

Planning Design and Access Statement

Land adjacent to Old Manor Farm, 15 Lower Road, Havant

On behalf of Mr I Goddard

Version 3: December 2019



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1. Introduction

- 1.1 The development proposals comprise a retrospective change of use both within the existing barn and for external storage within the grounds. The change of use has already taken place. The change has not resulted in any external or internal amendments to the existing barn. Externally, the change of use has resulted in the placement of a number of storage containers within the grounds, these are not permanent structures. The change of use application has been submitted to regularise the B1 and B2 use class internally and the B8 use class externally.
- 1.2 This Statement sets out the relevant background for the determination of the planning application, including context of the site and surroundings, details of the current use and an assessment of the relevant planning considerations.
- 1.3 In addition to this statement, the following documents are submitting as part of the planning application.

Report	Reference	Consultant
Location Plan and Block Plan as Existing		Henry Adams LLP
Planning Design & Access Statement		Henry Adams LLP
Noise Assessment		Acoustic Associates
Highways Statement		Milestone Transport Planning
CIL basic information form		Applicant

2. Site and Surroundings

- 2.1 The site is approximately 0.37 ha in size. It comprises a detached barn with storage containers and hardstanding in the grounds.
- 2.2 The building is a typical commercial Kingspan profiled metal building with insulation between two metal layers and a flat roof, also Kingspan. There is an office door on the eastern elevation and metal shutters to the frontage, on the northern elevation.
- 2.3 The footprint of the detached barn is 270.6sqm and it currently comprises B1 use within two small offices, B2 use for concrete manufacturing and an area for B8 storage. The building is currently divided roughly into three equal areas.
- 2.4 Externally there are four no. 80sqm plots, one no. 132 sqm plot and one no. 8sqm plot for storage. This is partly covered and partly uncovered. The covered areas comprise storage containers, they are movable and are not permanent structures. Some plots are currently separated by heras fencing.
- 2.5 The B1, B2 and B8 areas are located within the barn on the western side of the access, whilst the eastern side of the site comprises an area of overgrown hardstanding (tarmac scalpings) and a small outbuilding with a footprint of 51.3 sqm.
- 2.6 The site is located on the edge of the settlement of Bedhampton, adjoining an established residential area to the north of Lower Road. The site is well screened on the northern boundary creating a good level of separation. The existing barn is barely visible from Lower Road with views limited to the access road which sweeps round to the west in front of the barn.
- 2.7 The screening on the northern boundary comprises a number of mature trees, some of which are subject to tree preservation orders. There are no permanent structures or fixed hardstanding located under the canopy of these trees.

3. Current Use and Processes

Internal B1 use

- 3.1 The internal B1 use comprises two small offices associated with the concrete manufacturing business. Use of these offices is intermittent and does not occur outside of working hours 9am-5pm Monday to Friday.

Internal B2 Use

- 4.1 The B2 use within the existing structure comprises concrete manufacturing. The applicant owns a small manufacturing business and the concrete products that are produced to order comprise items such as corner stones and paving slabs. The B2 concrete manufacturing use then began in September 2016.
- 3.2 The process involves using a single electric cement mixer to combine the ballast, sand, concrete and water. The cement mixer is then turned off and the wet cement mixture is poured by hand into the wooden moulds to create specific shapes and designs. The moulds are then placed onto a vibrating table to remove any air bubbles, ensuring the concrete remains robust. Once the air bubbles are removed, the moulds are stacked on the floor of the workshop area where they dry for a 2-day period. Following the drying process, the moulds are emptied by hand and the products are either collected or stored inside the workshop or one of the external storage containers.
- 3.3 It is important to note that the mixer and vibrating table are not used at the same time as they are two separate stages in the process. During the drying process, the moulds need to be laid on a flat surface which in this case, is the floor. As the drying is a two day process, the operations are intermittent. In addition, the moulds need to be dried in quite precise environmental conditions i.e it cannot be too cold, too hot or too wet. Thus, the operations always occur internally within the existing building where the environment can be controlled.
- 3.4 The products are made to order and based on the area available for drying, the level of production is limited. There are no requirements for individuals or customers to visit the site and the only deliveries are likely to be the ballast and/or cement which are made on a monthly basis.
- 3.5 The concrete manufacturing is only carried out between the hours of 9am and 2pm, Monday to Friday only. This use is intermittent and can practically only occur once in every three days due to the space needed to dry the cement products.
- 3.6 It is recognised that Use Class B2 can cover a range of manufacturing uses. Whilst the existing business would fall within Use Class B2, it should be noted that the use is very light and there is little, if any impact on the surrounding environment and neighbouring properties. We would therefore expect any planning approval to restrict the B2 use to concrete manufacturing. This would prevent intensification to one of the heavier manufacturing businesses that could fall within the same use class but have a detrimental or severe impact on the surrounding area.

Internal B8 Use

- 3.7 The internal B8 use is for the storage of the raw materials, the wooden moulds, the finished concrete products, but also other building products such as ladders, wood and small tools. The internal B8 storage use commenced on 9th March 2019.

External B8 Use

- 3.8 Externally, the area provides a suitable parking and turning area for cars and small vans. It also provides for six storage plots, as outlined in para 2.4 above. The plots contain storage containers mainly used for the storage of the final concrete products whilst others are used by small builders for the storage of buildings products such as pipes, roof tiles and bricks etc.

4. Planning History

- 4.2 The site has been subject to one relevant application and this is a prior approval application reference APP/14/01019.
- 4.3 Prior approved was obtained for a change of use of the barn from an agricultural barn to a flexible use allowed under Schedule 2, Part 3, Class M. The uses allowed under Class M include: A1, A2, A3, B1, B8, C1 and D2. The application was allowed on the basis that the barn would be used for either the B1 or B8 use class.
- 4.4 Condition 1 specifies the use of the barn to be for B1 or B8 use class purposes only. The information submitted with the Prior Approval application demonstrated that these uses would not have any adverse impact on transport and highways, contamination and flood risk but no other evidence was submitted to demonstrate that other uses permitted under Class M would be suitable.
- 4.5 The B8 Use Class within the building was implemented on 9th March 2016, following approval of the above.

5. The Proposal

- 5.1. This application seeks a change of use of the existing barn to allow B1 and B2 use alongside the already permitted and implemented B8 use class secured under the 2014 prior approval application ref. APP/14/01019.
- 5.2. This change of use application does not propose any internal or external modifications to the existing barn. It does not propose an allowance for additional storage containers within the outdoor storage plots on the northern site boundary.
- 5.3. Internally, the proposal seeks approval for B1 office use in one third of the existing building, comprising two small offices. One third proposes a B2 use comprising concrete manufacturing as detailed within section 3 of this report. The final third comprises the B8 storage use which was implemented through the above mentioned prior approval application.
- 5.4. The proposal is not for an open-ended B2 use due to the proximity to existing residential properties. The proposal seeks consent for a B2 use restricted to concrete manufacturing, as currently exists.
- 5.5. Externally, the application proposes six B8 use class storage plots allowing for both outdoor storage and the use of covered storage comprising storage containers, within the areas defined on the submitted Location and Block Plan. No further containers are proposed on the northern site boundary under the tree canopies. The containers are not fixed, permanent structures and thus do not require planning permission for their placement.
- 5.6. An area of hardstanding is proposed to the east of the site in order to allow for circulation and loading space. A right of way for field access is allowed for along the western edge of hardstanding with a 2m wide gate providing access into the adjoining field to the south.
- 5.7. The proposal incorporates additional landscaping around the northern, eastern and southern boundaries to the proposed hardstanding area. The buffer will be approximately 3.75 metres in depth. It will comprise a mixture of native trees and hedging with further detail to be provided within the landscaping plans and to be addressed via condition.
- 5.8. The proposed hours of operation for the site are:
 - 6.30am to 6.30pm – Monday to Friday
 - 09.00am-1.00pm - Saturday & Sundays (access to storage only)
- 5.9. This will allow for the storage plots to be accessed and loading/unloading of materials to occur either side of the working day and periodically at weekends, although access at the weekends only happens on rare occasions given the nature and form of storage available on site.

6. Planning Policy

- 6.1. Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area comprises the National Planning Policy Framework (NPPF) and the Havant Local Plan Core Strategy (2011).

National Planning Policy Framework (NPPF)

- 6.2. Section 19 (2) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to have regard to national policies and advice.
- 6.3. The NPPF is a material consideration when determining planning applications. The NPPF was published in 2012 and updated as recently as June 2019. It plays a key role in the Government's reforms to make the planning system less complex and more accessible. The main aim of the NPPF is to achieve sustainable development.
- 6.4. Section 6 of the NPPF seeks to build a strong, competitive economy and paragraph 84 recognises the need to *'support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*
- 6.5. Paragraph 83 seeks to enable sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- 6.6. Section 11 outlines the importance of making an efficient use of land. Para 118 d) requires decisions to support the development of under-utilised land and buildings.
- 6.7. The Glossary definition of Previously Developed Land is *'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.'*

Local Policy

- 6.8. Local planning policy comprises the adopted Havant Local Plan (Core Strategy) (2011). The pre-submission version of the new Local Plan was released for consultation in February 2019 and whilst it has not yet been tested at examination, relevant policies should be taken into consideration.

Havant Local Plan (Core Strategy) 2011

- 6.9. The Local Plan was adopted on 1st March 2011.
- 6.10. Policy CS2, Employment outlines the amount of floorspace that needs to be provided within the Borough. It also lists a number of considerations when granting permission for employment space. The first consideration is to *'Prioritise the use of previously developed land for the provision of new employment floorspace'.*
- 6.11. Development Management Policy DM14 Car and Cycle Parking on Development (excluding residential) states that development will only be permitted where it provides for parking in accordance with the relevant standards. Appendix 5 sets out non residential parking standards in line with Policy DM14.

Pre-submission Havant Borough Local Plan (Jan 2019)

- 6.12. The Pre-submission Local Plan was released for consultation in Feb-March 2019, the next stage being submission for examination.
- 6.13. Draft policy E3 Landscape and settlement boundaries, states that development outside of settlement boundaries will not usually be permitted unless it meets one of four criteria. Criteria g) requires it to be *'proposed on previously developed land and does not represent a material intensification of use'*.

7. Scheme Assessment

Principle of Development

- 7.1. The site comprises previously developed land (PDL) due to there being a permanent structure and associated fixed surface infrastructure, as defined within the Local Plan and NPPF Glossary. The use of previously developed land by a small local business is supported by the first criteria of Policy CS2, Employment; *'Prioritise the use of previously developed land for the provision of new employment floorspace'*.
- 7.2. The proposal has been submitted to regularise the use; allowing for B1 and B2 use within the existing barn. The change of use will not require any physical changes to the building and thus will not have any detrimental impact on views from the field to the south, or from residential properties to the north.
- 7.3. The Noise Survey concludes that the dominant noise heard on site is that of the A27 and A3 (M) road traffic noise which is heard uniformly across the site. The noise impact of the concrete mould operation is not deemed to be a problem. Thus, retaining the current use will not have any detrimental impact on the surrounds or nearby residential properties.
- 7.4. The proposal also seeks to obtain retrospective approval for B8 storage use on hardstanding within the grounds of the existing building. The type of storage proposed comprises a combination of open storage and storage containers to be located within six specific plots. The proposal does not seek approval for additional storage container on the northern site boundary. The storage containers are not fixed, permanent structures and therefore do not constitute development.
- 7.5. Whilst it is recognised that the site adjoins a sustainable settlement, it is located within the countryside and thus within a rural area. Para 83 of the NPPF supports sustainable growth and expansion of all types of business in rural areas, both through conversion and well-designed new buildings.
- 7.6. The approval of the application will allow for the B2 use to be retained on a site that is considered to be previously developed land. This is a use that currently supports a small local business in line with para 84 of the NPPF.
- 7.7. Storage within the grounds would not be visible from any public vantage points and as it comprises hardstanding, it would allow for the best use of previously developed land for other small, local, construction companies, in line with Sections 6 and 11 of the NPPF.

Neighbouring Amenity

- 7.8. The building is not overlooked by any adjoining properties and is well screened by existing vegetation alongside mature trees that are subject to tree preservation orders. Works to these trees cannot be carried out without permission and thus it is unlikely they would be removed without suitable replanting. An additional 3.75m of buffer planting is proposed on the eastern side of the site around the proposed hardstanding area. The storage containers are located behind the vegetation on the northern boundary and thus are not visible.

- 7.9. The B2 manufacturing use is intermittent. It only takes place indoors with the shutters closed and the supporting Noise Assessment determines that, due to the proximity to the A27 and A3 (M), the works would not be of detriment to the nearby properties.
- 7.10. The Highways Statement confirms that the site is capable of accommodating suitable turning and parking facilities to ensure that there would not be any overspill onto surrounding residential roads.
- 7.11. Considering the main two factors likely to affect surrounding properties, namely highways and noise, the residential amenity of the neighbouring properties will not be affected.

Highway Safety

- 7.12. The building will be accessed via the existing driveway. This will not need to be altered in any way and there are currently parking and turning facilities suitable for the existing and proposed use.
- 7.13. The supporting Highways Statement concludes that there would be no highway or transportation reason why this change of use should be withheld on transport grounds. The vehicular trips generated by the development do not represent a material impact on the operational capacity or safety of the local highway network and sufficient on-site parking will prevent any overspill onto the adjoining residential roads.
- 7.14. The application should therefore be considered in accordance with Local Plan Policy DM14.

Flooding

- 7.15. The Environment Agency flood maps indicate that the site is located within Flood Zone 1 (low probability of flooding) and as such, the proposal accords with the objectives of the NPPF.

Ecology and Biodiversity

- 7.16. There are no statutory or non-statutory designated sites of nature conservation interest situated within or adjacent to the application site and no potential adverse impacts have been identified.
- 7.17. The additional native landscape planting around the hardstanding area will result in biodiversity net gain for the site.

Planning Obligations

- 7.18. The CIL additional information form has been submitted with the application. There is no increase in footprint of the building and the use has been in operation as such since 2015.

8. Conclusion

- 8.1. The site currently has approval for either B1 or B8 use within an existing barn. This approval was obtained via prior approval in 2014 and B8 storage was implemented. The proposal seeks a retrospective change of use, to allow for B1, B2 and B8 uses within the existing barn and B8 storage within the grounds. These uses already occur on the site. The application does not propose any internal or external works to the barn but does propose an area of additional hardstanding to allow for additional circulation space.
- 8.2. This statement alongside the accompanying Noise Assessment and Highways Statement demonstrate that the proposed uses do not create any detrimental impact for surrounding occupiers of Lower Lane.
- 8.3. In conclusion, whilst the proposal is located outside of the settlement boundary, the use of an existing structure on previously developed land would not compromise the local policy objectives and should therefore on balance, be considered acceptable.