

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/24/00606
Site Address:	8 Downley Road, Havant, PO9 2JD
Development:	Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g), (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure
Case Officer:	Kayleigh Taylor
Comments by:	Jade Ellis
Date of Comments:	28 th August 2024 (updated 8 th January 2025)

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

The following policies are of particular relevance:

- CS2 – Employment
- CS14 – Efficient Use of Resources
- CS16 – High Quality Design
- CS19 – Effective Provision of Infrastructure
- CS21 – Developer Requirements
- DM10 – Pollution
- DM13 – Car and Cycle Parking on Residential Development

Principle of Development:

Policy CS2 of the Core Strategy prioritises the use of previously developed land for the provision of new employment floorspace, whilst Policy DM2 seeks to safeguard existing employment sites from development proposals for non-employment uses.

It is proposed to demolish the existing vacant building resulting in 9,424 sq m of new gross internal area based on a single new building split into three industrial units having E(g)(iii), B2 & B8 uses. Overall, there would be a small net loss of employment floorspace, but this reflects the nature of the borough's older employment stock which tends to have larger floorplates than more modern industrial accommodation. Nevertheless, the application proposals would result in an intensification and redevelopment of an employment site within a well-established industrial area. As such, it is supported in policy terms.

Design and low carbon:

The adopted local plan requires high quality design in accordance with policy CS16. Non-residential development over 500 sq. m is expected to meet the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable in line with Policy CS14 of the adopted Core Strategy. The submitted BREEAM Pre-Assessment indicates that the development is likely to achieve BREEAM Excellent (78%). The Council's Climate Change Coordinator may be able to offer further advice on this matter.

Source Protection Zones:

The site lies within Groundwater Source Protection 1c for Bedhampton and Havant Springs. Policy DM10 (in the Adopted Local Plan) is therefore of relevance. The Environment Agency and Portsmouth Water will be able to provide further advice in terms of where solution features are present, and if any conditions should be imposed.

Parking:

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD.

Summary:

The development proposals would secure the redevelopment of a redundant employment site within an established industrial area. As such, the proposals are supported in policy terms subject to detailed matters being satisfactorily addressed.