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Planning Statement

Apollo Fire Detectors Ltd.
Brookside Road, Havant

February 2019





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10th Floor

Chancery Place

50 Brown Street

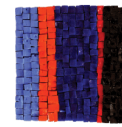
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1 INTRODUCTION

- 1.1 This Planning Statement accompanies a full planning application for the erection of a storage building on behalf of Apollo Fire Detectors Ltd. The proposal is described in more detail in Section 2.
- 1.2 The Statement considers the site and its surroundings and previous planning history of relevance. It goes on to summarise the planning policies which are material to the proposal, together with other guidance and evidence which have been taken into account.
- 1.3 The analysis addresses all of the issues which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This Statement should be considered alongside the following documents:
- Site Location Plan (MHA Ref.: 1M045-MHA-FS-00-DR-A-01-001)
 - Building 1 Elevations (WD Stones Associates Ref.: 1788-17)
 - Proposed Plan and Elevations (MHA Ref.: 1M045-MHA-XX-XX-DR-A-00-001)



2 THE PROPOSALS

2.1 The application description is as follows:

“Erection of an industrial building ancillary to existing operations at Apollo Fire Detectors Ltd. for a period of 1 year”

2.2 Apollo Fire Detectors Ltd. is a fire detector manufacturing company based in Havant. The company manufactures and supplies fire detection solutions throughout the UK, in particular the commercial and industrial sectors.

2.3 Due to increasing demand in the company's products, there has been a growing need for additional storage space to accommodate the growth in customer demand. The proposed building will be used for the storage and packing of finished goods.

2.4 The building measures 15m length x 10m width internally, with a 5.2m eaves / 7.7m ridge height. The gross internal floor space of the building is 150sq.m and it is located adjacent to the existing Apollo Fire Detectors main warehouse. The location of the building was chosen as it has the least impact on existing operations whilst making use of its proximity to the main building.

2.5 The proposed building will be supported by aluminium steel frame uprights and roof beams with a translucent white thermo roof cover. The gables consists of single skin white triangle covers and the walls are composite steel sandwich wall panels coloured in grey. There is a personnel doors on the south elevation allowing access for staff.

2.6 Vehicular access is as existing, immediately off Brookside Road. The proposal will result in the loss of a small proportion of yard space for vehicle manoeuvrability, however, the building will be located outside of area frequently used by delivery vehicles, and so existing and future operators will not be impacted by the new building.

3 SITE AND SURROUNDINGS

- 3.1 The site measures 0.49ha and is located off Brookside Road, south of Havant. The site forms part of an industrial site which consists of two buildings, a 2-storey main office to the north east and a 2-storey main warehouse to the north.



- 3.2 The surrounding area is characterised by one and two storey large warehouses and office buildings. A range of businesses are located here including Southern Water, GAP Plant and Tools Hire, Havant Household Waste Recycling Centre, Jobsite UK and Langstone Technology Park.
- 3.3 The site is highly accessible by both public and private forms of transport. Bus services are available on Park Road South, approximately a 12-minute walk away, and offer frequent services to Hayling Island, Bognor Regis and Portsmouth. The site also benefits from Havant railway station approximately a 20-minute walk away.
- 3.4 Brookside Road links to the A27 via Harts Farm Way, connecting the site to the A3 and the wider road network. The site includes space for the parking of 249 cars, 3 disabled spaces, 100 bicycles and 15 motorcycles.

Emerging Plan Designation

- 3.5 The application site does not have an allocation in the adopted Core Strategy and Allocations Plans. However, the emerging Local Plan 2016-2036 proposed submission draft proposals map allocates the site as “Protection of Existing Employment Sites” under Policy C1.



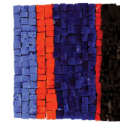
Figure 1 Extract of Havant Borough Local Plan 2036 Proposals Map



4 **PLANNING HISTORY**

4.1 The following previous planning applications are relevant to the determination of this application:

- **Construction of two storey extension to west elevation to accommodate new lift shaft** (Ref. APP/12/00541): Permission Granted 19/07/12
- **Installation of 1No. portacabin** (Ref. APP/16/00479): Permission Granted 10/06/16



5 PLANNING POLICY, GUIDANCE AND EVIDENCE BASE

National Planning Policy

- 5.1 The National Planning Policy Framework (NPPF) was adopted in February 2019 and sets out the purpose of the planning system of achieving sustainable development via three overarching objectives; **economic, social and environmental**.
- 5.2 Paragraph 11 of the NPPF requires Local Planning Authorities to apply a ***presumption in favour of sustainable development*** during decision-taking. This means that Local Planning Authorities should be:
- “...approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. Any adverse impacts of doing so would significantly demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*
- 5.3 In support of building a strong and competitive economy, paragraph 80 of the Framework states that ***“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”***
- 5.4 Paragraph 82 of the NPPF also goes on to explain that planning policies and decisions should acknowledge ***“specific locational requirements of different sectors”***. This requirement includes making provision ***“for storage and distribution operations at a variety of scales and in suitably accessible locations”***.



Local Planning Policy

Havant Borough Local Plan (Core Strategy) 2011

- 5.5 The Core Strategy was adopted in March 2011 and covers the period up to 2026. The plan sets out the vision, objectives and broad strategy for delivering sustainable growth across the Borough during the plan period. The following policies are relevant to this application:

- **Policy CS2** – Employment

“The Council will see to accommodate flexibly a net total of 162,000 square metres of new employment floorspace between 2006 and 2026...”

Planning permission will be granted for development proposals that:

- 1. Prioritise the use of previously developed land for the provision of new employment floorspace...”*

- **Policy CS16** – High Quality Design
- **Policy DM3** – Protection of Existing Employment and Tourism Sites
- **Policy DM11** – Planning for More Sustainable Travel

Havant Borough Local Plan (Allocations) 2014

- 5.6 Running alongside the Core Strategy, the Allocations Plan was adopted in July 2014 replacing the ‘Saved’ policies of the Havant Borough District-wide Local Plan. Building on the adopted Core Strategy, the Allocations Plan identifies sites for specific uses up to 2026. The policies relevant to this application are:

- **Policy AL1** – Presumption in Favour of Sustainable Development
- **Policy AL2** – Urban Area Boundaries and Undeveloped Gaps between Settlements



Havant Borough Local Plan 2036

5.7 The emerging Havant Borough Local Plan will supersede the 2011 Core Strategy and 2014 Allocations Plan. Covering the period up to 2036, the emerging plan is currently out for a six-week public consultation period on the pre-submission draft. Of relevance are the following policies:

- **Policy DR1** – Delivery of Sustainable Development

“This Local Plan makes provision for the delivery of about 10,231 net new homes and about 96,759 net sqm of employment floorspace (Classes B1, B2 and B8) in Havant Borough between 2016 and 2036.”

- **Policy E1** – High Quality Design
- **Policy C1** – Protection of Existing Employment Sites



6 ANALYSIS

Principle

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In this case, the development plan consists of the Havant Borough Local Plan Core Strategy (2011) and the Havant Borough Local Plan Allocations Plan (2014).
- 6.2 The proposed development is located within an existing employment area surrounded by buildings in the B1, B2 and B8 use classes. The Core Strategy (2011) supports proposals for employment related developments for the site under Policies CS2 and DM3.
- 6.3 This policy position will continue with the emerging Local Plan allocating the site as 'Protection for Existing Employment Site' where developments for the retention of industrial and employment uses in such locations will be granted under Policy C1 and DR1.
- 6.4 The proposed building is required to accommodate the increasing requirement for storage and packing of finished goods as a result of growing customer demand.
- 6.5 The NPPF emphasises the significant weight that should be placed on the need to support economic growth and productivity, taking into account the need of the local businesses (parag. 80). It also states that planning decisions ***"should recognise and address the specific locational requirements of different sectors"*** including ***"for storage and distribution operations at a variety of scales and in suitably accessible locations"*** (parag. 82).
- 6.6 The proposals are for uses which are compatible with the immediate existing surrounding employment uses. Furthermore, the proposed use of the buildings are for storage and packing purposes only, allowing a local business to meet its operational requirements and the requirements of its customers. It should therefore be supported by the Council.



Community Infrastructure Levy (CIL)

- 6.7 Havant Borough Council adopted CIL charging in August 2013. However, this application is not liable for CIL payment as it is for a temporary building for a period of 1 year.
- 6.8 Paragraph 40 of the Community Infrastructure Levy Regulations (2010) confirms that the definition of “building” under this regulation does not include *“a building for which planning permission was granted for a limited period”*.

Design and Layout

- 6.9 The siting of the building is chosen to ensure integration with the existing operations of the business, and to make efficient use of available hardstanding areas. This will facilitate the movement of finished goods between the buildings and delivery vehicles whilst providing sufficient storage and packing space for the growth of the business.
- 6.10 The external dimensions of the building are as follows:
- 15.3m length x 10.1m width x 5.2m eaves / 7.7m ridge height
- 6.11 The gross external floorspace of the building is 154.53sq.m.
- 6.12 The scale of the building has been proposed due to the requirements of business and will be subordinate to the main warehouse and will be located to the south of the building. The building will be constructed from a dull silver aluminium steel frame with galvanised steel connections, a white PVC thermo roof and grey sandwich panel walls.
- 6.13 The site is currently used as a concrete storage yard where storage containers are currently located. These containers will be relocated prior to development. Given that the site is located within an existing employment site, the proposals will ensure a suitable design, layout, scale and massing that reflect the local area, complying with CS16 of the Core Strategy and E1 of the emerging Havant Borough Local Plan.



Access and Vehicular Movement

- 6.14 Access to the building will remain as existing, off Brookside Road. The proposed building will be located on the existing yard area, however vehicle movements will not be affected as the site itself is currently used for the storage of containers.

Sustainability

- 6.15 The NPPF sets out three overarching objectives to achieving a sustainable development: economic, social and environmental. It states that these must be pursued in mutually supportive ways.
- 6.16 In terms of achieving the **economic objective**, the proposal will ensure the ongoing operation, efficiency and retention of a local employer. The proposed buildings will help to meet the growing business requirements for the increased storage and packing space of finished goods due to the increased in customer demands.
- 6.17 With regard to **social objective**, there are currently 480 members of staff employed at the site. By ensuring that the storage and packing requirements of the business can be met, the proposals will facilitate growth of the business, including the potential for additional employment opportunities in the future.
- 6.18 Respecting the **environmental objective**, the application site makes efficient use of previously developed land. In addition, the site is in a sustainable location benefiting from bus services within a 12-minute walk and train services within a 20-minute walk.
- 6.19 For the above reasons, the application would equate to sustainable development and a presumption in favour should be applied in accordance with **Paragraph 11 of the NPPF**.

CONCLUSION

- 6.20 This statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material planning considerations.
- 6.21 National guidance encourages Local Planning Authorities to support economic growth and productivity by taking into account the needs of local businesses. The proposed building will address the urgent need for additional storage and packing space at the Apollo Fire Detectors Ltd. site as they have outgrown their current warehouse. The new building will ensure that the company can meet the growing demands from customers.
- 6.22 The Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Local Plan (Allocations) 2014 support the retention and efficient use of industrial and employment sites. The emerging Local plan reinforces this priority and allocates the area as 'Protection for Existing Employment Site', granting permission for B1, B2 and B8 uses. The principle of development is therefore acceptable.
- 6.23 The appearance of the buildings is acceptable and reflects the design of other nearby industrial and commercial buildings. Furthermore, the proposed use, scale and location of the buildings within an existing employment area will not result in any negative impact on the local environment or nearby uses.
- 6.24 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The development will support the operational needs of a local business, securing its growth and ensure the efficient use of space in a highly accessible location. The proposals are appropriate uses and complies with relevant planning policy guidance. There is therefore a compelling case for the granting of permission without delay.