

CCN Communications

New Lane
Leigh Park
Havant
PO9 2NJ

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Planning Submission

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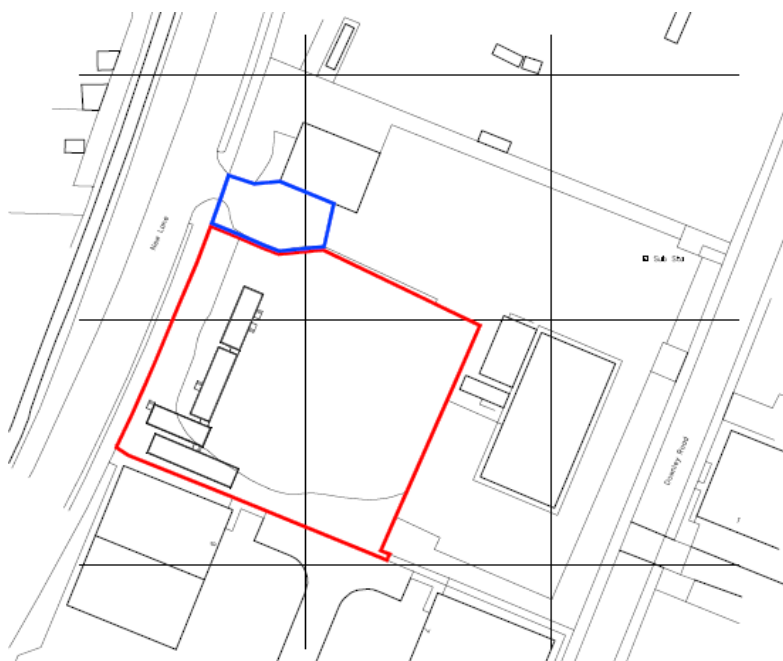


Figure 01 - Location Plan (site in red)

1. Introduction

1.1 The Application

This retrospective application is for the provision of offices, training and secure storage facilities for staff at CCN Communications via temporary Portakabins at the former Gas Holder Site on New Lane (parallel street Downley Road), PO9 7NJ (Figure 01).

1.2 The Applicant

The applicant and current owner of the site, CCN Communications, are an experienced utility contractor, situated in the Southeast of England. Purchasing the site in late 2021, it has been used for storage and adhoc offices. CCN Communications work from various sites across Hampshire (& Isle of Wight), Dorset, West Sussex, Surrey and Berkshire and provide various civil and fibre services to network operators and ISP's. With the business expanding and demand for their services locally increasing, the commercial site at New Lane was selected by the applicant. Situated 14 miles from the Head Office, the New Lane site was selected to host a series of training operations for new staff and create employment opportunities in the local area.

1.3 Background

In 1992 the site received consent for the storage of 21 tonnes of Natural Gas (92/53844/001). Various Gas networks held ownership of the site, including SGN the leading gas supplier in the South of the UK. Eventually SGN removed their overground gas holding facilities, now utilising underground services, making the gasholder fleet redundant. Ofgem (the regulatory body) requested for SGN to remove half of their gasholders by the end of 2021. The site at New Lane was one requested by the regulatory body to be decommissioned. The 2021 application (ref: APP/21/00254) saw the consent for the removal of the gasholder.

The works to remove the gasholder begun in September 2021, with the site being left clear and suitably decontaminated by the end of December 2021. Since the removal of the gasholder, CCN Communications purchased the site, with the aims of using half of the site for storage and the remaining land for offices and training facilities within Portakabins. This application aims to achieve retrospective consent for the use of the temporary modular structures on the site.

1.4 Applicants Agent

This application has been produced by RS Studio on behalf of the applicant.

Planning application no:	Description	Decision
92/53844/001	Application for deemed consent for the storage of natural gas	-
00/53844/003	Continuation of Hazardous substance consent to store up to 21 tonnes of natural gas	Approved
01/53844/004	Continuation of hazardous substance consent to store up to 21 tonnes of gas	Approved
06/71938/000	The development of a new 22.5m high monopole mast supporting 6No. antennas, 2No. 0.6m diameter radio link dishes, a ground-based equipment housing and ancillary development thereto.	Approved
APP/15/00542	Application to determine whether prior approval is required for the method of demolition of the steel gas holder, the boiler house and brick and any proposed restoration of site	Part Approve/ Part Refuse
APP/21/00254	Application to determine whether prior approval is required for the method of demolition of 1No. gasholder and associated structures.	Prior approval is required and Approved

Table 01- Planning History



Figure 02 - Boundary fencing

2. Context

2.1 The Requirement

The proposal intends to provide a series of temporary Portakabins to accommodate training and office facilities for staff at CCN Communications, with associated parking and storage facilities.

2.2 Site Location

The application site is located on the former Gas Holder site on New Lane, situated north of Havant Town Centre, within the Industrial Park. The site falls within the boundaries of Havant Borough Council. The site postcode is PO9 2NJ.

2.3 Site Description

The site is situated north of the Spring Business Park on a broadly square shaped site, with no existing buildings on site, the site was formerly home to the Gas Holder, which was removed in 2021. The site is a broadly square shaped site, with the Portakabins in a broadly L shape, set back from the roads edge on the south side of the site. The site boundaries are screened by 2m high secure fencing (see Figure 02). The site area measures approximately 2980m².

2.4 Area Character

New Lane is located north of Havant town centre which was developed to provide employment for Leigh Park residents during the 1960s. The area is defined under the Havant Borough Council Employment Land Review as "New Lane North". The Review describes the area as "comprises of older industrial stock and therefore offers opportunity for both redevelopment and intensification through expansion of existing premises. This has been demonstrated through recent speculative planning application for employment floorspace at the Velocity site following the demolition of an old warehouse". The area is seeing many applications for development, to support expanding businesses (Figure 03). These are preceded in the following sites and applications:

- 36 New Lane - Construction of 6no. industrial units, within Use Classes B2, B8, and E(g), following the demolition of existing buildings, to incorporate, access, parking, landscaping and associated works (awaiting decision).
- 67 New Lane - Renewal of temporary permission for the retention of single storey Steel Storage container.
- 32 New Lane - Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure...



Figure 03 – Aerial view of Industrial and Business Park

- 38 New Lane - Demolition of existing industrial buildings and erection of 2no industrial buildings (comprising 12No individual units) within B1, B2 and B8 use classes together with ancillary office use, landscaping, car and cycle parking and access...
- 8 New Lane - Change of use from storage associated with builders yards to the keeping/ storage and retail (A1) sale of cold water fish and associated equipment (Retrospective).

The surrounding character within the New Lane Industrial Estate, is of large volumed buildings with shallow pitch or flat roofs. Various cladding is utilised throughout, however, the character of buildings within the area do not form a cohesive front and can appear disarranged.

2.5 Planning Policy

Section 38(6) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Havant Borough Council Development Plan comprises a series of policies adopted from the Local Plan, Supplementary Planning Documents, Employment Land Review, Sustainability Appraisal of the Core Strategy, etc. The most relevant policies are set out below.

Planning considerations:

- *National Planning Policy Framework 2021*
- *Havant Borough Council Borough Design Guide SPD December 2011*
- *Havant Borough Council Parking SPD July 2016*

Havant Borough Local Plan (Core Strategy) 2011 (replaced by Havant Local Plan 2036):

- *CS2: Employment*
- *CS6: Regeneration of the Borough*
- *CS17: Concentration and Distribution of Development within the Urban Areas*
- *DM3: Protection of Existing Employment and Tourism*
- *DM6: Coordination of Development*
- *DM10: Pollution*
- *DM11: Planning for More Sustainable Travel*
- *DM14: Car and Cycle Parking on Development*

Havant Borough Local Plan 2021:

- *C1: New Employment Provision*
- *C2: Protection of existing Employment Sites*
- *DR1: Delivery of Development and Regeneration*

Havant Borough Local Plan 2036 (2018):

- *DR1: Delivery of Development and Regeneration*
- *E8: Low Carbon Design*
- *C1: New Employment Provision*
- *C2: Protection of Existing Employment Sites*
- *IN3: Transport and Parking in New Development*

- E20: Amenity and Pollution

Position Statement E1 PUSH 2016:

The site is within an allocated Employment Zone as defined by Havant Borough Council (HBC). Partnership for South Hampshire (PUSH) released a Position Statement (E1), regarding employment within Havant Borough Council. HBC are required to increase Use Class B- employment, by 2037. It was calculated that the Council needs to see development approved for Industrial and Office use. There would need to be 87,000m² provided for the aforementioned use between 2016- 2037. Within the Position Statement the proposed site has been identified as being “appropriate for delivering at least 1,250m² of industrial or logistics floorspace”. The proposal supports this, with the storage of goods (Use Class B8), and offices associated with the industrial work (Use Class B8).

Havant Employment Land Review 2021:

HBC identifies that times have changed since the Covid-19 pandemic, and flexible working units may be required. The proposal seeks to host a series of Portakabins, which provide temporary accommodation for business facilities. The council are concerned that development within this area is at subject to risks citing that “the greater risk is that the remaining light industrial stock is vulnerable to new uses and especially retail”. The council expresses concern that retail units will look to industrial sites as a cheaper alternative. The proposal would address these concerns, and allow for appropriate development on site whilst retaining flexibility for future uses.

Local residents and stakeholders previously suggested that the site as a place for development, and recommended that HBC included it within the local plan. The residents/ stakeholders requested the following (before the gasholder was removed):

“Gas site at Downley Road should be allocated for residential/ retail development in the new Local Plan 2036. The site of about 0.29ha is located within an established industrial location between New Road and Downley Road and has access from both roads. There are requirements associated with the previous use of the site to remediate the site upon cessation of use. The cost of this, including dismantling the disused gas holder, may result in significant costs which would require value from future land uses to fund this process. Redevelopment for alternative uses would remove the Health and Safety Executive Planning Advice for Developments near Hazardous Installations (HSE PADHI) Zone.”

The latter part of the request is no longer relevant, as the gasholder has since been dismantled and remediation works are expected to have occurred. The local authority agreed in principle that the site should be host to further development. The council responded to the residents/ stakeholders with the following:

“The site falls within a well-establishment industrial area with frontage onto New Lane. With improving market conditions, there is a reasonable prospect the site will be redeveloped...”. However, they did not support the premise of residential or retail development. The Employment Land Review identifies it as an area for Class B development.

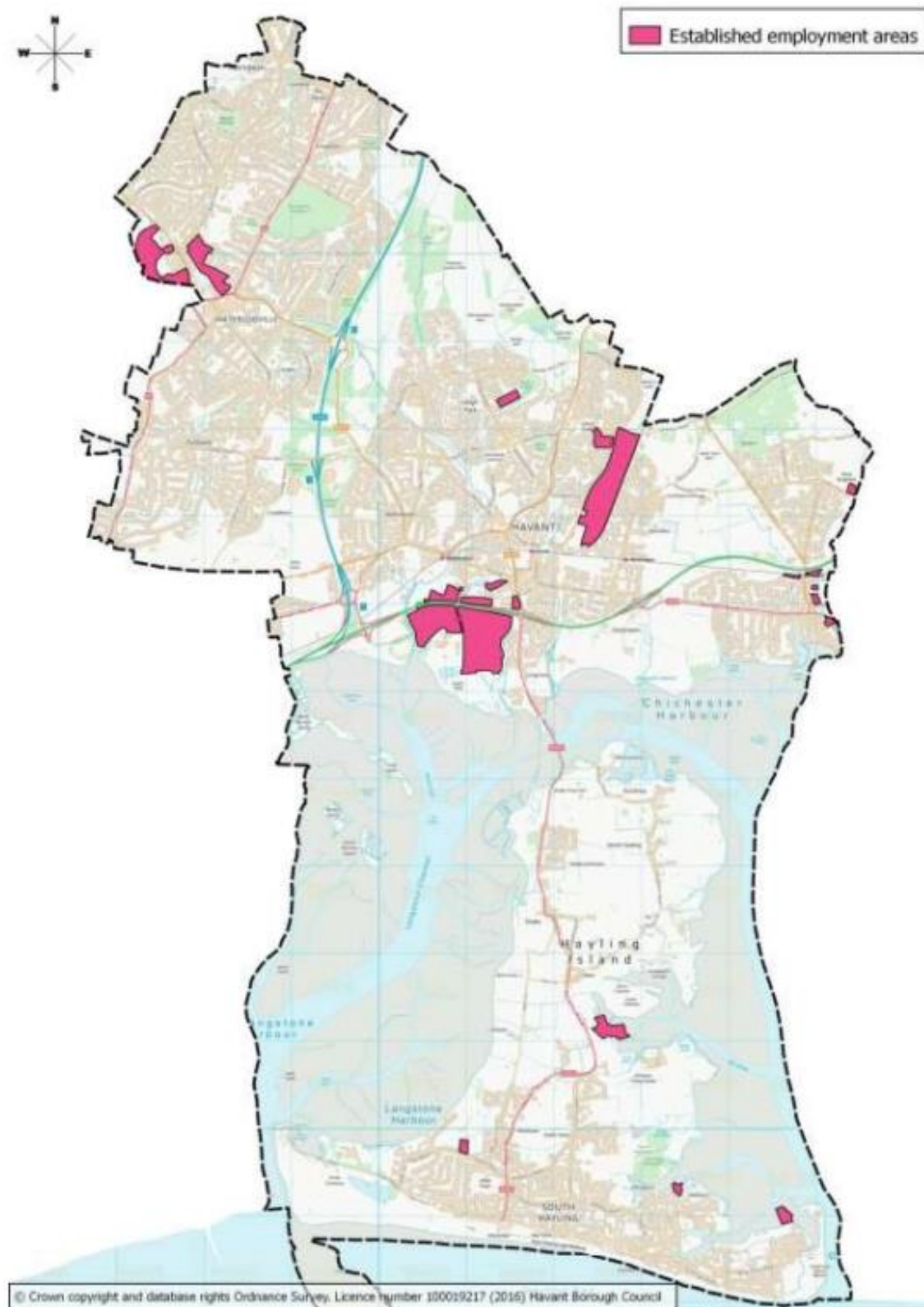


Figure 04 - Employment Areas in Havant

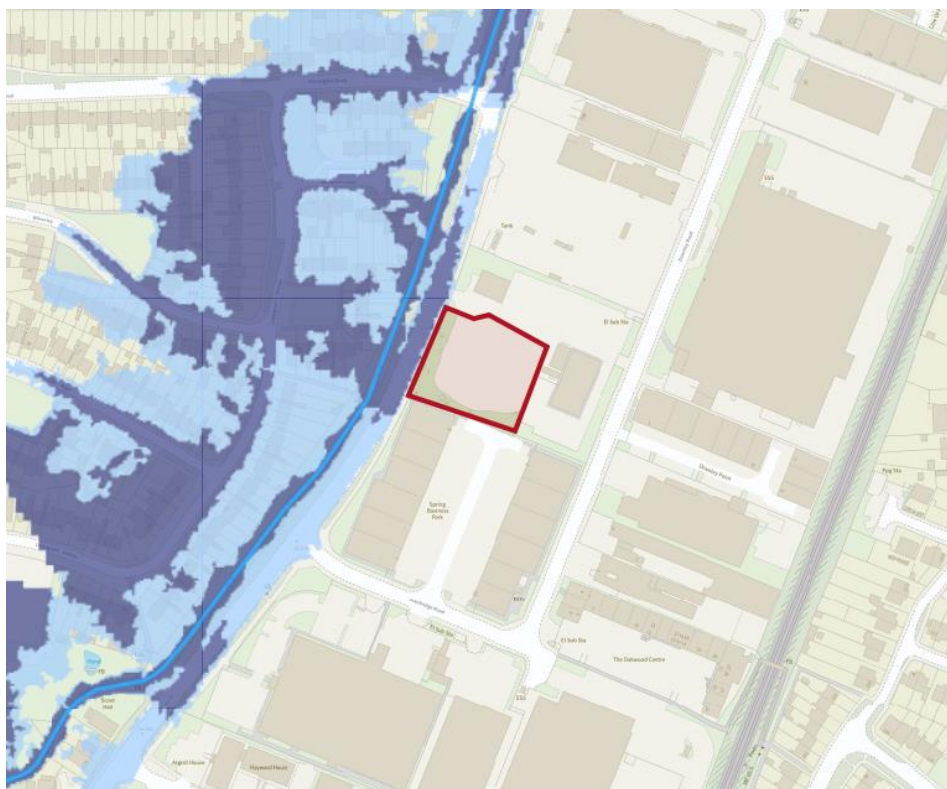


Figure 05 - Flood Map

Havant Borough Local Plan 2036:

Policy DR1: Delivery of Development and Regeneration:

The council supports sustainable growth in jobs and services in principle. Planning application that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise;

Policy C1: New Employment Provision

The developed will contribute to the provision of light industrial business use. This is supported by the council. Policy C1 point 7.4: "The Borough's diverse and varied industrial based economy is supported by a wealth of small and an increasing number of medium-sized enterprises. These businesses are largely served by the Borough's established industrial areas which offers affordable accommodation for start up businesses, with many small businesses operating across multiple sites. The high tech and advanced manufacturing enterprises within these areas supported a skilled labour supply which may be vulnerable to displacement if such uses are lost".

Policy C2: Protection of Existing Employment Sites

The council will seek to protect the retention of existing employment sites. In particular to safeguard B-Class uses including Offices, Industrial and Warehouses from alternative uses. Established employment areas are shown in Figure 04.

Policy IN3: Transport and Parking in New Development

Development proposals will be permitted, provided that the site is designed so that; provision is made for the parking of cars, motorcycles and cycles in line with the Council standards; Sufficient visibility and lighting is provided for the safe and convenient use of the roads, cycle routes, walking routes and parking places. The existing site entrance and exit is to remain as existing.

Policy E20: Amenity and Pollution

The proposed industrial use is situated within the industrial area of Havant, and therefore will not be detrimental to local amenity.

National Planning Policy Framework (NPPF):

Paragraph 8: an economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity...



Figure 06 - TPO Map

3. Survey / Investigation

3.1 Flood Risk

The Environment Agency flood risk maps were reviewed, and it was identified that the site lies within Flood Zone 1 (Figure 05). No further investigation has thus been deemed necessary.

3.2 Ecology

No Ecological Assessment has been produced as part of this application due to the minimal impact of the Portakabins. However, attention should be drawn to the Preliminary Ecological Appraisal which accompanied the 2021 application (ref: APP/21/00254) carried out by CT Ecology on behalf of SGN. The findings are as follows:

- The site is not subject to any statutory or non-statutory designations.
- Closest designation site is Battins Copse Site of Importance for Nature Conservation is approx. 700m to the west. The site does not provide any supporting habitat for this SIN.
- The site does not provide any supporting habitat for the SAC, SPA or Ramsar.
- The site does not provide any supporting habitat for the AONB or the SSSI.
- There are a number of wader and brent goose monitoring sites within a 2km radius. The closest monitoring site is 630m to the south east of the site.
- The site does provide discrete areas of suitable habitat to support small numbers of protected BAP species including breeding birds and bats. However, populations of these are unlikely to be significant at a local scale.

Given the evidence above, and the minimal time elapsed between the report being produced in 2021 (application ref: APP/21/00254) and this submission, it is not expected that the proposed works would risk any of the identified groups or sites negatively. The proposed Portakabins do not require significant ground works or removal of vegetation where species of interest could be nesting.

3.3 Arboriculture

The site hosts various levels of shrubbery and trees on the boundary with New Lane. However, no TPOs are located on site. Neighbouring site No3 Downley Road is host to various TPOs as shown in Figure 06. These are not expected to be disturbed by the presence of the Portakabins. The minimal foundations, means that no tree roots will be negatively impacted by the addition of the proposal.

3.4 Transport

The site will be host to 9no vehicular parking and 4no bicycle parking, in accordance with Policy DM14. The site is within an accessible location. Bus services run from St Albans Road,



Figure 07- 3D view of Site (2022)

which is located 0.4 miles from the site, with bus links to Portsmouth and Havant Bus Station. Both Havant Train Station and Warblington Train Station are within 0.9 miles from the site, which has links to; Portsmouth, Southampton, London (Victoria and Waterloo), Littlehampton and Brighton. Both train stations are within an 18 minute walk or 5 min cycle ride from the site. Havant Bus Station is within a 1.1mile walk, with links to Chichester, Portsmouth, Southsea and Waterlooville.

3.5 Noise Impact

No noise issues related to the use of the building are anticipated. The site will be operating during standard trading hours. The industrial location means neighbouring commercial and industrial units will be minimally affected by any noise created from the proposed use. The housing development situated to the West of the site, is not thought to be any further disturbed by the intended use than that of the existing neighbouring facilities.

3.6 Utilities

No utilities related issues are anticipated as the proposal is within a built up urban area where additional connections to services and utilities can be made relatively easily.

4. Proposals

4.1 Amount

The proposal seeks for the retrospective approval for 4no Portakabins located at the former Gasholder site on New Lane. The applicant, CCN Communications are currently using the site for storage, office and training facilities via the temporary structures. The proposal sees the site subdivided into two spaces inclusive of an area for the storage of non-hazardous substances and materials, occupying 2023m² of the total 2980m². The other space is host training, office and welfare facilities, via 4no Portakabins at a total GEA of 248m².

The lightweight temporary nature of the Portakabins does not restrict further development of the site in the future. The proposal is to suit the needs of the growing business at present and provide a boost to the local economy and employment rates within the area.

4.2 Layout

The site is accessed via a communal entrance from New Lane. Parking for the staff at CCN Communications can be found on the front boundary of the site, closest to New Lane. During the day the gates to the facilities will be unlocked to allow commuters to access and leave the site freely, however, the storage area will remain locked to protect the public and the businesses goods and only opened when operatives are present.



Figure 08 - Portakabins in situ

The nearest building is positioned 7.5m from the road edge at the closest distance and over 11m for the main mass of the building. The Portakabins layout is simplistic with a series of rectangular shapes joined together by link corridors. The facilities aim to host offices, and training facilities for staff for CCN Communications. There are a number of entrance and exit points to each of the areas, which allows for easy flow into the various spaces in accordance with requisite health and safety standards.

4.3 Scale

The massing of the building would be at a smaller scale than other plots within the industrial estate. However, the site has always hosted a unique building design and scale compared to other vicinities. The site is located within the local "Employment Zone", which sees buildings of various scales throughout the district. Local sites vary from single to double storey, with various ridge heights and roof profiles. Single storey pre-fabricated modular builds have been seen locally and are not uncommon features within industrial settings.

The proposed roof height reaches a height of 2975mm from ground level. Figure 07 shows a 3D view of the neighbouring sites. Various small scale structures are seen on neighbouring site No3 Downley Road. The commercial and industrial nature of the neighbouring Springs Business Park and the industrial facilities situated within close proximity, sees builds of various scales and designs. The more subservient proposal would suit the unique site.

The Portakabins are not expected to negatively impact the streetscene.

4.4 Appearance

The proposed elevations are of simplistic design, the grey metal outer shell, is unobtrusive to the streetscene. Neighbouring facilities utilise panel cladding and profiled sheet cladding, often in a pale grey colour. These material palettes are often found within industrial and business parks. Figure 08 shows the Portakabins in their proposed location utilising the local colour palette.

4.5 Landscaping

No significant landscaping works are proposed. The site accommodates 4no Portakabins with a series of link corridors, and an area of hardstanding, which provides parking facilities for site users.

Application ref: APP/21/00254, identified that the site fell within a Source Protected Zone 1c for Havant and Bedhampton Springs. This protection applies to the site due to the presence of chalk which is located beneath the site. The chalk is overlain by significant thickness of low permeability clay, which helps create a natural barrier for the chalk from any contamination at the site. The SPZ1 is not expected to be affected by the proposed works. Using a localised

pad foundation, the pre-fabricated Portakabin is not expected to significantly disturb the ground conditions. The proposed parking facilities are provided via a permeable tarmac, reducing the risk of damage to the grounds underneath, and allowing for a SuDS.

4.6 Access & Inclusion

The steps into the facilities will be compliant with Approved Document K.

4.7 Sustainability

No measures over and above Building Regulations compliance are anticipated. The pre-fabricated modular builds are not required to meet the same standards as on-situ builds. The buildings meet all relevant building control consent, for fuel and power, Part M compliance and meet all health and safety requirements.

Portakabin, the designers and manufacturers of the temporary accommodation, manage to exceed Building Regulations Part L requirements. Portakabin are an ISO14001 certified company with a Zero Waste to Landfill strategy in place.

4.8 Foul and Surface Water Drainage

Foul water connections will be made as required. Any additional rainwater will be directed to soakaways as per Building Regulations.