



Planning Statement

Change of Use from B2/B8/E to a pet crematorium

Unit 9,
Dakota Business Park,
14 Downley Road,
HAVANT,
PO9 2NJ.



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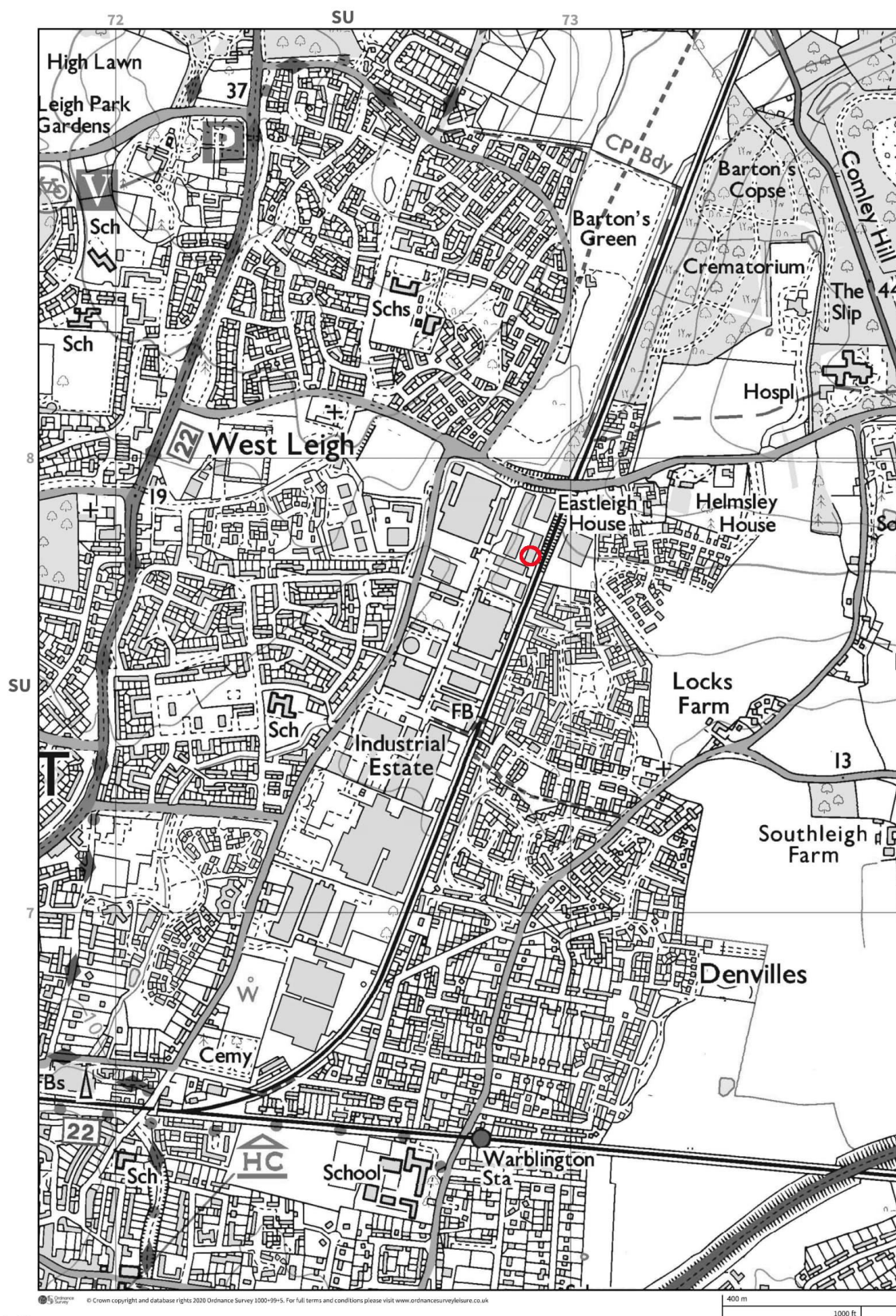
1. Introduction

- 1.1. This Planning Statement is in support of the Change of Use application by Final Rest Ltd for Unit 9, Dakota Business Park, 14 Downley Road, HAVANT, PO9 2NJ.
- 1.2. The Change of Use proposed is from B2/B8/E to a pet crematorium while Final Rest Ltd is occupying the site. We propose the site return to its existing planning use when Final Rest Ltd vacates the site.
- 1.3. This Planning Statement details the Change of Use as well as our proposed flue. We have included floor plans and elevations in our application. Since we are not proposing additional floorspace or any major developments, we have not provided a design and access statement.
- 1.4. Final Rest Ltd is an existing business in Havant, operating as a mobile veterinary practice for the home euthanasia of cats and dogs with office space at 39 Market Parade, HAVANT, PO9 1PY. We cover a 30-mile service area centred around Havant and work Monday to Saturday all year round. We currently offer a pet cremation service to our clients that we outsource to the nearest pet crematorium to us, based in Tangmere. We would like to bring this in-house.
- 1.5. This area lacks a pet cremation service. The nearest providers are based in Tangmere (The Meadows Pet Crematorium), Eastleigh (Pet Undertakers), Odiham (Dignity Pet Cremations), and Winchester (Cremate-a-Pet). We would like to offer pet cremation services to Havant and its surrounding areas.



2. Location and site description

- 2.1. Unit 9 is situated within a well-established industrial estate to the outer edge of Havant.
- 2.2. Dakota Business Park is bounded by other industrial estates to the west and south, Barton's Road and Barton's Green to the north, and the Portsmouth Direct Line to the east with Dobbies Garden Centre the other side of the Line.
- 2.3. Beyond the immediate boundaries there are housing estates. The nearest residential property is around 75 metres to the south-east in Forsythia Close.
- 2.4. The site consists of a ground floor totalling approximately 218m² and a mezzanine totalling approximately 78.5m². The property is a steel framed structure with metal cladding externally and a low-pitched roof. The height to the eaves is 6.77 metres and to the ridge is 7.51 metres. There is an up-and-over roller shutter door to the front elevation alongside a customer entrance.
- 2.5. The site benefits from good road infrastructure, with easy road access from the A27 and A3(M), good vehicle access in front of the shutter door, and additional allocated parking space for at least five vehicles that is sufficient for staff and customer needs. It also benefits from good public transport both by road and rail.



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Figure 1: Site location (1:10,000)



3. Planning history of the site

- 3.1. The Dakota Business Park was developed following planning approval for mixed B1(c), B2, and B8 use with ancillary office use in 2006 (06/71302/001) and sits on land previously used by Eaton.



4. Proposed development

- 4.1. The proposal entails a Change of Use from B2/B8/E to a pet crematorium.
- 4.2. Our proposed cremator (*AD-Entente-ABP*) has a capacity of 38kg/hr which classifies the pet crematorium as a low-capacity incinerator site (being <50kg/hr).
- 4.3. The cremator has APHA type approval, uses an existing natural gas supply, and is not expected to produce any odours or visible emissions during operation. We have submitted an Emissions and Odour Management Plan to explain how we will enforce this.
- 4.4. We commissioned Venta Acoustics to prepare a Noise Impact Assessment, which found that the noise from the cremator will be negligible to nearby receptors at any time of day or night. We have submitted their report with our application.
- 4.5. The ground floor will have partition walls to separate a reception area and an area for clients to say farewell to their pets. It has two existing WCs, and a room for storage. We will install sealed cold storage for pets awaiting cremation, a washing area, and a cremator at the rear of the unit with a flue extending to 7.55 metres from ground level with a cowl on top. The mezzanine provides additional storage and office space and a hybrid viewing/break area.

Day-to-day activities

- 4.6. We expect to receive the bodies of cats and dogs from our vets and from clients directly. Final Rest currently sees between 2 and 5 pets per day for cremation through our euthanasia business and expect demand for cremation independently of that would be roughly similar (likely 2–5 client visitors per day for cremation), though we are hoping to grow over time on both sides of the business.



- 4.7. The pet bodies would be stored in sealed, refrigerated, mortuary-standard body stores in lined, leakproof beds until they are cremated as per APHA guidelines. Following cremation, ashes are ground to a fine powder and moved into sealed, leakproof containers.
- 4.8. Clients will come to collect their pets' ashes (likely 5–8 client visitors per day for collections). We would have two staff members on site: a receptionist, and a cremator. Client attendance would be by appointment with no more than two client vehicles at any time.
- 4.9. Our proposed opening hours for clients are 08:00–18:00, Monday to Saturday. We would like to be able to operate the cremator at any time. These extended hours allow us to cremate animals promptly if required by our Emissions and Odour Control Plan, including those that arrive towards the end of the day or if maintenance requirements force us to delay cremation.



5. Planning policy

- 5.1. The Havant Borough Core Strategy was adopted in 2011 and sets the planning framework to 2026. Though we require Sui Generis permission, our proposal is fundamentally employment, allowing us to increase our employment and economic performance in line with CS2. It is also a critical way our business can expand, in line with the principle of being “open for business”.
- 5.2. We have taken care to ensure our proposed use will not impact our neighbours through smell, visible emissions, or noise. We have attached our Emissions and Odour Management Plan and Noise Impact Assessment. We should see similar levels of vehicle use as the other industries in the Dakota Business Park. The Change of Use therefore adheres to the principle of CS16 and provides a valuable service without harming our neighbours. For the same reasons we are confident we meet the requirements of DM10.
- 5.3. The Hampshire Minerals and Waste Plan, adopted in 2013, is relevant to waste management in the Borough. We believe our proposal meets the criteria set out in Policy 29 that states that development should be supported in urban areas in north-east and south Hampshire or along the strategic road corridors where it is part of a suitable industrial estate or has permission or is allocated for general industry/storage.
- 5.4. The nature of pet cremation means we require the type of space provided for by industrial sites. We have proposed that the Change of Use is specific to our occupation of the site and that the site should revert to its existing planning use at the end of our occupation. There is no loss of employment floorspace. We feel we comply with the spirit of CS2’s provisions protecting B class uses so have not included a Marketing Strategy statement.



6. Summary

- 6.1. The proposed use will provide a service that is not currently available in the Borough, allow an existing business within the Borough to expand, and the operation will not have an adverse effect on the nearby area.
- 6.2. The existing building will not substantially change aesthetically in terms of form and appearance. The proposed flue is to the rear of the unit with a height similar to that of the ridge. The surrounding units are of industrial use and therefore this would not be out of keeping with the character of the area and locality.
- 6.3. We therefore respectfully request that the application is approved.