

The proposal is for a new industrial unit, comprising two floors, for the purposes of Class B1(a), B1(b), B1(c) and B8 uses. There would also be an additional wood chip store located to the north east of the site.

The main unit would be 66m in length, 40m in depth and 12.5m to the ridge height. The buildings would be formed around a portal framed steel structure with shallow pitched roofs and clad with plastic coated steel composite panels with high thermal efficiency to walls and roof.

The proposal includes a new native hedge to the full length of the northern boundary to form a screen to the A27. The Environment Agency requires access to both the southern and eastern boundaries to access the watercourse therefore no significant planting is likely to take place in these areas.

Access to the site would be from Harts Farm Way and internally through Hermitage Park.

- 3.3 The proposed amendments the subject of this application will not alter the height or footprint of the approved buildings, nor the general site layout, except for a modest increase in the entrance lobby. The revisions to the approved building, in summary, comprise:
- Alterations to windows, lobby and service door positions on south and west elevations
 - Alterations to fire door exits on north elevation
 - Replacement of approved projecting eaves feature detailing to all elevations with a simpler eaves/verge overhang to north and south elevations only (east and west elevations comprising conventional gables)
 - Introduction of accent colour banding to south, east and west elevations (approved elevations featuring two-tone grey finishes only)
 - Internally, the building is now proposed to comprise unsegregated production and warehousing facilities - the originally approved ground floor layout segregated these uses
- 3.4 The site layout, landscaping and drainage plan has also been revised from that approved under APP/18/00071. Here the principal revision is that the position of the disabled car parking spaces has been amended to take account of the revised service door position on the south elevation.

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)

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

5 Statutory and Non Statutory Consultations

No statutory or non-statutory consultees were required to be consulted on this application, given that the nature of the amendments are principally design led.

Havant Biodiversity Information Centre raised provided a comment that the site is adjacent to a stream. The ecological aspects are not changed by this application.

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: Two

Statutory advertisement: 19/07/2019

Number of representations received: None

7 Planning Considerations

7.1 This application has been submitted pursuant to S73 of the Town and Country Planning Act, in order to seek approval for a form of development on the site which differs from the original APP/18/00071 permission - this principally relating to the external elevations of the approved building, with minor consequential amendments for the car parking/servicing layout.

7.2 S73 (2) of the Act states: *On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted.*

The matters considered under the original application which are not affected by the proposed changes - the principle of development; ecology considerations; and drainage / flood risk - therefore do not fall to be reconsidered.

7.3 Therefore, having regard to the relevant policies of the development plan it is considered that the main issues arising from the changes proposed in this S73 application are:

(i) The impact of the elevational changes upon the character and appearance of the development and the wider area

- (ii) The impact of the elevational changes upon highways and parking considerations

It should be noted that at the time of drafting this report, development is proceeding on the site, with the construction of the main building being carried out in line with the revised design being sought. This has enabled an assessment of the elevations as proposed in situ, rather than simply off-plan.

- (i) The impact of the elevational changes upon the character and appearance of the development and the wider area

- 7.4 As discussed at paragraph 3.3 above, the proposed amendments the subject of this application do not alter the height or footprint of the approved buildings, with the exception of the lobby which is a modest and subservient feature on the south elevation. Moreover the proposed amendments essentially relate to matters of detailed design, with the revised eaves detailing, revised window and door arrangements and revised colour palette altering the detailed elevational treatments previously approved. Despite such amendments, it is clear that the building will retain its originally approved industrial/commercial appearance which will relate well to the character of other industrial style buildings in the immediate Hermitage Park and Harts Farm Way vicinity. Furthermore, the alterations proposed have the effect of adding greater interest and articulation to the previously approved elevations and are considered to result in an enhanced quality of design compared with that originally approved.
- 7.5 In terms of its wider impact, the site lies adjacent to the A27 and as such, the development is visible to passing traffic. However, it is set back from the boundary by 6m at the closest point and 12m at the furthest and sits within a complex of other industrial style buildings. The revised plans maintain the landscaping belt along the north boundary secured under APP/18/00071, and subject to further details of this being submitted at condition stage as per the APP/18/00071 approval, the visual impact of the revised building should be appropriately softened and well screened. Therefore it is considered that the modest revisions to the buildings sought under this application will not appear out of context or character with the local area.

- (ii) The impact of the elevational changes upon highways and parking considerations

- 7.6 In only varying the elevational treatment of the approved building the revised plans do not have a significant impact upon overall highway or parking issues - the capacity of the site to accommodate the development, and the level of car parking provided remains as previously approved.
- 7.7 The revisions to the design of the lobby in particular have necessitated a revision to the position of the disabled car parking spaces. In their revised position they remain conveniently located relative to the lobby and are acceptable. The servicing of the premises is not prejudiced by the revised lobby position - tracking drawings on the site layout plan demonstrate this.

8 Conclusion

- 8.1 The proposed revisions to the elevational treatment and layout of the development approved under APP/18/00071 are considered to be relatively minor and will not result in any harm to the impact of the development on the character and appearance of the area, nor its impact on highways and parking issues, when compared with the scheme

originally approved. Indeed, the revised designs are considered to represent an uplift to the detailing of the building compared with the original permission.

- 8.2 This S73 application is therefore recommended for approval. In drawing forward relevant conditions from the APP/18/00071 permission which this will replace, reference will need to be made to the supporting documentation submitted in respect of APP/18/00071 which has not been resubmitted in this case. Given that work has already commenced in line with the designs submitted in this application, no time limit for commencement is required; nor are samples of materials proposed as it can be seen that the materials in use on site are appropriate for the development and its locality.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00663 subject to the following conditions:

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

Plans and particulars approved under Application reference APP/18/00071

Storm drainage system - DN: 1802.20A

Travel Plan dated March 2018

Location Plan - DN: 1802.01

Wood chip store elevations - 1802.09

Construction Management Plan - 1802.08

Proposed first floor layout - 1802.05

Public sewer protection plan - received on 30/11/18 - Drwg No. 1802.21

Public sewer protection strategy - received on 30/11/18

Plans and particulars approved under Application reference APP/19/00663

Site Layout, Drainage, Landscaping and Planting Plan - DN: 1802.03E

Proposed Ground Floor Plan - DN: 1910.01A

Proposed Elevations - DN: 1910.02A

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 Flood Risk Assessment (FRA) approved under Planning Permission APP/18/00071 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.

- 3 With regards to the implementation of the foundations of the development hereby approved, no piling shall occur without the prior written approval of the Local Planning Authority.

Reason: A degree of residual contamination is known to exist at/within soils at the site. The site overlies a 'major' aquifer, and the land is comprised of soils with high leaching potential. The Source Protection Zone 1 for the Bedhampton & Havant Springs water supply lies within 250m of the site boundary, and Portsmouth Water Company has previously expressed concern regarding risks to the abstracted supply from Boring and Piling activities in this area. It should be demonstrated that the proposed construction methods will not result in any unacceptable adverse impacts upon controlled waters. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 Policy DM10 and the National Planning Policy Framework.

- 4 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.

- 6 Notwithstanding the landscaping details shown in the approved plans, the development hereby permitted shall not be occupied until a detailed soft landscaping scheme (including replacement trees) in respect of the northern and western boundaries of the site and the planting areas along the southern and eastern boundaries of the site has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall clarify the proposed finished ground levels in relation to the existing levels (in terms of whether a bund is proposed along the northern boundary), the distribution and species of ground cover to be planted, and the positions, species and planting sizes of the trees and shrubs to be planted and/or retained. It shall also include tree pit details for the trees proposed to be planted along the western boundary of the site.

The approved landscaping scheme shall be completed within the first planting season following practical completion of the factory hereby approved. 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.

- 7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

- 8 The car parking, servicing and other vehicular access arrangements shown on the approved plans 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.