

Planning Policy Comments

Application No	APP/20/00833
Address	Power Generation Facility, Southmoor Lane, Havant, PO9 1JW
Development	Erection of a flexible power generation facility with associated ancillary infrastructure, access and boundary treatment
Case Officer	David Eaves
Comments By	Gill Glover
Date of Comments	6 th November 2020

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan form the development plan for the borough. The Pre-submission Havant Borough Local Plan (September 2020) (HBLP) can be afforded limited weight.

The following policies are of particular relevance:

- CS2 – Employment
- CS16 – High Quality Design
- CS19 – Effective Provision of Infrastructure
- DM10 – Pollution
- DM14 – Car and Cycle Parking on Development (excluding residential)

In the Pre-submission Plan the following policies are of particular relevance:

- DR1 | Delivery of sustainable development
- C1 | Protection of existing employment sites
- IN1 | Effective provision of infrastructure
- IN3 | Transport and parking in new development
- E1 | High quality design
- E22 | Amenity and pollution

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. In this case, the lorry park is a sui-generis use and is not therefore strictly safeguarded by this policy.

The site forms part of the Broadmarsh established employment area as proposed to be defined by emerging Policy C1. The emerging policy recognises there are other employment generating uses which support employment, including uses which do not fall within a particular use class. Paragraph 7.11 of the supporting text indicates that a wider interpretation of employment uses is to be taken for the purposes of the policy accordingly.

Paragraph 7.11 of the supporting text states that other uses will be supported provided they remain of a scale which is subservient to the main function of the employment area and do not have a significant adverse effect on the operation of adjoining and nearby commercial occupiers. In this case, the electricity generating facility is a sui-generis use. it is also worth noting that Policy IN1 of the emerging local plan lends general support to

infrastructure investment in the Borough which would include energy utilities which would apply to this application.

Summary

No objection is policy terms for the principle of development.