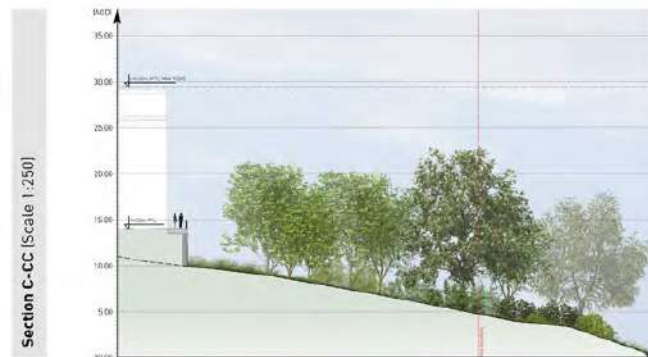


Key

- Site Boundary
- Existing Overhead Powerlines (and 10m easement)
- Existing vegetation to be retained
- Existing Vegetation to be removed
- Proposed Woodland Planting – 7615m²
- Proposed Wildflower Grassland – 6830m²
- Proposed Slow Worm Translocation Area – 4855m²
- Proposed Amenity Mown Grassland – 1725m²
- Proposed Amenity Tree and Shrub Planting – 1660m²
- Proposed Drainage Pipe and Outfall
- Proposed Hibernaculum location

Landscape Masterplan



Landscape Sections

9.0 ECOLOGY

An Ecology Report has been undertaken to support the application and concludes that there is no statutory or non-statutory wildlife designation on the site nor is there any ancient woodland. The report acknowledges that the site is in close proximity to SSSI and Ramsar sites to the south, which make up Chichester and Langstone Harbour Special Protection Area (SPA) but deems that because the site is inland, the development is unlikely to have an impact on this area.

Both the Adopted and Draft Local Plan note that Brent Geese, a protected species, have inhabited the site at some point. The report assesses the presence of Brent Geese on the site confirming that their last known use was on the western half of the site in winter 2007-2008. Since then, there has been no record of species using the site and this is likely to be because the site's character has changed. Brent Geese prefer shorter, more maintained grassland. The grassland is now overgrown, showing more scrubland and ruderal qualities. The site boundary is also more extensive, meaning that sight lines for Brent Geese have been removed. The site is also used by dog walkers, creating recreational disturbance which discourages Brent Geese. The report concludes that the site was never an important habitat for Brent Geese and conditions on the site are no longer suited to their habitation.

The site is developing into scrubland and is of limited nature conservation or botanical value. The report identifies the presence of various species on the site but makes appropriate recommendations to ensure that the site continues to support wildlife. In accordance with these recommendations, bat and bird boxes will be fitted to encourage their use of the site. Furthermore, if any bird habitats are required to be cleared from the site, this should only take only place outside nesting and breeding seasons. The development also follows the report's recommendation of implementing a sensitive lighting scheme, reducing light spill on landscaped areas of the site to minimise any impact on wildlife.

Following the report's recommendations, a Reptile Mitigation Strategy will be implemented prior to construction works. The strategy will detail the approach to relocating reptiles to a southern area of site which will remain undeveloped and enclosed by temporary fencing until soft landscaping is completed. The area will be suitable for reptile habitation and once finished, soft landscaped areas will also be reptile friendly.

Please refer to the Ecology Report that has been submitted with the planning application for full details of the ecological surveys that have been carried out and the proposed ecological mitigation measures. On the basis of the Ecological Report, it is considered that the development will not result in any significant impacts on wildlife and habitats that cannot be suitably mitigated.





10.0 SUSTAINABILITY AND RENEWABLE ENERGY

The commitment for this development follows 3 main threads to sustainability:

- Careful use of materials to ensure conservation of energy
- Sustainable design to achieve a 10% reduction in carbon emissions
- The development is to achieve a minimum BREEAM rating of 'Very Good'

A detailed energy and sustainability assessment will be submitted with the future Reserved Matters application when the final layout and building design is known. The building(s) will be designed to meet legislation levels (Building Regulations Approved Documents) as a minimum and the fund is committed to comply with Havant Borough Council requirements and the following criteria:

- Reduction of materials removed from the site where possible.
- The buildings will be designed to last for a minimum of 25 years and exceed the standard required to meet Building Regulations. External materials and details requiring the minimum of maintenance will be incorporated.
- The buildings will maximise the use of natural daylight but will be designed to minimise sunlight and solar gain.
- Any timber specified for the buildings will not be tropical hardwood and will be certified to show it has been sourced from commercially grown and sustainable forests.
- Materials containing CFC's and HCFC's will not be used in the building fabric.
- Buildings will be detailed to include openable windows to the offices to enable natural ventilation.
- Buildings will be constructed largely in steel and aluminium and can be recycled after demolition.
- Buildings will be designed to achieve air tightness levels equal to or higher than that required by Part L2 of the Building Regulations.
- Water usage will be reduced through the use of dual flush WC's and spray taps.
- A 10% reduction in carbon emissions is to be achieved by energy efficient methods together with a contribution from renewable / LZC technology.

11.0 EMPLOYMENT

The development has the potential to create job opportunities that will speed up Havant's economic recovery from the pandemic. Guidance on employment density and the number of jobs that are generally supported by different forms of development is contained within the 3rd Edition of the Employment Densities Guide (GVA Grimley on behalf of the HCA, 2015). On the assumption that the site is brought into use for B8 purposes, this would support in the region of 414 FTE jobs (based on a density of 1 job per 70 sq m), whereas if the buildings were in use for B2 operations then some 805 FTE jobs would be supported (based on a density of 1 job per 36 sq m).



12.0 PERSONAL SAFETY AND CRIME PREVENTION

Consideration has been given to the layout of the development to ensure personal safety. This relates not only to ensuring that the layout of the development does not create an environment conducive to crime, but also to how occupiers and visitors to the estate can move freely without risk of injury.

Such considerations are given to the design of public areas to ensure they are overlooked by occupied premises; that the layout removes the risks posed by concealed entrances; that the development is secured; that comprehensive management measures are installed to ensure road and public routes are carefully monitored; and, that highway design and the layout of footpaths ensure that the risk to injury to road users is reduced to a minimum.

"Safer Places – The Planning System and Crime Prevention" focuses on seven attributes of design that are particularly relevant to crime prevention. The proposed development responds to this ODPM document and the attributes of crime prevention as set out below:

Access and Movement

Spaces and pedestrian routes are to have well defined routes with easy to recognise entrances fronting onto the car parking areas. This provides for convenient movement without compromising security. Car parking is to be provided in the most prominent locations possible.

Structure

The development is to be designed to limit opportunities for crime. The building(s) will either be under the tenants' own management or that of the landlord's site management team.

Surveillance

CCTV ducting, poles and brackets will be provided in the development with the CCTV cameras and cabling to be installed by occupiers. Car parking will be overlooked by the offices where possible and any dark areas will be well lit.

Ownership

The units will be designed to ensure a sense of ownership by the occupier and security will be enhanced by enclosing potentially vulnerable areas with fencing and legal demise.

Physical Protection

The buildings will be designed in robust materials – profiled metal sheet cladding on a steel frame. Where glazing is incorporated, toughened laminated sections will be included as necessary (e.g. Adjacent to yard and car parking areas).

Activity

The main activity in the development will be that of the business itself (i.e. Industrial / warehousing) and will take place within the building and its service areas and along the access roads to the site. Activity creates general surveillance and is beneficial for security.

Management and Maintenance

A dedicated management team will be charged with maintenance, landscaping and security of the site.

13.0 ACCESS STATEMENT

Site Access

The development site is flanked on the north side by the A27 and to the south by Harts Farm Way that provides the main road access to the site. A shared pedestrian and cycle path runs along the southern side of Harts Farm Way and pedestrian access to the site is afforded on the western side from the teardrop junction.

External Pedestrian Access

The development platform for each building is generally level and pedestrian routes from the site boundary and designated parking spaces to the building entrances will be a minimum of 1200 wide. Pedestrian routes are to be clearly defined and appropriate tactile paving is to be provided at road crossing points.

Disabled parking spaces will be provided to meet the Council's parking standards. The spaces will be 3.6m wide x 6m long including a 1.2m clear zone to the side and back of the space. The disabled spaces will be located close to office entrances and the approach route from the designated spaces to the entrance will be level with dropped kerbs.

Entrances

The entrances to the building(s) will be clearly defined and any glazing to the doors or side screens will incorporate high and low level manifestation in accordance with Approved Document M. The entrance doors are to have a minimum clear opening width of 800mm. The door furniture is to be clearly defined, located approximately 1000mm above ground level and of a type that is easy to operate. The door opening pressure will be set as low as possible (20 Newtons recommended).

Horizontal & Vertical Circulation

Building layouts will remain a reserved matter and will largely reflect occupier requirements. In general, the circulation from reception to toilets and offices space will be via a single leaf door having a clear opening width of 800mm. The door will be fitted with vision panels between 500mm and 1500mm above floor level. Lever furniture that contrasts with the doors will be 1000mm above floor level. The opening pressures for all doors will be set as close as possible to 20 Newtons. The door surrounds and general decoration will be in accordance with Approved Document M in respect of colour contrast.





Vertical circulation to the upper office areas will be via stairs or a passenger lift. An area will be designated for the potential installation of a lift to suit individual tenant requirements or a stair lift can be fitted if deemed appropriate at the time. Where lifts are required, an eight person lift will be used suitable for wheelchair / disabled use.

The stairs from the entrance area will be constructed to be suitable for ambulant disabled use in accordance with Approved Document M recommendations in terms of the appropriate rise and going of each step, visually contrasting nosings and handrails. Where required, the secondary escape stairs are also designed for ambulant disabled use.

WC Facilities

A unisex accessible disabled toilet is provided in accordance with Approved Document M recommendations on the ground floor of each unit. Within the corner of the disabled WC, a level access shower is provided for use only by staff who commute to work by bicycle as part of the green travel plan.

Where toilets are provided at upper floors, one will be large enough to accommodate a disabled WC. Grab rails etc in accordance with Approved Document M can then be fitted by individual tenants to suit their staff requirements.

Means of Escape

The means of escape routes from the office areas are level. The routes from the warehouse / storage area may, owing to site condition, contain a step down, but needs of all staff will be taken into account when the tenant undertakes the Fire Precaution workplace Risk Assessment.

14.0 CONCLUSION

This document seeks to demonstrate that the development of this employment site on Harts Farm Way will result in a well designed and high quality scheme that is an asset to the area.

The development will attract business to the area and inject much needed investment into the local community during this difficult economic period.