
Non-Material Amendment

Site: 32 New Lane, Havant, PO9 2NG

Application: APP/21/00200 as amended by APP/21/01244

Applicant: Havant Property Investment LLP (HPI)

Date: 18 January 2023

I. Non-Material Amendment Update Sheet

- I.1 This is a short note that has been prepared to assist the planning officer's assessment of the updated Non-Material Amendments (NMA) sought.
- I.2 Since the original NMA submission, some very minor changes are sought as result of feedback from the landscape contractors mainly. These consist of:
- Placing additional soft landscaping in the gap between the road junction / routeway and the acoustic fence on the northern side of the southern entrance, rather than tarmac. We feel this reduction in hardstanding would be an improvement and would also match the southern side of the entrance.
 - The other change is moving the landscaping in front of the fence line in the southeastern area of the site / along the boundary. This would help the soft landscaping establish and makes it easier for this area to be maintained in the future. Previously we showed an access gate in the fence but it would be much more attractive to see this vegetation within the site itself.
 - The pump house and hydrant tanks have been shown for consistency but were the subject of a concurrent planning application that has since been approved (reference. APP/22/00895).
 - The gas station was incorrectly plotted on the plans and was brought to our attention when the fencing contractors were erecting the acoustic fence. The routeway and fence line has been updated to reflect this drawing error.
- I.2 It is proposed to substitute some of the approved drawings with the plans listed below (those with more recent revision numbers have been highlighted in yellow);

Revised Drawings & Reports	
Architectural Drawings: Proposed site plan 2003 P20 Proposed site plan grade level 2003 P16 Proposed building overlay 2004 P4 (no change) Proposed parking and vehicle movements 2005 P13 Proposed boundary treatments plan 2008 P13	Acoustic Assessment Updated Noise Assessment prepared by Tetra Tech, September 2022 Updated Plant Schedule by Hydrock July 2022

Proposed guard hut and guard cabin details 2009 P4	Landscaping Details:
Proposed cycle and smoking shelter details 2010 P5	Landscape Master Plan – LLD2177-LAN-DWG-010 Rev 10
Proposed height restrictor and vehicle barrier 2011 P4	Landscape Design Strategy - LLD2177-LAN-REP-001 Rev 08
Site with surface finishes plan 2012 P15	
Proposed warehouse elevations 2101 P12	
Proposed warehouse floor plan 2102 P7	
Proposed warehouse roof plan 2109 P4	

I.3 In summary the application proposes:

- Very small changes to the development already granted; which,
- Amendments do not alter the development significantly from what is described on the planning permission (as amended) and does not conflict with any of the conditions attached to the planning permission.
- The proposed amendments would not move any external wall outwards or increase the height of the buildings or the main structures.
- Fenestration changes (windows and vents) will not impact on neighbouring properties in terms of overlooking, noise or disturbance.
- The reinstatement of the hydrant tanks and pumping station with new equipment will ensure they are fit purpose. The proposals include a footpath to the pumping station / enclosure, but the majority of the ecological enhancements remain in this area apart from the footprint of these structures and the access provision required via the creation of a short path. The hydrant tanks are much smaller than the previous structures located in the corner of the site.
- The provision of car and cycle parking spaces remain unchanged.
- The site area/red line remains the same and the uses as originally approved.

I.4 The landscaping plans have been updated to reflect the changes sought for consistency.

I.5 Given there are adjustments to boundary treatments in terms of their positioning and the inclusion of access gates, therefore the Noise Impact Assessment has been updated to reflect the changes proposed.

I.6 The EHO, Mark Moss from the Havant Borough Council has reviewed this information as part of the Discharge of Condition application 18 in relation to fixed plant and Condition 25 in regard to fencing on 22nd December. Mark Moss has also reviewed the updated Noise Assessment produced by Tetra Tech which shows the new plant and fence locations and raises no concerns.

I.7 The above changes provide weather protection for unloading, takes into account the presence of utilities, and other alterations following feedback from the occupier, resulting in a better overall design in regard to operational or maintenance requirements.