
Site Address:	Electricity Sub Station storage compound, Harts Farm Way, Havant, PO9 1HS		
Proposal:	Construction of new steel framed and profiled metal clad maintenance workshop building, with ancillary office and wc and fencing.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00014	Expiry Date:	25/03/2022
Applicant:	Mr I Paton		
	SSE		
Agent:	Mr Paton	Case Officer:	Joseph Toole
	Cluttons LLP		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located to the south of Hermitage Park which is a purpose built industrial park located off Harts Farm Way. The application site is located to the south of Hermitage Park and Harts Farm Way, which is an industrial estate.

The existing yard area is owned and in use by Scottish and Southern Energy Networks for storing materials relating to electricity cabling works.

The site has peripheral trees along the west and south boundaries with the A27 dual carriageway directly to the north of the site. The site is located in a Flood Zone 2 and 3 which is main river line running over the site. Further afield to the site lies a range of commercial and industrial uses.

2 Planning History

APP/15/00959 - Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911). , PERM,20/11/2015

3 Proposal

The proposal involves the construction of new steel framed and profiled metal clad maintenance workshop building (B2 use) with fencing. The proposed workshop is needed by Scottish and Southern Electricity to service, repair and maintain equipment required for carrying out cable installation works. There would also be an ancillary W/C, desk and beverage point.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

County Minerals

Having reviewed the available data, I cannot see a reason for us to object to the proposed development of a new workshop building at the Electricity Sub-station Storage Compound.

Although Hampshire County Council as the Minerals and Waste Planning Authority (MWPA) has no objection to the proposed development, we would like to take this opportunity to inform you that the application site lies within the safeguarded buffer zone of 3 No. safeguarded sites as defined within the adopted Hampshire Minerals and Waste Plan (HMWP) (2013). These comprise Bedhampton Aggregates Wharf, Budds Farm Wastewater Treatment Works and Harts Farm Way Household Waste Recycling Centre (HWRC). The buffer zone area is safeguarded to prevent inappropriate development from hindering the operation of the safeguarded sites by 'encroachment' near to the existing sites as defined by **Policy 16: Safeguarding - mineral infrastructure** and **Policy 26: Safeguarding - waste infrastructure** of the HMWP. The application site is also located in close proximity to the following safeguarded waste infrastructure: Harts Farm Way Waste Transfer Station. These sites are safeguarded under **Policy 26: Safeguarding - waste infrastructure** of the HMWP.

While the quoted policies do not object to the proposed development, consideration should be given to any impacts that the proposed development may cause on the operation of the above named safeguarded sites. Should we as the MWPA consider the development to pose risks to the operation of the safeguarded sites then appropriate buffers and mitigation measures will be required.

Further information regarding safeguarding and Hampshire County Council's approach to it is available in the adopted Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document, which can be found on our website: <https://www.hants.gov.uk/landplanningandenvironment/strategic-planning/hampshire-minerals-waste-plan/supplementary-planning-documents>

If you have any queries, please don't hesitate to contact the Planning Policy Team.

Engineering/Drainage

No Comment.

Environment Agency (1)

Environment Agency Position

We object to this application as it potentially involves building over or extremely close to a culverted watercourse. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Reason

The proposed development would restrict essential maintenance and emergency access to the watercourse. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/or improvement works. The foundations of the proposed development are likely to adversely affect the construction and stability of the culvert which will compromise its function. The proposal will therefore increase the risk of flooding.

Overcoming our objection

The applicant should amend their site layout to avoid placing development over or close to the culvert. Further work should be undertaken to identify the precise line of the culvert to inform these plans, including:

- A plan and cross sections showing the accurate juxtaposition of development and the culvert, showing actual dimensions and levels, and taking into account the full size of the culvert structure and building foundations. All levels to be to Ordnance Survey datum.
- A structural survey of the culvert within the site undertaken by an incorporated or chartered civil or structural engineer.

Please see public access system for all comments

Environment Agency (2)

Environment Agency Position

We have no objection to the proposal as submitted.

Following the additional work carried out to demonstrate that the proposed building will not affect the culverted watercourse running adjacent to the site we can remove our objection to the proposals.

Advice to LPA/Applicant

Section 4.7 of the FRA states that the watercourse adjacent to the site is owned by the Environment Agency – for clarity this isn't owned by the Environment Agency and falls under the ownership of the landowner.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Landscape Team, Havant Borough Council (1)

From a landscape perspective we have the following comments in relation to this application:

- We require details of material specification on the proposed workshop which, must include manufacturer and colour to ensure that the development complies with planning policy CS16 Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.
- Given the height of the proposed unit we would require the use of soft landscaping to help mitigate the impact on Harts Farm Way. There is ample available land at the front of the site by Harts Farm Way. We would welcome the use of tree planting to help soften the proposals, this should be in the form of UK native species.

Landscape Team, Havant Borough Council (2)

- We welcome the inclusion of the soft landscaping to help soften the proposal.
- Recommend to condition soft landscaping, hard landscaping and building façade materials.

Langstone Harbour Board

No Comment.

Southern Gas Network

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 17

Number of site notices: one site notice exists.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Highways and Parking
- (iv) Flood Risk
- (v) Landscaping
- (vi) Minerals

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed workshop would be located to the north west of the application site within a commercial area. The proposed workshop's total footprint would be 144 sqm. It would have a height of 6.5 metres to the ridge and 5.6 metres to the eaves. The site would be bounded by a 2.4 metre high palisade security fence.

7.4 The proposed workshop would have profiled metal sheet cladding in a grey. The steel doors would be polyester powder coated in dark grey. The roof would be profiled metal sheet insulated roof panels in grey.

7.5 Overall the building would have an industrial/commercial appearance which would relate well to the character of other industrial style buildings in the nearby vicinity. The proposed fence is similar in appearance to other boundary examples in the immediate vicinity as are the proposed hardsurfacing materials. Therefore, in terms of visual impact, the scheme is considered acceptable and would not have an adverse impact on the appearance of the area and as such, accord with Policy CS16 of the Havant Borough Core Strategy (2011).

(iii) Highways and Parking

- 7.6 Access to the proposed workshop would be from within the yard site, from an existing access. The workshop area would be separated from the yard area by a steel palisade fence with double gates.
- 7.7 From the information provided, there would be no additional vehicle movements generated by this development. Furthermore, there would be a large area for parking provided on site. This would comply with Policy DM14 of the Havant Borough Core Strategy (2011).

(iv) Flood Risk

- 7.8 The application site is located within Flood Zone 2/3. A Flood Risk Assessment was submitted in which the Environmental Agency raised an objection due to potentially building over or extremely close to a culverted watercourse. Additional information was provided in the form of a revised Flood Risk Assessment which demonstrated that the proposed building will not affect the culverted watercourse running adjacent to the site. This removed the Environment Agency's objection. The Flood Risk Assessment has been recommended to be conditioned to be complied with. An informative stating Environment Agency's guidance has been recommended to the decision notice. Therefore the proposal is within accordance with Policy CS15 of the Havant Borough Core Strategy (2011).

(v) Landscaping

- 7.9 The Council's Landscape Team commented on the application requesting detailed specification of materials and the requirement of soft landscaping. The agent provided a Landscape Plan in which the Council's Landscape Team raised no objection subject to a condition requiring soft landscaping, hard landscaping and building façade materials. These conditions have been recommended to the decision notice.

(vi) Minerals

- 7.10 Hampshire County Council as the Minerals and Waste Planning Authority raised no objection and in view of this the proposal is not considered to impact on the areas they have highlighted. An informative has been recommended to the decision for guidance.

8 Conclusion

- 8.1 The proposal would bring the benefit of a new commercial unit to the Borough which would be an appropriate use for the site given the context. The application is considered to be acceptable and is therefore recommended for planning permission.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00014

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - 01
Proposed Site Plan - 03
Proposed Plan and Elevation - P06
Drainage Plan - 05
Flood Risk Assessment
Design and Access Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No above ground construction works shall take place until hard landscape details shall be submitted to the LPA in writing, which shall include:

- hard surfacing material type / product reference and colour
- laying bond
- edging or kerb detail / type

The approved landscaping scheme shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved and retained as such.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 The development hereby provided shall be carried out in accordance with measures set out within the Flood Risk Assessment from Taylor Consulting Engineers dated September 2022 unless otherwise agreed in writing with the Local Planning Authority

Reason: To reduce the risk of flooding in accordance with CS15 of the Havant Borough Core Strategy (2011).

- 6 The soft landscaping details shall be carried out in accordance with the approved details (plan P06) and in accordance with any timing / phasing arrangements approved or within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.