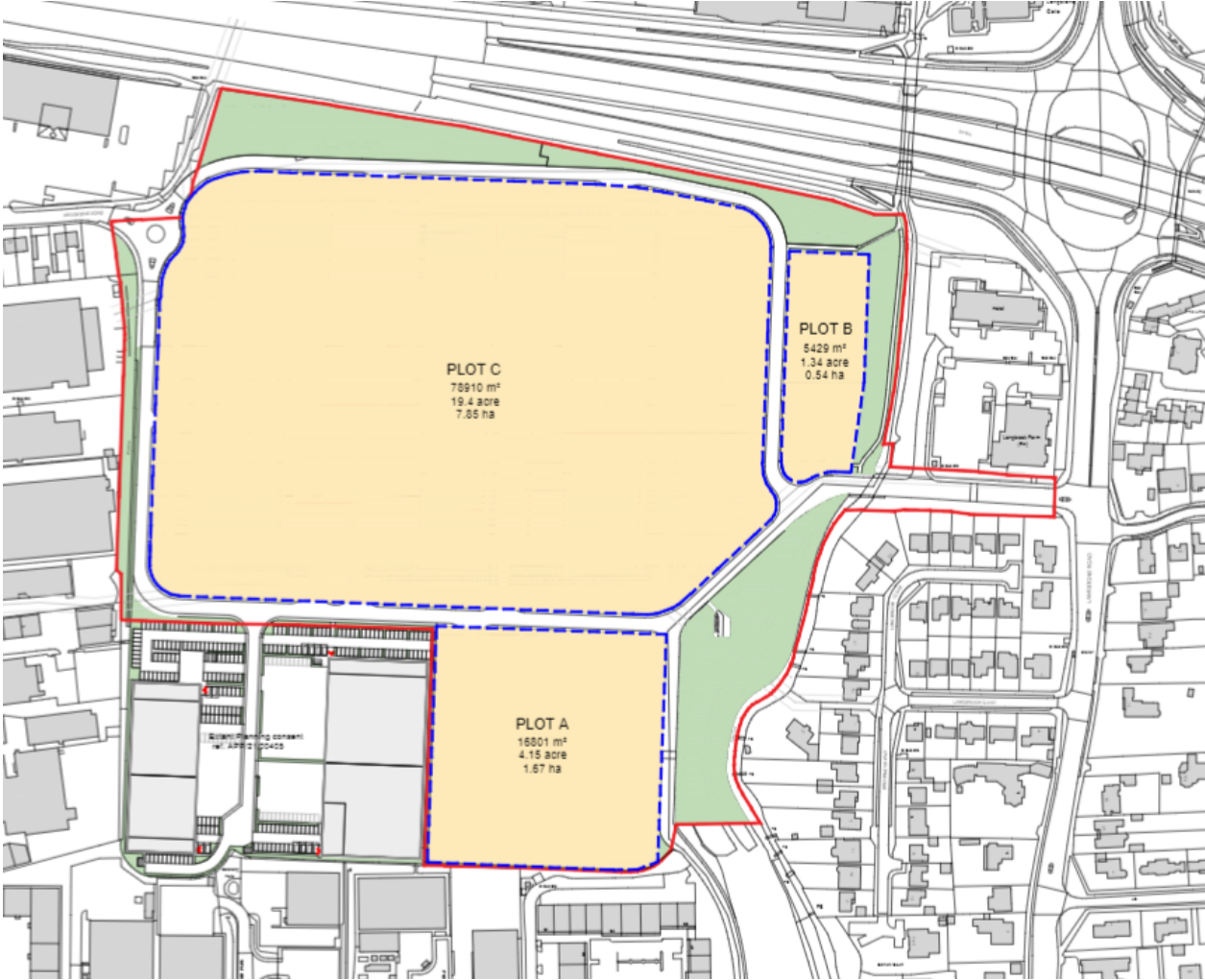
ANCILLARY OFFICE SPACE



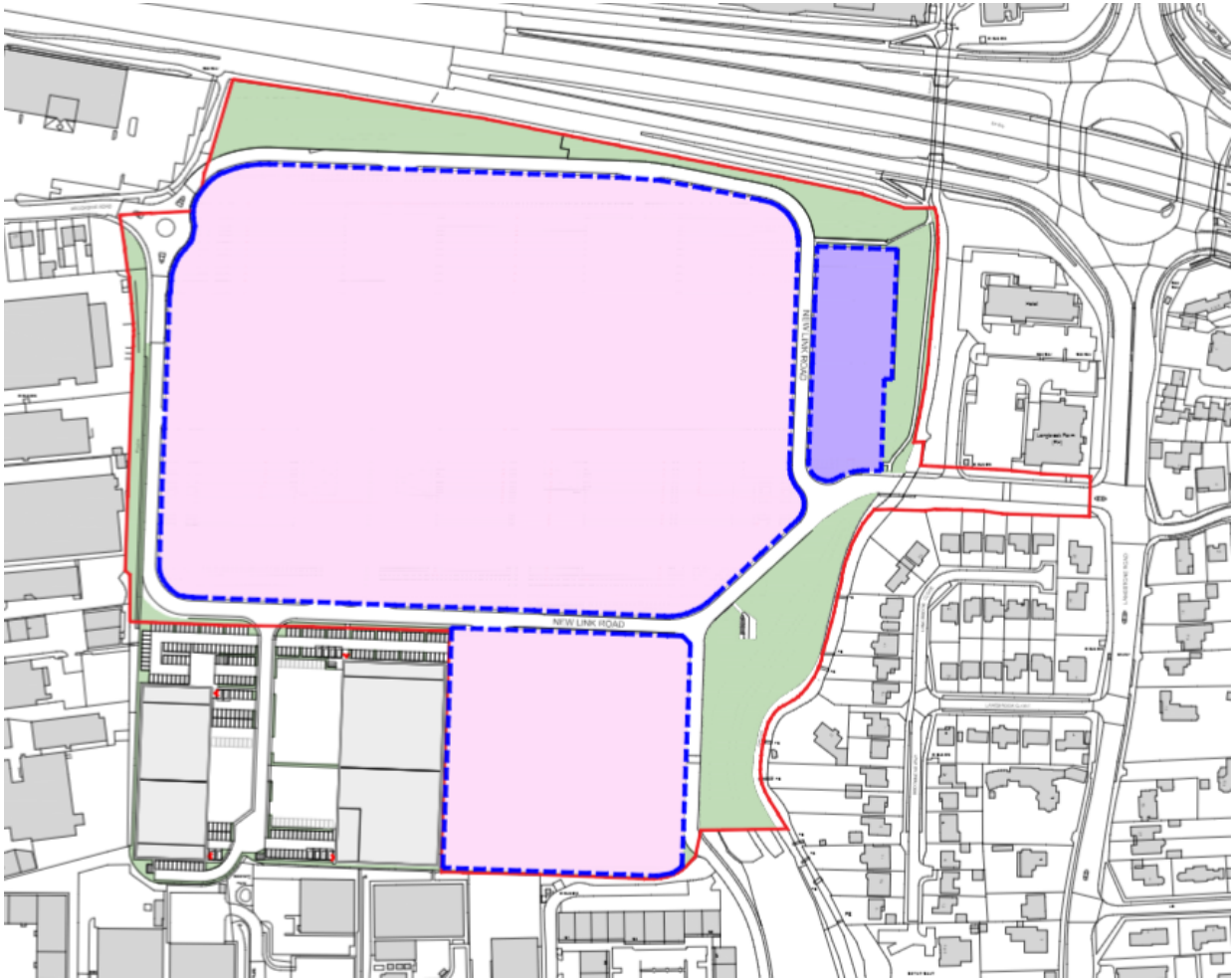
TREES



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Key

- 12m max
- 15.8m max

Max heights based on 5° low pitch metal roof or parapet

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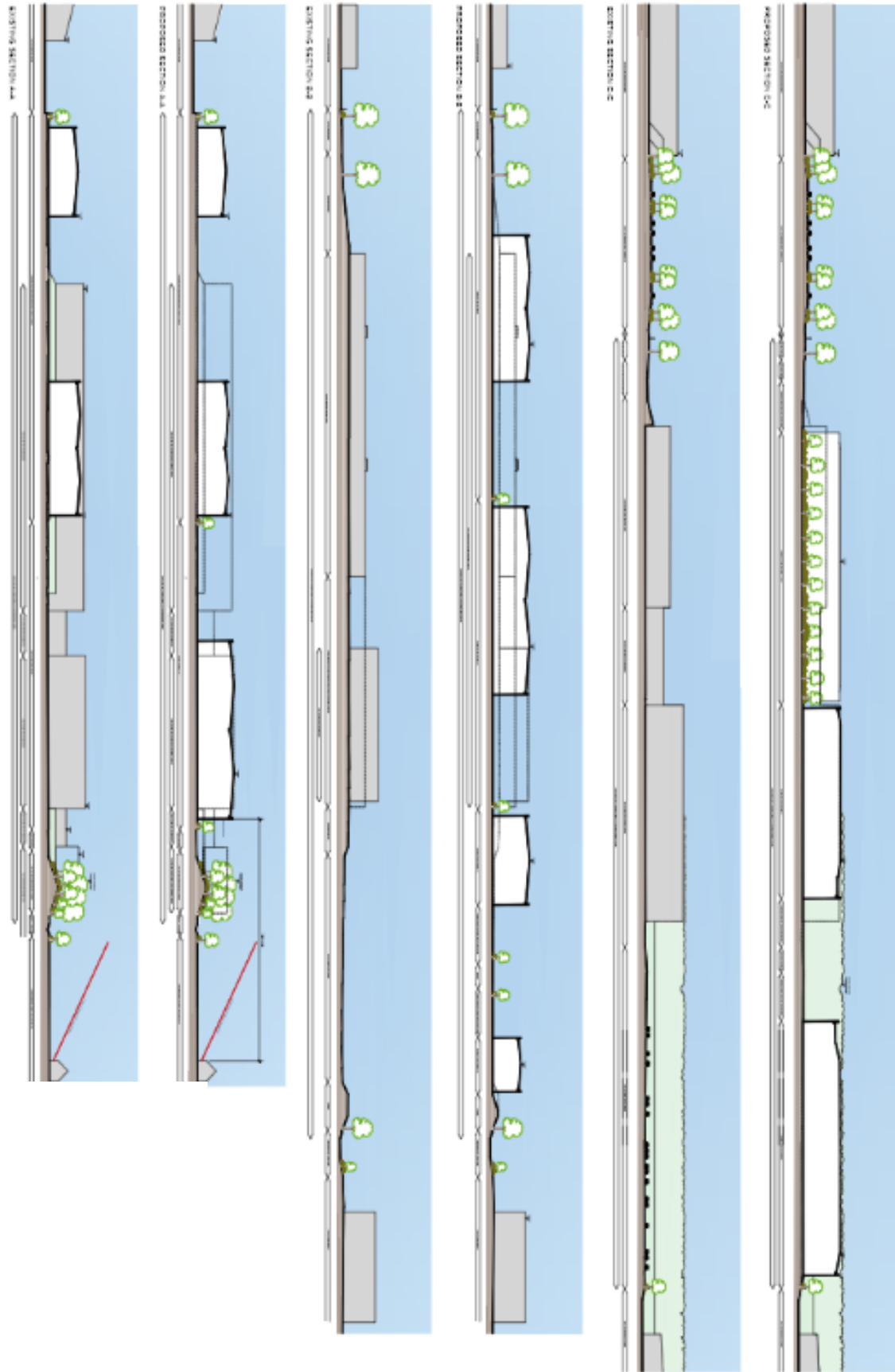
- Key
- Phase 1
 - Phase 2
 - Phase 3
 - Phase 4

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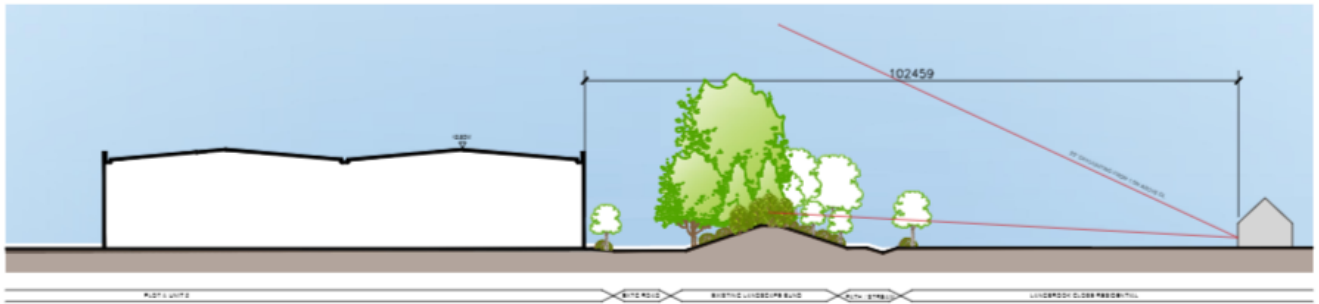


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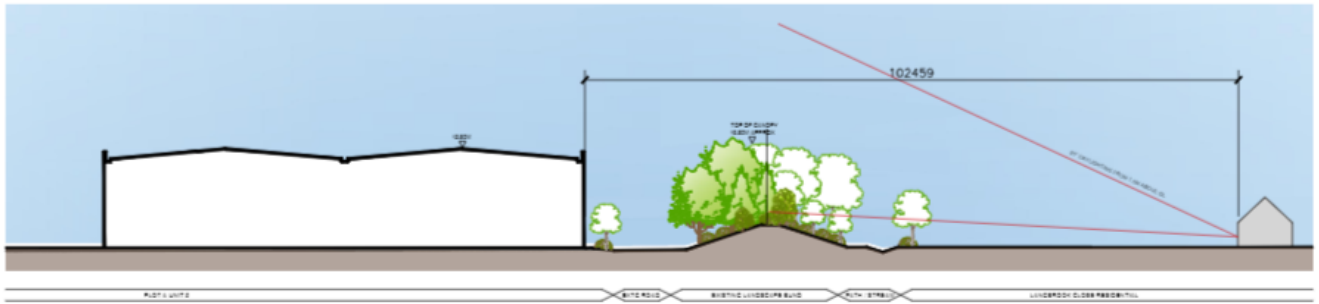
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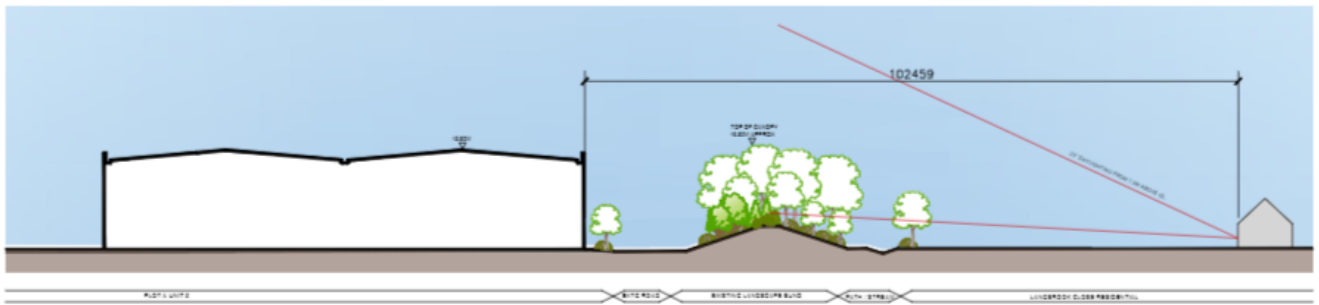
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002 LANDSCAPE SECTION - TYPICAL DETAIL
SECTION A-A (34 years growth (mature height)) Scale 1:500



002 LANDSCAPE SECTION - TYPICAL DETAIL
SECTION A-A (10 years growth) Scale 1:500



001 LANDSCAPE SECTION - TYPICAL DETAIL
SECTION A-A (1 year establishment) up to year 3 Scale 1:500

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LEGEND

SOFT LANDSCAPE
 EXISTING TREES RETAINED
 Trees to be preserved in accordance with BS 5837 (2012)

EXTENT OF LANDSCAPE BUFFER ENHANCEMENTS

PROPOSED LARGE SPECIMEN TREE
 20-25cm girth +

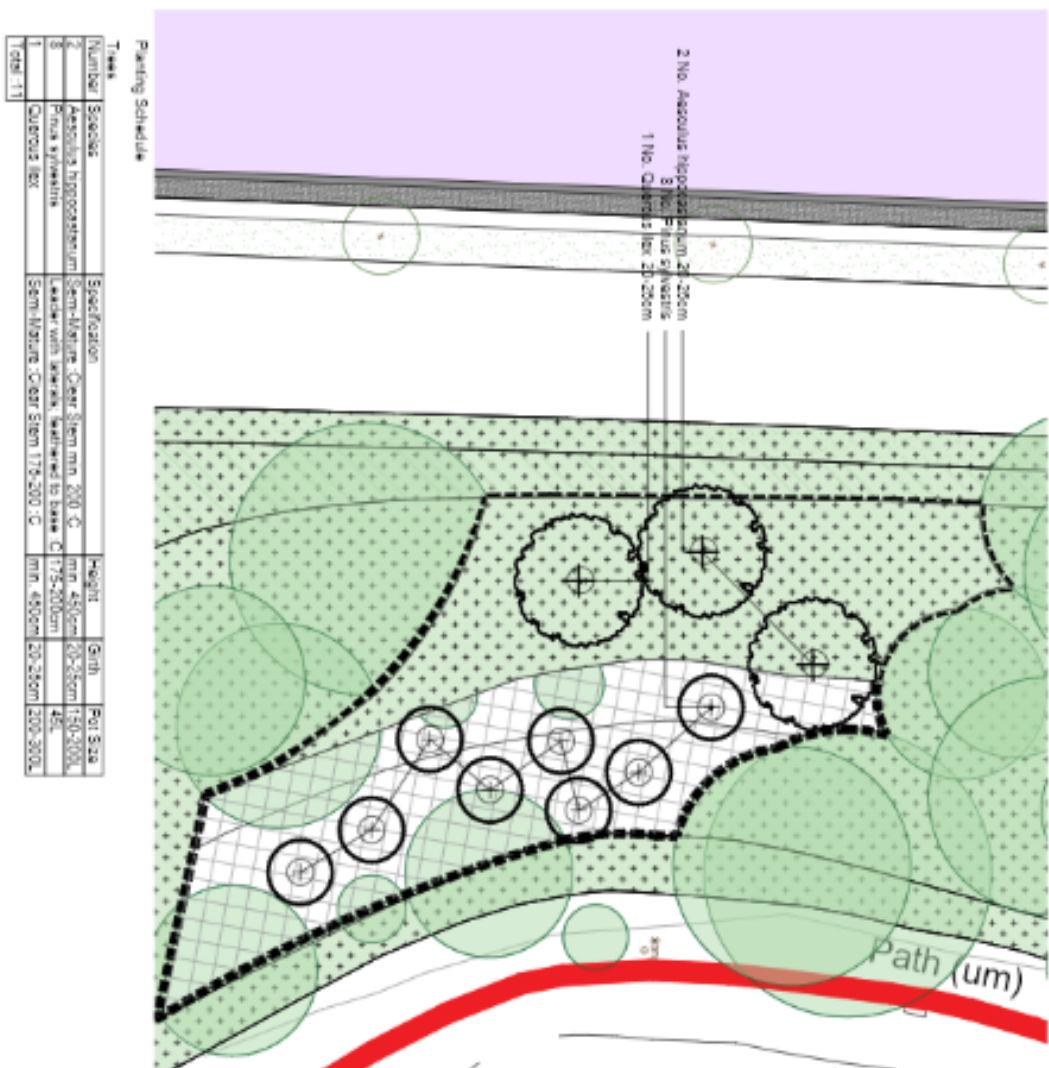
PROPOSED SMALL TREE
 10-12cm girth / 12-14cm girth / 14-16cm girth Leader with lateral, fastened to base

EXISTING VEGETATION

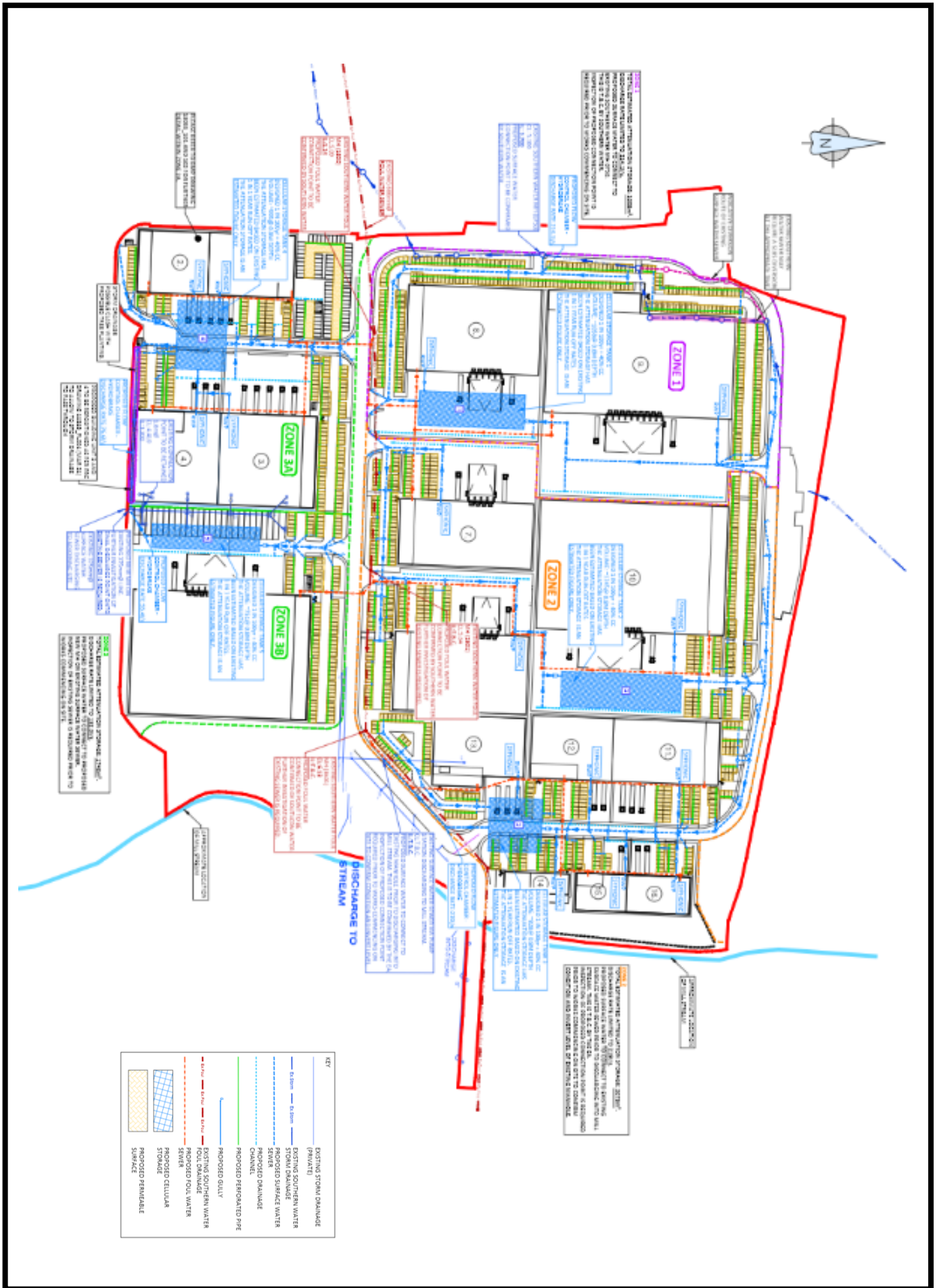
PROPOSED THICKET MIX PLANTING UNDERSTORY
 To be under planted with Ground Flora & Grass Mixture for Hedgerows and Woodland EOH by Emergent Seeds from all 5gms?

Species	Specification	Height	Dist R/	Pot Size	%
<i>Acer campestre</i>	1-1; Transparent - seed raised; C	40-60cm	3m ²	2L	20
<i>Crataegus monogyna</i>	1-1; Transparent - seed raised; Branched; 3 brns; C	60-80cm	3m ²	2L	10
<i>Cornus avellana</i>	Branched; 2 brns; C	40-60cm	3m ²	2L	30
<i>Ilex aquifolium</i>	Branched; 3 brns; C	40-60cm	3m ²	2L	10
<i>Taxus baccata</i>	Leaders; fastened to base	50-60cm	3m ²	2L	20

Species	Specification	Height cm	%	Pot Size
<i>Allium ursinum</i>	Full pot; Sept to April planting; Brnch native-orign	33.3	0	AL
<i>Asperula odorata</i>	Full pot; Sept to April planting; Brnch native-orign	100-125	33.3	6P
<i>Fritularia vulgaris</i>	Full pot; Sept to April planting; Brnch native-orign		33.3	



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