
Site Address: Plot 2, Hermitage Park, Harts Farm Way, Havant
Proposal: Variation of Condition 2 of Planning Permission APP/18/00071
(Proposed new factory and wood chip store and associated works for B1, B2 and B8 use) relating to amendments to approved elevations of factory; siting and elevations of wood chip store; layout of hardsurfacing and parking; planting scheme and boundary treatments and discharge of conditions 7 & 8 of planning permission APP/18/00071.
Application No: APP/20/00319 Expiry Date: 21/07/2020
Applicant: Mr Doran
Agent: Mr Stephen Potter Case Officer: Lesley Wells
 Stephen Potter Architectural
 Serv.
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located at Hermitage Park which is an emerging, purpose built industrial park located off Harts Farm Way. The main building and the woodchip storage building the subject of planning permission reference APP/18/0071 have been erected, albeit the latter has been oriented by 90%.

Plot 2 which is 0.67ha is located in the north east of the Hermitage Park site, north of the access road and the existing P & I Generators Building. The A27 is immediately to the north and Brockhampton Road lies to the east. The western boundary to the site has an existing palisade fence. There are peripheral trees along the northern boundary

Further afield to the site lies a range of commercial and industrial uses including the waste recycling centre to the west.

Much of the eastern half of the application site lies within Flood Zone 3. There is no residential development in the locality, or designations of importance.

The application seeks to vary condition 2 (approved plans) and to discharge conditions 7 (landscape) and 8 (means of enclosure) imposed on planning permission reference: APP/20/00319.

2 Planning History

APP/15/01089 - Discharge of Condition No. 5 of Planning Permission APP/13/00592., PERM,22/10/2015

APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid. (23.11.17). Request to discharge condition no's 3,4,5 & 6 (14.01.19)., PERM,23/11/2017

3 Proposal

Variation of Condition 2 of Planning Permission APP/18/00071 (Proposed new factory and wood chip store and associated works for B1, B2 and B8 use) relating to amendments to approved elevations of factory; siting and elevations of wood chip store; layout of hardsurfacing and parking; planting scheme and boundary treatments

and discharge of conditions 7 (landscaping) & 8 (boundary treatment) of planning permission APP/18/00071.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB2 (Havant and Bedhampton Employment Allocations)

Havant Borough Pre Submission Local Plan 2036

CS2 (Community Health Facilities)

Planning permission will be granted for community health facilities at the former Oak Park School site, Crossland Drive and the area adjacent to the Curlew PH. Havant.

Permission for further community health facilities at other sites will be granted, provided all of the following requirements can be met:

The site is easily accessible to the community it is intended to serve, including by public transport;
The amenity of residents in the locality would not be adversely affected;
and
The proposal would not adversely affect the character of the area or have unacceptable amenity, traffic or other environmental implications.)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment.

Councillor J Branson - St Faiths

No comment.

Councillor T Pike - St Faith's

No comment.

Landscape Team - insufficient information

From a landscape perspective there is insufficient information to discharge condition 7

or 8. For example a large swathe of planting has been labelled as planting area 385 with no details of what is being proposed.

- It is noted that the trees and hedgerow to the north of the site are still being proposed to be planted on an earth bund.

We have repeatedly advised against this as the bund will have a high chance of drying out in the summer/dry months which could lead to the trees and hedge failing. The developers proposal to mitigate this issue by creating a soakaway would not work as the issue is during the dry weather and at that point the soakaway would be dry.

We require the following drawings to be submitted:

- A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.

- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new

Landscape Team - No Objection

Incorporated suggestions- no further 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: 6

Number of site notices: Not applicable.

Statutory advertisement: 01/05/2020

Number of representations received: 0

Comment	Officer Comment
None.	

7 Planning Considerations

- 7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Additionally, the development of the site for industrial purposes has been established by the existing extant planning permission. The change to the proposed development relate to the east elevation of the main building and to the wood chip store, with the latter oriented by 90 degrees. As to the discharge of conditions 7 and 8 this is covered below. All other conditions previously imposed have been reviewed and those still required imposed, if permission is forthcoming. As such the matters for consideration are:

- (i) Impact upon the character and appearance of the area
- (iii) Flooding

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

The amendments to the elevation of the main building is acceptable. The amendments to the elevation to the woodchip storage building to the north east of the site, would align more with the warehouse and reflect the materials used on this building

The orientation of the wood storage building by 90 degrees, with the opening on the east elevation, would allow better access for loading and unloading from Brockhampton Road and would have no significant impact on the character or appearance of the area.

The layout of the parking has changed, but the level of parking of 60 spaces would be the same. The changes are to improve access and turning around the building, which are considered acceptable.

Condition 7 relates to the landscaping of the site, which following amendments requested by the Council's Landscape Architect, are acceptable.

As to boundary treatment (Condition 8) the applicant has advised that the fencing along the western boundary (not covered by the condition) has recently been replaced, which is not in their ownership and therefore they have no control over this matter. The existing chain link fence is to remain along the east boundary, with trees along the southern boundary. As to the boundary to the north a new Protek 358 2.4m high security fence (colour green) is proposed, which in this location with the backdrop of trees is considered to be appropriate for this industrial site, as is the other boundary treatment.

The variation to the approved plans would have no material impact on the character and appearance of the area would be in accordance with Policy CS16 of the HBLP. The details submitted in respect of conditions 7 and 8 are appropriate.

(ii) Flooding

The proposal to turn the wood store building by 90 degree to the east, would not result in an increase in built development, just a change in the building's orientation. Therefore the proposal should not increase the flood risk on the site or elsewhere in accordance with Policy CS15 of the HBLP.

8 Conclusion

The discharge of Conditions 7 and 8 as far as they relate to the submission of details are recommended for approved, together with the variation of Condition 3.

As this is also an application for a variation of approved plans (Condition 3) (and not an application for a fresh planning permission), it will be necessary to cross-reference the details required in pursuance of the conditions attached to the original Planning Permission APP/18/00071 in this new permission and to impose relevant and necessary conditions relating to this application.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00319 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block Plan - Drawing No. 1802.03L
Site Layout, Drainage, Landscaping & Planting - Drawing No. 1802.03M
Proposed Elevations - Woodchip Store - Drawing No. 1910.08
Proposed Elevations - Drawing No. 1910.02B
Floor Plan - Drawing No. 1910.01A
Reason: - To ensure provision of a satisfactory development.
- 2 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:
 - The finished floor level of the new factory building shall be set no lower than 4.15mAOD;
 - The finished floor level of the wood ship store shall be set no lower than 4.20mAOD;
 - The developer shall account for 69.82m³ of flood storage on site**Reason:** To ensure the safety of the development and future employees and having due regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 3 In the event that suspected contamination (obviously contaminated soil / groundwater, or any buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery, and a scheme to deal with the risks associated with the suspected contamination has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement, shall include;

(1) Investigation in the vicinity of suspected contamination, sufficient to characterise its nature, likely extent & mobility;

(2) An appropriate assessment of the risks to all receptors that may be affected, based upon (1), and;

(3) Where potentially unacceptable risks are identified by (2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability.

All investigation, assessments & other actions required by (1)-(3) above (and B, below) shall be undertaken by competent persons, and the findings presented as a written report. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority:

A. A statement confirming that no suspected contamination was identified

during development,

OR;

B. Documentation in accordance with (1)-(3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014, contamination may be present within uninvestigated areas of the site as a result of both previous and current land uses (and/or activities) that could pose a risk to future employees of the site or Controlled Waters.

- 4 The landscaping and southern boundary treatment shall be carried out in accordance with the approved scheme as shown on approved plan number 1802.03M and shall be completed within the first planting season following practical completion of the factory approved under planning permission APP/18/00071. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plan number 1802.03M to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Within 3 months of the grant of planning permission the approved fencing shown on the approved plan number 1802.03M shall be erected in accordance with the approved details. The approved fencing, once erected, shall thereafter be retained and maintained in the approved positions.

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