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Teal Planning

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Dear Summer

F/22/93835: Moorlands Farm, Botley Road, West End, SO32 3HD

We have pleasure in enclosing a set of updated proposed plans and accompanying documents, as an amendment to the above application. They are summarised in the List that is appended to this letter.

The amendments follow the Council's consultation on the details that were submitted on 12th December 2022 and the further updated ecology reports provided on 11th January 2023. The changes respond to a number of detailed discussions on how to address ecology matters and the adjoining SSSI in particular, alongside ensuring that all other matters are appropriately addressed and follow, as closely as possible, the details that have already been agreed.

We set out here a summary of the new changes and how they respond to most recent comments that were received in connection with the December 2022 plans.

Summary of Main Changes

The amendments follow from an agreement with EBC to respect a 20m ecological buffer line from the adjoining SSSI as far as possible, with a 15m buffer line being required as a minimum to provide additional protection to the SSSI. This has resulted in the new buildings and service areas being further concentrated around the main central part of the site.

Unit C has accordingly been relocated from the south of Unit B (off the new one-way exit road), to the north side of the main courtyard, next to Unit A. The area that has been 'vacated' by the previously agreed Unit C building, will now be set out with additional new planting. Unit C, which previously had a pitch roof, will also now follow the same building height and flat (part green) roof arrangement as nearby Units A and B.

Unit D, the small management office, has also been reconfigured and very slightly repositioned in order to be predominantly outside of the 20m buffer line, with only a small area of the building lying within the 15-20m area. In reverse to Unit C, this building has been changed from a flat roof to a pitched roof arrangement. This ensures that a mix of styles is continued to be provided. The management building will accordingly follow the arrangement that has been agreed for Unit C previously, with the pitched roof being appropriate here, set back into the site and screened by nearby planting.

The far eastern side of the central courtyard service road and the adjoining parking spaces have also been pulled back further into the site, away from the SSSI boundary. The central drainage pond has additionally been very slightly reconfigured to accommodate this change and to enable vehicles to still safely circulate through the site.

The entrances and parking arrangements for Units A and B have been reconfigured to provide more flexible options for the occupancy of these buildings, whilst the bin and cycle stores and the rain gardens / French drains for Units C and D have also been (re)positioned around their new locations.

The retained open area to the north of the main courtyard has been reduced slightly to accommodate the new Unit C location, but this will be more than compensated for by the additional planting that will be laid out in the area previously taken up by that building, off the new exit road, south of Unit B.

Ecology

Written consultation responses were received from EBC dated 13th December 2022 and 9th & 31st January 2023. These included a number of detailed matters relating to the ecological assessment of the site, linked mitigation measures and the subsequent request to draw all of the buildings to outside of the requested SSSI buffer lines. These were also discussed during an on-line meeting on 16th February 2023.

Alternative site arrangements involving the location of the main SUDS pond have also been fully considered and ruled out (email dated 23rd February 2023). This was to ensure all options have been tested in respect of appropriate habitat migration routes between the pond and the ecology areas, taking into account the service road and parking areas. It has been agreed that the new site plans provide an appropriate arrangement, with the pond still located within the service road loop, together with linked migration runs that will be set lower than the road surface to provide clearly demarcated and easily maintained migration tracks between the pond and the nearby ecology zones.

The requested changes have accordingly been fully responded to and agreed in respect of the proposed new site arrangement.

The ecology report and BNG calculations (which were last updated and submitted on 11th January 2023) have been further updated to reflect the updated site plans. The ecology report demonstrates the 15m and 20m SSSI buffer lines, the drainage strategy and ecology habitat routes / capture boundary areas. The BNG has now been calculated using the new Metric 4 template, which demonstrates that the Habitat Units and Hedgerow Units will both be increased by just over 36% as a result of the new site plans. This represents a very significant, positive benefit.

Drainage

The site drainage plans have been updated to reflect the new general arrangement of the site and the linked ecology and arboricultural considerations in particular.

The Consultation Summary Response, December 2022 set out our response to the previous comments received from Hampshire County Council (20th October 2022) and Southern Water (21st October 2022). No subsequent responses have been received following receipt of these, including in connection with the last updated scheme and consultation of December 2022. No new drainage issues are raised by the further new updated site plans that have now been provided.

The queries that were previously raised by EBC's ecologist on drainage matters have also been fully responded to, including the need to provide viable habitat migration routes from the pond.

Jacobs, acting for National Highways (3rd January 2023), previously asked that a condition be attached to ensure drainage is addressed within the site. This is reconfirmed by the updated site plans and Drainage Strategy Addendum. The proposals continue to have no impact on the off-site strategic road network or the adjoining Footpath 10 (please see further on this below).

Urban Design

We received confirmation by email on 8th February 2023 that your Urban Design officer was agreeable to the amended new layout that has now been submitted and that has been led by the requested buffers to the SSSI.

A number of detailed design questions were raised in response to the December 2022 plans (received on 14th December 2022). In our response of 20th December, we:

- confirmed which frontages are staggered with built insets and that the window reveals would be c100m;
- confirmed that the rainwater goods will be concealed in Units A and B;
- highlighted that the detailed list of proposed building materials are set out in the accompanying DAS, which can be conditioned but that cannot be expanded on at this time to provide specific manufacturer stock details. This is because stock references may change, for instance due to availability.

The Unit plans have now been updated further to:

- provide more flexible occupancy of **Units A and B**, with the provision of additional service bays and internal service areas. This has resulted in changes to the arrangement of the external doors, windows and parking areas. The overall style and arrangement of the buildings however remain as already agreed, with a series of built insets, variations to the roof lines and a mix of complementary materials to ensure the Units read as a series of individual

buildings rather than as large, uniform blocks.



Unit A: Previously agreed arrangement



Unit A: New arrangement

Please refer to submitted plans for details of the equivalent changes to Unit B

- **Unit C** has been amended to reflect its new position in the site. Its original design included a pitched roof, which has now been changed to a flat roof to follow the arrangement of Units A and B. Whilst Unit C will be smaller than Units A and B, it will still provide a uniformity of styles, with lower roof heights and concealed downpipes set around the central courtyard. This change also allows the roof of Unit C to now include a part green roof area as well as the photovoltaic panels that were provided on the previously agreed arrangement of this building. The inclusion of a part green roof follows the arrangement of Units A and B and appropriately softens the building's external impact within the central part of the site, when viewed from above;



Unit C Previously agreed arrangement



Unit C: New arrangement

- **Unit D** has been repositioned slightly and reconfigured to form a more rectangular than square footprint. As this unit remains set back within the site and screened by planting, it is now proposed to include a pitched roof to this building. This will again ensure a mix of building styles is provided within the development. It also enables PV panels to be positioned on both sides of the pitch rather than within the central part of the previously agreed flat roof. The building will still include the same mix of facing materials as has previously been agreed and that follow the development style. Overall, the building will now provide a more traditional barn type arrangement that will be equally appropriately in its area of the site.



The updated DAS describes the new site plans in more detail and again provides the proposed list of materials (see DAS page 14). These can again be subject to a planning condition, with a requirement to provide stock details for EBC's later agreement.

Landscape and LVIA

Your email of 8th February 2023 confirmed that your Landscape Officer was also agreeable to the updated, ecology-led, site plans that have now been formally submitted.

The updated proposed Landscape Plan and Boundary Treatments Plan follow the new layout. The accompanying Addendum to the LVIA also takes into account the changes to the layout and the arrangement of the buildings, which are summarised above (*please see Summary of Main Changes and Urban Design*).

The site will remain significantly screened by its retained and enhanced boundary screening and by the planting set out across the site. Unit C will now be located within the central part of the site, but it will be significantly smaller in footprint terms and it will set at a lower ground level to adjoining Unit A (see Site Sections), whilst still benefiting for a new part green, flat roof.

Trees

The Tree Officer's response to the updated submission of December 2022, was received on 3 January 2023.

T14 and T15 will still be removed as a result of the now further updated plans. We note the previous confirmation that this is not a point of concern.

The new site plans also result in:

- The service road and parking areas at the eastern end of the site being concentrated further away from the stream and the trees that are close to that boundary, including T27;
- The swale along the southern boundary of the site, south of Unit B being removed as it is no longer needed;
- The area south of Unit B now being subject to further new planting, following the relocation of Unit C from here to the north side of the main courtyard;
- The area set aside for new planting next to Unit A, being reduced very slightly as a result of the repositioning of Unit C. This is again more than compensated for by the larger area behind Unit B, that will now be set out with further new planting.

The Landscape Officer requested that a compliance condition be attached to a planning approval, in response to the December 2022 plans. That was agreed by email on 3th January 2023 and remains appropriate and agreed connected with the updated plans, save for the document and plan references needing to be updated.

County Highways

The County's response to the December 2022 submission was received 22nd December 2022 (their ref 048336). It confirms that the amended site access plans with Botley Road and the internal site layout are acceptable.

The proposed works and the new arrangement of the service road from Botley Road up to the entrance of the main built site area remain unchanged within the further updated plans. The one way exit road from the courtyard has also been kept, together with the side access into the open yard next to Unit B, at the northern end of that road. The second exit further south along the exit road, however, is no longer required, given that Unit C has been relocated to the main internal courtyard next to Unit A. This simplifies the arrangement of the exit route.

The internal road around the courtyard has been shortened slightly to concentrate the works further away from the site's eastern boundary and the adjoining SSSI. Vehicle and cycle parking have also been reconfigured to follow the new positions of Units C and D and the new configuration of service doors for Units A and B. Vehicle parking will continue to be supported by electric charging points, the locations of which will be confirmed later.

The internal tracking has been confirmed across this new arrangement for 15m articulated lorries (please see the accompanying Transport Addendum Note).

The proposed number of new buildings and their total sq.m. remains unchanged. The previously agreed Trip Generation figures accordingly also remain unchanged and the principle of the financial contribution towards off-site highways improvements is reconfirmed. It is also again agreed that this contribution will be dealt with by a s106 legal agreement.

In their letter of 22nd December 2022 the County requested a number of conditions relating to the timing of the access road works and the provision of a Construction Method Statement. The County subsequently agreed to the trigger for the completion of the access works being required before the occupation of the light industrial units, with linked assurances that construction management traffic would be appropriately managed within the site through the Construction Method Statement. These also remain appropriate and unchanged by the new site plans.

National Highways – M27

In their email of 3rd January 2023, Jacobs on behalf of National Highways, confirmed that the proposed minor road works are acceptable, taking into account: the very limited scope of these; the fact that they will be fully contained within the site's boundary; and that the adjoining Footpath 10 and Strategic Road Network (SRN) will not be affected.

Three conditions were requested attached to this agreement that relate to the provision of drainage details, a boundary treatments plan and a Landscaping Management Plan.

The updated plans do not alter the agreed works to the Botley Road junction and service road within the site. All of the changes are fully contained within the main built area of the site, well away from Footpath 10 and the SRN. A number of the requested design details have already been provided in respect of drainage and a boundary treatments plan. The requirement to provide further supplementary details of these and a Landscape Management Plan can be agreed with EBC by condition.

Public Rights of Way – Footpath 10

Countryside Planning's response to the December 2022 plans were forwarded to us on 6th January 2023. They confirmed that the updated proposals were acceptable subject to a number of planning conditions and informatives that will ensure that Footpath 10 will remain unaffected. This request was agreed by email on 9th January 2023.

The new changes to the site plans are within the eastern part of the main built area of the development, set back well away from the Footpath. Building A remains in the same position as previously. As such we consider the already agreed conditions and informatives remain appropriate and are again agreed.

Environmental Heath

The EHO's previous comments on the proposed redevelopment of the site, dated 21st and 24th August 2022, were reconfirmed in response to the December 2022 amendments, as copied to us on 21st December 2022. This reconfirmed the need for a number of conditions to be included that require (1) the submission of a proportionate Construction and Environmental Management Plan (CEMP) and (2) the addressing of potential ground contamination, with linked mitigation measures should contamination be found. Reference was also made to the possible need for any future changes to the proposed uses on the site to be subject to a potential air pollution impact assessment, linked with the adjoining M27.

The proposed uses remain unchanged, such that an air pollution assessment is not required. The EHO's requested conditions however do remain appropriate and are agreed.

Archaeology

No responses have been received on archaeology. The Archaeological Desk Top Assessment however has been updated to reflect the new site layout given that this relates to a detailed application. The conclusions and advice that are set out in the Assessment remain unchanged.

BREEAM

The original application submission, September 2022, was accompanied by a BREEAM pre-assessment, that demonstrated that the development will comfortably achieve BREEAM Excellent. The plans remain for the same type and amount of floorspace, that will now be set out within a slightly different site arrangement and that will secure an even greater amount of new and replacement planting. The site plans will continue to be assessed in accordance with the BREEAM requirements as they progress from planning to detailed technical specifications.

S106

It has been agreed that a s106 legal agreement will be entered into to deal with the requested financial contribution towards local highway improvements. No other potential s106 matters have been requested to date.

We trust that the further proposed changes and explanations are welcomed. They respond fully and positively to all of the comments that have been received and we look forward to the Council now being able to progress this to a positive decision.

Please do contact me, if you have any questions,

Yours sincerely



Marie Nagy

Director

F/22/93835: Moorlands Farm, Botley Road, West End, SO32 3HD

List of Documents and Plans

12th May 2023

Existing Plans Remain Unchanged

7912_L01	Location Plan
7912_E01	Existing Site Plan (Part 1 of 2)
7912_E02	Existing Site Plan (Part 2 of 2)
7912_E03/A	Existing Site Sections A_A and B-B
7912_E04	Existing Block Plan
7912_E05	Existing Farmhouse Elevations

Documents That Remain Unchanged

Site Photographs
M27 Views
Letter from Primmer Olds B.A.S and Co-Star Report
Letters from Prospective Tenants (x2)
Planning and Economic Statement
Consultation Response Summary, 12th December 2022 (updated by letter of 12th May 2023)
Landscape Visual Impact Statement, September 2022
Flood Risk Assessment & Sustainable Drainage Strategy, September 2022
BREEAM Pre-Assessment, October 2022

Proposed Plans

7912_D01/P	Site Plan (Part 1 of 2)
7912_D02/M	Site Plan (Part 2 of 2)
7912_D03/D	Floor Plan Unit Type A
7912_D04/D	Elevations Unit Type A
7912_D05/C	Floor Plan Unit Type B
7912_D06/C	Elevations Unit Type B
7912_D07/C	Floor Plans & Elevations Unit Type C
7912_D08/B	Floor Plans & Elevations Unit Type D
7912_D09/B	Site Sections A_A and B-B
7912_D100/D	Access Road Works Part 1 of 2
7912_D101/D	Access Road Works Part 2 of 2
ACLA/BMC/04/D	Layout - Landscape Mitigation and Enhancement
ACLA/BMC/05/A	Proposed Boundary Treatments

Additional and Updated Documents

Design and Access Statement, Rev F, May 2023
Arboricultural Impact Assessment and Method Statement, Rev C, March 2023
- Tree Protection Plan Sheet 1 Rev D & Sheet 2 D
Archaeological Desk-Based Assessment, April 2023
Preliminary Ecological Assessment v3, May 2023
Biodiversity Metric 4 Calculations
Landscape Visual Impact Statement Addendum, May 2023
Sustainable Drainage Strategy Addendum No.2, May 2023
Transport Statement (updated), May 2023
Transport Note Addendum, May 2023