

SAFEGUARDING MITIGATION STATEMENT

Application Ref : F/25/99876

Re-development of site including demolition of existing office building and replacement with a three-storey headquarters office building, together with associated supporting infrastructure, including car parking and hard and soft landscaping (amended description).

Site:

Workdry Ltd, 32-34 Bournemouth Road, Chandler's Ford, Eastleigh SO53 3ZL

Prepared by:

Boyle & Summers Ltd (Agent)

Date:

October 2025

Revision:

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The proposed development lies within the Mineral and Waste Consultation Area (MWCA) – Sites section, defined by Hampshire County Council (HCC) as the Mineral and Waste Planning Authority (MWPA). It lies adjacent to the safeguarded Concrete Batching Site (CBS) at School Lane, Chandler's Ford operated by Hanson UK.

This area is informed by the safeguarded sites list as defined through Policy 16: Safeguarding – mineral infrastructure and Policy 26: Safeguarding – waste infrastructure of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP).

The purpose of these policies is to protect current and potential minerals and waste sites from pressures to be replaced by other forms of development, including through 'encroachment' where nearby land-uses impact their ability to continue operating.

The following mitigation measures demonstrate how Workdry's proposals are compatible with the CBS and ensure the safeguarded site can continue its current use:

- Workdry (Selwood) have been operating their business activities alongside the CBS for many years.
- Development proposals see no change to Workdry's business activities, nor business hours.
- Vehicular access and egress points to Selwood's site generally remain as existing.
- Internal site layout ensures all vehicle types are kept clear of the highway.
- Transport Consultant advises no detrimental impact on the local highway / infrastructure.
- Retained buildings facing towards the CBS maintain their current use / activity.
- Any windows / glazing facing the CBS will be double-glazed as a minimum standard.
- Drainage proposals see significant improvements to storage and control, reducing flood risk.
- Improved boundary landscaping enhances local bio-diversity and ecology.
- Construction methods will be driven by Site Waste Management Plan.

The above measures demonstrate proposals will neither hinder nor sterilise the safeguarded CBS.