

## **Update report re APP/21/00189 – Brockhampton West, Harts Farm Way, Havant**

**Outline application for the development of new employment units to provide up to 29,000 sqm (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.**

### **Report Updates**

**Paragraph 3.6** – penultimate sentence should read. “This one-unit scheme would have a 28,392 sqm gross internal area (GIA), with a height above finished floor level (FFL) of 18.5m, Indicative Site Layout Plan Option 1 is attached as Appendix C.”

### **HRA/AA**

The penultimate paragraph in the Executive Summary and paragraph 7.17 refers to the need for the Council to review the HRA/AA following NE’s revised advice in respect of nutrient neutrality. This has been reviewed and it has been confirmed by Ricardo that:

*The opinion of our previous review of the HRA and associated mitigation measures found that the proposed development will not have adverse effects on the integrity of the Solent Maritime SAC and Chichester and Langstone Harbours SPA and Ramsar, with respect to water quality only. This opinion has not changed as result of the release of the Nutrient Budget Calculator [by Natural England].*

Therefore, the **RECOMMENDATION** at paragraph 9 is amended to read as follows:

“That the Head of Planning be authorised to **GRANT OUTLINE CONSENT** for application APP/21/00189 subject to:

- (A) The completion of a Section 106 Agreement under the Town & Country Planning Acts, to secure the matters as set out in paragraph 7.148 above; and
- (B) The following conditions (subject to such changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision).”

### **Condition 4 - plan updates:**

Parameters Plan – Drawing No. 31383/PL/201D

Indicative Elevations – Unit 1- Colour – Drawing No. 31383-PL-205A

Indicative Elevations – Unit 2 – Drawing No. 31383-PL-213

Indicative Elevations – Unit 1 Site Layout Option 1

Indicative Elevations – Units 2-3 – Colour – Drawing No. 31383-PL-206A

Topographical Survey – Drawing No. 38147\_T 1

### **Appendices**

**Added Appendix F - attached**  
**Update to Appendix G – attached.**

