

F/22/93835

MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD

Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i).

Consultation Response Summary

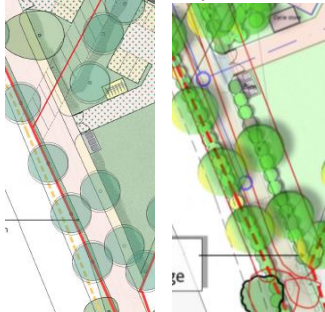
On behalf of Country Homes Guildford Ltd

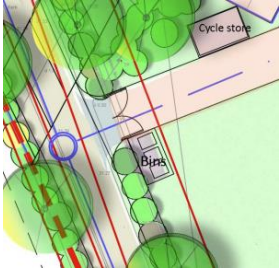
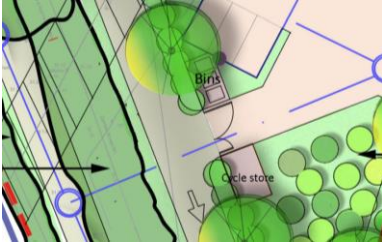
12th December 2022

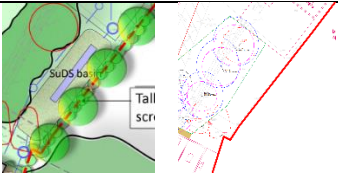
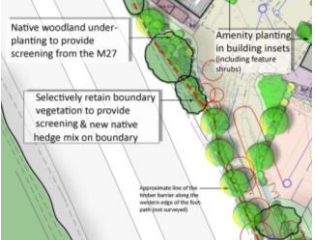
Response to Comments

Contact	Comment	Response						
National Highways 25 October 2022	Further details required relating to the widening of the internal access track and impact on the M27.	The proposed internal road arrangement has been amended to address landscape impact and other environmental matters. The proposed Road Works Plans have been updated to show: (1) the provision of a new single lane road for existing vehicles which is set back into the site, well away from its western boundary. (2) The very minor amendments to the existing internal road and its junction with Botley Road. These are also again all contained within the site boundary, set well away from the motorway embankment. The motorway embankment will NOT be affected by the proposals.						
HCC – Highways Matt Grantham 13 October 2022	Access – Visibility on Botley Road Visibility, taking into account fall in levels and brow of the bridge.	Please see the accompanying: Highway Technical Note Addendum; Revised Site Layout Plans (7912-DO1/K and DO2/K); and amended Road Works Plan (7912_D100/C and D101/C). Acceptable visibility on Botley Road is demonstrated. A revised layout of the junction is provided. It includes control markings for vehicles exiting the site and for cyclists and pedestrians to be aware of vehicles.						
	Access – Geometry and Design Query, whether the access is too wide.							
	Suggestion, changing it to a formal bell-mouth, taking into account passing cyclists and pedestrians.							
	Internal Access Query – passing opportunities for vehicle passing on the existing track for: two articulated lorries; for an articulated lorry and a car.	It is expected that very few articulated lorries will visit the site. The internal access arrangement however has been redesigned to address access and landscaping concerns. This includes some very minor widening along the southern section of the existing access road and the provision of a one-way circulation route within the central part of site. The safe tracking of vehicles is demonstrated based on this new arrangement.						
	Developer Contribution Based on HCC Contributions Policy, 2007 HCC’s requested sum: calculated on vehicle movements = £54,970.	This is agreed as follows: <table><tr><td>Additional trips =</td><td>239</td></tr><tr><td>Cost per trip =</td><td>£230</td></tr><tr><td>Contribution =</td><td>£54.970</td></tr></table>	Additional trips =	239	Cost per trip =	£230	Contribution =	£54.970
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Landscape Tim Griffin	Access Track a) Conifer Screen Loss of double row of conifers – impact on screening from M27 bridge, with insufficient room to provide replacement native tree and hedge planting. A planting strip of at least 1m wide is required or 1.5m if standard pcc kerbs are used. <u>EBC Ecology: Any continued loss of conifers – impact assessments on bat roost potential and nesting birds will be required</u>	<u>The two rows of conifers will now be kept.</u> The new road arrangement, with an exit only road on the east side of the inner row of conifers can be provided without detriment to the root protection areas of the conifers or T8 (Aspen). The retained planting strips will remain sufficient also for replacement planting as and when the conifers need to be replacement.
	b) Access close to Botley Road Junction Confirmation of loss of part of G1 Hawthorn that screens Wellington Park for widening of road, keeping loss to a minimum.	The limited trimming back of the G1 Hawthorn and appropriate replacement planting is now clearly referenced on the updated landscape plan.
	c) Boundary – Along PRoW 10, M27 side Replacement of existing fencing required. Metal mesh security fencing should be dark grey or black.	The new proposed boundary works plan includes the replacement of this fencing.
	d) Central Yard (main site) Confirm surfacing. <u>EBC Ecology – and ensure addressed in FRA</u>	The main central courtyard area will be tarmacadam, with a new central parking strip in permeable paving. Some low use / overflow parking areas and the circulation area at the eastern boundary of the site will be laid out with reinforced grass grids and species rich seeding. The drainage plan has been updated to illustrate how the central yard will drain through a combination of permeable surfaces and road gullies.
	e) Low level lighting Details across the site to be confirmed (are they bollards) Very close centres are shown and they stop part way along the drive – to be reviewed <u>EBC Ecology – external lighting will need to be shown on a plan with modelled lux levels – to ensure do not exceed 1 lux in wildlife areas</u>	We request that detailed lighting proposals are conditioned, which can set a maximum lux levels.

Main Site		
	a) Triangular area. South of Unit C access Confirm use. Can it be planted as a new copse.	The updated landscape plan shows this area planted with additional woodland planting and scrub
	b) Trees over pipeline easement – relocate	The trees are outside of the pipeline easement.
	c) Parking Bays – Use of Reinforced Grass. Change heavily used bays to reinforced buff gravel <u>(EBC Ecology – this may affected BNG calcs)</u> Change others next to the SUDs pond back to grass, but still for use for overflow parking.	A number of additional parking areas are proposed to be set out as permeable paving or reinforced grass. The outer parking bays to the east of the SUDs pond, have been relocated, including to within the central part of the main courtyard. The new central parking spaces will be in permeable paving. The retained circulation area at the eastern end of the courtyard will still have a reinforced sub-base to support vehicles. This will be laid out as a reinforced grass grid with species rich seedlings.
	d) Yellow Strip on righthand side of Access Confirm is not a footpath 	This part of the site has been reconfigured. No footpath is required or proposed.
	e) Tree Retention Confirm viable  EBC Tree Officer: agrees it should be possible to retain the tree.	The layout has again been amended. T8, is an Aspen. It is a robust species, which is well able to survive the proposals, as originally set out and as now amended, taking into account its existing RPA and the new site plan.

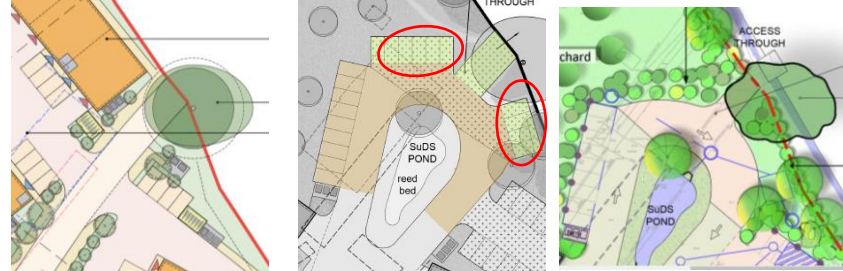
	f) Position of Unit B Bins and Cycle Stores Can they be parallel with the building 	The stores have been repositioned, parallel with Unit B, set back behind a new proposed French drain. 
	g) Gate and Fence Line Pull back by 1m for wider planting strip 	The gates have been set back. The planting along the adjoining boundary takes into consideration the planting that will also now be retained, including the nearby conifers and the planting along the west side of the site boundary. 
	h) Suds Pond Can more trees be added <u>EBC Ecology</u> – avoid trees here (roots and leaves will affect the pond). Repositioning the pond closer to the ecology zone however would be beneficial for migration routes– see below	The SUDs pond has been kept as originally proposed on the advice of the applicant's drainage and ecology consultants. Trees have not been included in order to avoid roots and leaves affecting the pond, as recommended by EBC's ecologist. The pond will be set out with a depression and a grate over the top to prevent water overflowing. The pond margins will be planted and the adjoining area to the east of the pond will now be fully laid out as a reinforced grass grid with species rich seeding. It will provide a natural migration link to the nearby ecology area and stream.
	i) No comment	
	j) Sedum Roofs Change to intensive grass	The planted areas of the roofs have been changed to intensive grass.

	k) Ecology Buffer Condition setting out arrangements to boost habitat enrichment with shallow scrape and / or retention of the ditch. (agreed <u>by EBC Ecology</u>) Low Key Path – required / remove and fence off buffer? EBC Ecologist – remove low key path and use thorny shrubs instead of fencing to control access.	It is agreed that ecology mitigation should be conditioned. We are not aware of a ditch in the ecology area. Thorny shrubs have been included behind the parking spaces next to the ecology area, to control access and to prevent over-running into the ecology area by vehicles. The low key path has been removed, albeit access to the ecology area will be required and managed for maintenance purposes.
	l) Species rich grassland Abuts driveways, needs neat mown margin.	Thorny shrubs are proposed as edging to (1) clearly define the grassland ecology buffer and (2) to control access. The management of the soft landscaped / ecology areas will be set out in the management plan and within the detailed hard and soft landscaping plans that can be conditioned.
	m) Ground level planters in central courtyard Include multi-stemmed shrubs or small trees. Add boundary edging to protect from being over-run	The landscape concept plan has been amended to refer to amenity planting and feature shrubs. The proposed species will be set out in a proposed soft landscape general arrangement plan, the requirement for which can be conditioned. Bollards around the planters are proposed to prevent vehicle over-runs.
	n) Impact of SUDs basin on existing trees	 The SUDs basin is outside the plotted RPAs.
	o) No comment	
	p) Reference to Selective Retention of Boundary Vegetation Exact removals must be known 	The previously proposed selective removal of planting along the western boundary of the site is no longer required. New native underplanting however is still proposed here, which will reinforce the existing screening along this boundary.

	q) Boundary Treatment Plan required For all proposed fences and other means of enclosure	Please refer to the new proposed Boundary Treatment Plan.
	LVIA – Conifer Screen	The conifer screen and existing planting along the western boundary of the site that were proposed to be partly removed, will now be retained intact. The conifer strip will be able to support new replacement planting as and when the conifers need to be removed. Further additional new tree planting is proposed to be planted within the site. It will accordingly continue to be screened, including from the M27 and the Botley Road/M27 road bridge.
ECC Ecology Lisa Malter Also see comments under landscaping	Protection of planting in central yard	Bollards are now proposed to prevent vehicle over-runs
	SUDS Pond Reposition to link with ecology buffer for migration route	The SUDs pond provides the best connection for drainage between the new buildings, the courtyard and onto the adjoining stream. The car parking spaces around the eastern side of the courtyard have been relocated and the surface to the east of the ponding, connecting with the ecology zone and the stream will be in reinforced grass grids with native rich seeding. This will provide an ecological link. Vehicle movements around this area will also be very low.
	Consistency of plans Surface water sewer pipes in southern yard on ACLA plan not in FRA	Please note the landscape plan is illustrative and highlights the detailed concepts that will be followed when the hard and soft general landscape arrangement plans are produced. The alignment of the drainage connections on that plan are therefore also illustrative to show these within the additional details that are provided for landscape and linked ecology purposes.
	Central Yard Surface Water Drainage Site Plan and FRA to show how the central yard will drained in addition to draining into the surface water sewer and into pond which might overflow. Is an ACO channel drain, gullies or permeable paving proposed?	The drainage proposals have been updated and expanded. Please refer to the accompanying FRA. The drainage plan illustrates how the central yard will drain through a combination of permeable surfaces and road gullies.
	Building Surface Water Drain Connections How will these connect to the surface water sewer system / SUDS pond? Sedum roofs will not absorb all of water onto roofs. Southern drainage catchment has two forms of treatment (Suds basin and downstream defender vortex separator) Three forms of above ground filtration are required.	The drainage proposals have been amended to reflect the new layout. The location of the proposed attenuation tank has been confirmed as appropriate by the applicant's drainage engineer. The sedum roofs have also been changed to grass roofs. The roof areas will be drained via rainwater downpipes which will discharge into rain gardens and French drains to ensure that the entire roof area receives a stage of treatment.

	Query location of an indicative attenuation tank on the plan.	The connected drainage system will then link to a drain that will run through the centre of the main courtyard with new permeable paving above. This will include filters to address any issues arising from vehicle parking that is proposed along this central strip
	Impact on adjoining SSSI (construction & operation stages)	The SSSI is outside of the application area. Country Homes are in touch with Natural England (David Le Grice, Lead Adviser, Thames Solent Area Team, Natural England) regarding oversight of the SSSI. NE have not requested a management plan. Ultimately, this is a NE issue rather than an LPA matter. The ecology and drainage reports nonetheless have addressed the SSSI confirming: there will be no impact but that ecology links will be enhanced.
	Ensure all references in the report are to the farmhouse being removed. Provide details of boundary treatments and boundary permeability.	The ecology assessment has been amended. A boundary treatments plan has been to be provided. This confirms that the boundary treatments will control access by people and dogs and overruns by vehicles (which have been raised as a potential concern in relation to the ecology area) but also that the site will provide permeable migration routes for wildlife.
	Pre-Works checks required for protective species Management Plan Required for Ecology Buffer Zone (EcIA recommended to enhance centre of SSSI for reptiles) Lighting Plan required CEMP required BEMP required	The SSSI is outside of the application. The applicants are in contact with NE about the management of this area, All of these other matters can all be dealt with by condition.
	Ecology Buffer Zone Path details and controlled access	The low key path within the ecology area has been removed. Thorny shrubs have been added along the outer edge of the central courtyard and behind the proposed parking spaces, to control access to the ecology zone.

Contact	Comment	Response
EBC Tree Officer	<u>Comments</u> T8 queried by Landscape officer. It should be possible to retain the tree. There are a number of cypress trees that have been planted to screen the motorway. The proposal appears to show their removal. Whilst we do not arboriculturally object in principle – it is beyond our remit to discuss their benefits from a Landscape perspective – the applicant should be aware that they may be liable for significant replacement planting under the emerging Trees and Development SPD. The arboricultural report offers a calculation of approximately 112 trees. I will defer to the Landscape Offer regarding the ability for the site to receive such numbers within the redline boundary. However, it is noted that they have already commented that the planting strip fronting the motorway is too narrow. There are also a number of trees shown to be removed around the entrance. This appears to have increased from the previous scheme submitted in 2021, with some that existed last year now not plotted. We assume that these trees were either removed or failed.	T8 (Aspen) is still to be retained and will remain viable within the new site plan. The proposed replacement planting far exceeds that required to replace the trees that have already been removed / will be removed from the site. The majority of the new trees are in the ecology zone and will comprise woodland and orchard planting. An additional small copse is also now proposed to the south-west of Unit C. The applicant wishes to confirm that the trees that have already been removed from the site were removed because of poor condition, some failed and others were preparatory for the proposed development. The Arboriculture Assessment has been amended accordingly to reflect this. The BNG assessment also reflects the preparatory removal and the proposed replacement tree planting, including the time for the new trees to reach maturity for BNG assessment purposes.
	<u>Points of Objection</u> In the previous scheme, it was only because the current access track existed that we considered the proposal to widen the access point at the northern end of the site feasible – T27 is located in close proximity. This current iteration shows further encroachment from car parking bays. In addition, there are more trees on site around this area than are plotted on the TPP. Why have they been left out?	Photos of the site do show additional trees next to T27, on the opposite side of the stream that adjoins the site. These however all are outside of the site and will not be affected by the proposals. T27 only has been plotted due to its proximity to the existing access that cross the stream, between the site and the SSSI land to the east. 

		 The parking bays that are referred to were set back further away from the T27 compared with the buildings shown in the earlier outline application. The parking bays however have been relocated, allowing this part of the site to be set out as a reinforced grass grid. The access across the stream next to T27 will also no longer be widened.  Outline Illustrative Original Detailed Proposal Amended Proposals
	According to the AIA and TPP, the group in the east (T22, T25, etc.) appears to be in the same situation as the previous application. However, there is a swale shown on the site plan, but not on the TPP. This will need assessing before we can comment further. As it stands we would raise a holding objection	The swale was a later addition to the original application plans, but it is outside the tree RPAs. There are no issues regarding these trees. 

Urban Design Marta Oliveira	Plans for Units A and B Layout and elevation drawings to be made consistent (i.e. where blocks of timber cladding are broken up by planting).	Units A and B both have two long elevations. They have been arranged to reflect how they will be viewed from public areas within and outside of the site. One of the long elevations on each of the Units comprises a long straight edge. - The long straight edge of Unit A faces into the inner courtyard. Planting bays are therefore proposed to sit along this elevation extending into the courtyard to soften it. - The long straight edge to Unit B is not public facing and faces soft landscaping. The other long elevation on each of the Units includes inset with planting set into these spaces. - The elevation with insets to Unit A faces towards the ecology zone. Glimpsed views may be possible of it from PRow Footpath 10. The breaking up of this elevation with inset planting will therefore soften it. - The elevation with insets to Unit B faces towards the central courtyard. The inset planting is proposed to extend beyond the building to follow the arrangement of unit A opposite. The 2D drawings have been amended to make this clearer.
	Check detailing – ‘to keep it simple and reduce to the minimum the timber cladding orientations proposed’	The elevations have been arranged to give the impression of a terrace of smaller units. The materials, including the orientation of the cladding textures and grain. are also proposed to provide a mirror image along the terrace, taken from the central line of the block. The visual effect of this, is to provide an attractive, uncomplicated arrangement. 
	Material samples required	The palette of materials is indicated in the updated submission pack. It is appropriate for the provision of material stock details and samples to be conditioned,

	Sustainability - Significantly reduce vehicular dominance and prioritise pedestrian and cycle provision and links to public transport given the significant growth occurring in this area - Provide minimum parking provision - Consider creating provision for shared car club vehicles - Provide electric vehicle charging points for cars, Ebikes and other forms of micro-mobility in locations that support the streetscene and do not hinder pedestrians and, consider the need to future proof / safeguard land for infrastructure to support autonomous and connected autonomous vehicles and MaaS (Mobility as a Service) - Include additional tree and soft landscape planting to reduce hard surfaces, slow surface water run-off, provide shade, and create habitats / corridors for biodiversity	The site connects with adjoining pavements and cycleways. With bus stops also nearby. The site relies on the existing access road and a simple new internal circulation route that provides for pedestrians and cyclists as well as vehicles. Generous cycle parking provision is included A large number of the vehicle parking spaces will be provided a low key spaces, laid out as grass grids with seed planting. Individual tenants can make own arrangements The submission pack includes provision of EV charging points. The proposed location of these can be conditioned for inclusion in the detailed hard general arrangement landscaping plan that is to be provided. Significant new planting is proposed. The plans now also include new French drains against the buildings, permeable paving in the central part of the main courtyard, more extensive areas laid out with grass grids, an additional small copse. and a boundary treatment plan that incorporates natural migration routes for wildlife. The BREEAM pre-assessment confirms the development comfortability meets 'Excellent' rating.
EBC EHO	A proportionate CEMP will be appropriate to address operations on the site next to the M27.	Agreed and this can be conditioned.
Natural England Max Glasser	CEMP Required Condition requiring implementation of SUDS	Agreed these can be provided by condition
	Additional Habitat Compensation Measures – recommend these are requested on site or through a financial contribution.	Please note the updated BNG calculations which take into account the retention of the existing conifers, the provision of the new additional copse, and the inclusion of the new rain gardens / French drains. The proposals overall include extensive new tree and other soft planting across the site, which at maturity will equate to a significant habitat enhancement scheme, compared with the existing situation.

Contact	Comment	Response
Environment Agency Suz Greenwood	Environmental Permit requirements	Agreed these can be provided by an informative.
Southern Water	Exact position of public assets must be determined on site before the layout is finalised. Easements and other excavation / positioning requirements set out.	Noted and we request that this is set out in an informative.
HCC Lead Flood Authority	Infiltration drainage not likely to be suitable due to soil type. Brownfield runoff rates to ensure appropriate allowances for the 1 in 30 and 1 in 100year storm event. Green roofs, permeable paving, a swale, attenuation basin (pond) all proposed. Hydraulic Calculations must consider new climate change allowances for peak rainfall for the relevant storm events. Exceedance flow routes and any predicted flooding extents should be shown on the layout	The calculations have been revised to allow for a 25% climate change allowance. Exceedance flow routes are also illustrated on a separate drawing for ease of reference.
West End Parish Council. Committee Held on 1st November 2022	Minutes refer to an objection to the application 'on the basis that development in the green gap is not permitted within the Local Plan.'	The designation of the site has been changed on the adoption of the new Local Plan. The proposals comply fully with the reuse and redevelopment of an existing developed site in the countryside. The proposals will provide a significant enhancement of what is now a very degraded site that has attracted anti-social behaviour. It will provide new local employment opportunities and will be built to a very high quality of design and to an 'excellent' BREEAM standard.
Objections by Members of the Public		- The proposals are not for oil or gas related activities. They are for light industrial units that by definition in planning terms can be appropriately located adjacent to sensitive locations, including residential units. - Reference is made to an EIA. An EIA has not been provided and is not required in this instance. The ecological assessment has been carried out in full compliance with all legislation and guidance.

		• All ecological matters have been fully appraised and addressed and the proposed further survey and species relocation plans will be undertaken in full compliance with all legislation and guidelines. The scheduling of these will accordingly be mindful of seasonal requirements. The mitigation plans may also take place earlier or may be delayed, depending on the local and site-specific circumstances at the time. • The built status and condition of the site, which had fallen into a significant state of disrepair prior to the new owners purchasing it, has been explained. • Its relationship with the adjoining SSSI has also been fully outlined. The new owners have approached Natural England about the management of that land. Natural England has confirmed that they have no objection to the proposals. • Reference has been made to the site manager driving across and disturbing ground within the SSSI area. The local Parish Council had made him aware that trees had fallen down during the major storm in March. This was at the footpath on the northern edge of the site. The only way he could safely carry out the necessary clean-up work was to use a small vehicle to access the affected area. Any disturbance to the ground, which was very wet at the time, was unavoidable and has minor and temporary.
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