

Application for Planning Permission.
Town and Country Planning Act 1990**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	31
Suffix	A
Property name	
Address line 1	North Street
Address line 2	
Address line 3	
Town/city	Emsworth
Postcode	PO10 7DA

Description of site location must be completed if postcode is not known:

Easting (x)	474907
Northing (y)	106078

Description

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2. Applicant Details

Title	Mrs
First name	Christine
Surname	Mabbs
Company name	
Address line 1	2 Elmwood Avenue
Address line 2	
Address line 3	
Town/city	Waterlooville
Country	

2. Applicant Details

Postcode	PO7 7LG
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Derek
Surname	Lindsay
Company name	Solent Design Ltd
Address line 1	5 The old Railway
Address line 2	Spring Garden Lane
Address line 3	
Town/city	Gosport
Country	United Kingdom
Postcode	PO12 1FQ
Primary number	07771355742
Secondary number	
Fax number	
Email	derek@solentplans.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	1152
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

7 New Dwellings consisting of 4 New 2 Bedroom Houses, 2 New 1 Bedroom Flats and a 1 Bedroom Coach House with associated out buildings and parking following the demolition of the existing Factory offices and out buildings.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Former Factory

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Factory

When did this use end (if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☒ Yes ☐ No

7. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Facing Brick
Description of proposed materials and finishes:	Facing Brick, Timber Boarding

Roof	
Description of existing materials and finishes (optional):	Profiled sheeting and Tiles
Description of proposed materials and finishes:	Plain Tiles

Windows	
Description of existing materials and finishes (optional):	Metal and Timber
Description of proposed materials and finishes:	White UPVC

Doors	
Description of existing materials and finishes (optional):	Metal and Timber
Description of proposed materials and finishes:	Composite Timber aluminium

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Buildings form Boundary (Brick)
Description of proposed materials and finishes:	Face Brick and 1.8m Close boarded fence

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

7. Materials

SD-19-44-01, 02, 03, 04, 05 & 06

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No
- Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No
- Are there any new public roads to be provided within the site? ☐ Yes ☒ No
- Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	11	11

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

SD-19-44-01

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Bins to be retained in rear gardens and wheeled out on collection days.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Properties to utilise the Local authority's exiting recycling scheme, with sufficient space in the kitchen for the separation and storage of recyclable materials.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? Yes No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	4	0	0	0	4
Flats/Maisonettes	3	0	0	0	0	3
Total	3	4	0	0	0	7

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Total proposed residential units

7

Total existing residential units

0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c) - Light industrial	654.5	654.5	443	-211.5
Total	654.5	654.5	443	-211.5

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mrs

First name

Daphne

Surname

Hayward

Reference

Date (Must be pre-application submission)

03/06/2019

Details of the pre-application advice received

Dear Christine

I can confirm that the marketing report would satisfy the requirements of Core Strategy Policy DM3(current adopted local plan policy). However, bearing in mind the marketing period ended February 2019, I would draw your attention to paragraph 10.14 of the supporting text which states:
"The period of marketing must have ended on a date within the six months prior to the date the planning application submitted."

Additionally the planning policy position is evolving as set out below:

Since the pre-application enquiry was originally submitted, there has been a change in policy position. The Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036) was approved by Council on 30 January 2019 and can now be afforded limited weight ('the emerging local plan'). In addition, the Emsworth Neighbourhood Plan has reached an advanced stage of preparation and was submitted to the Local Planning Authority in April 2019, and is currently subject to public consultation until this Friday (7th June). Similarly, it can be afforded limited weight in decision making.

In the emerging local plan, the site would lie outside of any of the defined established employment areas under Policy C1. As the site is already vacant, a reduced marketing requirement of 6 months would apply (should there be a need to renew any marketing exercise). As such, a policy objection would be unlikely to arise in the context of these adopted and emerging policies.

However, Policy W3 of the Emsworth Neighbourhood Plan is also of relevance which indicates that:

"Any application to change the use of land from industrial to other uses will only be granted in exceptional circumstances and where it can be demonstrated that continuing provision cannot be made for land use class B2 General Industrial, or B1 Business (offices and light industry) on a proportion of the site without harm to residential amenity."

In this respect, I note that the marketing report has addressed the issue of subletting (paras 3.14-3.17). However, the Submission version of the Neighbourhood Plan does not define the "exceptional circumstances" wording in the policy. Whilst the Neighbourhood Plan has only limited weight at this stage, the plan will gain increasing weight in decision-making as it progresses towards examination. This will be particularly pertinent bearing in mind the timescale for the submission of any planning application.

Therefore whilst I would like to be able to provide clear guidance in respect to a change of use application the acceptability of such an application will depend

23. Pre-application Advice

on the policy position at that time, and also further marketing may be required to satisfy policy DM3 timescale. .

Should you have a prospective purchaser for the site and you feel it would help I am happy for them to call me to discuss the matter.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Derek
Surname	Lindsay
Declaration date (DD/MM/YYYY)	21/08/2019

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	21/08/2019
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