
Site Address:	Land adj Broadmarsh Business and Innovation Centre, Harts Farm Way, Havant, PO9 1HS		
Proposal:	Installation of new electrical substation.		
Application No:	APP/20/00054	Expiry Date:	17/04/2020
Applicant:	Mr Ferncombe		
Agent:	Mr Thornberry	Case Officer:	Lesley Wells
	PTC		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the rear of Broadmarsh Business and Innovation Centre. Vehicular access, is via a spur road, off Harts Farm Way.

There is no residential development within the locality.

2 Planning History

None.

3 Proposal

The proposal, which is retrospective, is for a new electricity sub station, which is not connected, on a concrete and block base. The size of the sub station is 10 sqm.

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

CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comments.

Councillor J Branson - St Faiths

No comments.

Councillor T Pike - St Faith's

No comments.

County Minerals - No Objection

Upon review of the related information on the Havant Borough Council Planning Portal, I can confirm that HCC as the Minerals and Waste Planning Authority (MWPA) have no objections to the proposed development under application APP/20/00054.

I would however like to take this opportunity to inform you that the proposed development site sits within the buffer zone of a site safeguarded under Policy 26 (Safeguarding – waste infrastructure) of the adopted Minerals and Waste Plan (2013). The purpose of this policy is to protect current and potential mineral sites from pressures to be replaced by other forms of development, including through 'encroachment' where nearby land-uses impact their ability to continue operating. The safeguarded site comprises Havant Household Waste Recycling Centre (HWRC), immediately east/south east of the proposed development.

Given that the proposed development is relatively minor in scale and is unlikely to have material effects on the safeguarded sites we are not requesting mitigation measures, merely informing you of the safeguarded sites' presence. If the proposed development, or any associated future development, is deemed to affect the safeguarded sites, appropriate mitigation measures may be required and are best informed through direct discussions with the operators of the safeguarded sites as they will be most aware of operational requirements. However, HCC is also available for further discussions, as well as facilitation, if required.

Further information on 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: <http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home/hmwp-spds.htm> .

County Waste Management

No comments.

Crime Prevention -Minor Apps

No comments.

Langstone Harbour Board -

No Objection

Southern Electric

No comments.

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: 58

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

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

- (i) Principle of development

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

The proposal is located within an authorised Industrial Estate to the rear of Broadmarsh Business and Innovation Centre. The proposal is a Standard Green GRP electrical substation. To the rear of the site is Cappagh yard, with trees and vegetation along the boundary with the A27, with Havant Household recycling centre to the south, south east. Due to its location, it is not visible from the public realm and has no material impact on the character and the appearance of the area.

Overall the design and appearance of the proposal is deemed appropriate in context of the surrounding area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

The scale, siting and design of the proposal has a limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00054 subject to the following conditions

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

Block Plan - Scale 1:250

Location Plan - Drawing No. H12038-9.1B

Plans, Elevations & Details - Drawing No. H12038-09B

Reason: - To ensure provision of a satisfactory development.