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Site Address: Solway Metal Finishers Ltd, Brockhampton Road, Havant,  
PO9 1JU  
Proposal: Proposed extension to existing industrial unit and creation of first floor  
level; change of use of site from B2 (general industrial) to B8 (storage and distribution).  
Application No: APP/18/01024 Expiry Date: 15/03/2019  
Applicant: Mr Madgwick  
BM Scaffolding Limited.  
Agent: Mr Jay Case Officer: Lewis Oliver  
The Planning Service  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site lies directly to the south of the A27, and forms part of a wider industrial estate. The site is currently a detached industrial building used for B2 (general industrial) The site is accessed via an access road off of Brockhampton Road.

## **2 Planning History**

None

## **3 Proposal**

Proposed extension to existing industrial unit and creation of first floor level; change of use of site from B2 (general industrial) to B8 (storage and distribution).

## **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

CS11 (Protecting and Enhancing the Special Environment and Heritage of  
Havant Borough)  
CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
CS2 (Employment)  
DM10 (Pollution)  
DM14 (Car and Cycle Parking on Development (excluding residential))

### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

## **5 Statutory and Non Statutory Consultations**

### **County Minerals**

No response

### **Environment Agency**

No objection

### **Highways Engineer, Development Engineer**

The Highway Authority has no adverse comment to this application

### **Natural England Government Team**

No 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: 2

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highways
- (v) Impact on flooding

### **(i) Principle of development**

The site lies within the built up area and forms part of an established industrial estate. Extensions to existing industrial buildings within such areas are acceptable in principle and support the economic prosperity of the Borough. Furthermore the change of use to B8, is an employment generating use and complies with Policy C2 of the Core Strategy 2011.

### **(ii) Impact upon the character and appearance of the area**

The building would be attached to existing substantial industrial building and would be viewed in the context of these structures. The visual impact of the new building would be limited and is considered acceptable.

### **(iii) Impact upon residential amenity**

The site is surrounded by industrial buildings, and therefore is not considered to have

a significant adverse impact on neighbouring properties.

(iv) Impact on highways

The proposed development is not considered to have a significant adverse impact on the safety or free flow of the highway network. The proposal complies with the adopted car parking standards, which requires 1 space per 90sqm.

(v) Impact on flooding

The application site is located within Flood Zone 3, the application is accompanied with a Flood Risk Assessment. For developments in Flood Zone 3, a sequential test would usually be required. However the Planning Practice Guidance outlines that a sequential test is not required if the proposed development is a minor development or if it involves a change of use unless the development is a caravan, camping chalet, mobile home or park home site. Minor development is identified as non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metre. This proposal is for an extension with a floor area of 38 square metres, and as such a sequential test is not required.

A Flood Risk Assessment (FRA) has been submitted with this application, which identifies that the following mitigation measures are to be undertaken

- Finished floor levels will be set no lower than 5.2mAOD;
- Construction will utilise flood resistant materials and services will be placed as high as practicable to reduce impact of flooding;
- Occupants will sign up for EA Emergency Flood Warning Direct Service;
- Safe egress to flood zone 1 is a 2-minute walk away and safe refuge is available on upper floors.

Therefore, whilst the site is categorised as being within an area of potentially high flood risk, it can be concluded that a Sequential and Exception tests are not required as it falls below the thresholds in the PPG. In addition the EA have raised no objection to this development, and are content with the measures in place to ensure that the development is free from the risk of flooding, subject to conditions.

(vi) Impact on protected species

The site is close to Nationally and Internationally protected sites (Langstone Harbour), evidence of protected species have also been identified close to the site. However, the development is of a scale and located in a position within the existing industrial complex such that it is considered unlikely to have a harmful impact on ecological interests. Furthermore Natural England have raised no concerns regarding this application.

## **8 Conclusion**

In conclusion the proposed development is considered acceptable in principle. In addition the development has an acceptable impact on the visual amenities of the area and would be unlikely to have any significant highway implications. Given the nature of the development and its siting the development would not be likely to result in harm to wildlife/ecological interests.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01024 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Proposed location & block plans: P001  
Proposed Elevations P002  
Proposed floor plans: P003  
Proposed cross sections: P004  
Proposed site plan: P005  
**Reason:** - To ensure provision of a satisfactory development.
- 3 The development permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (17/1/2019) and the following mitigation measures detailed within the FRA:
  - Finished floor levels will be set no lower than 5.2mAOD;
  - Construction will utilise flood resistant materials and services will be placed as high as practicable to reduce impact of flooding;
  - Occupants will sign up for EA Emergency Flood Warning Direct Service;
  - Safe egress to flood zone 1 is a 2-minute walk away and safe refuge is available on upper floors.The mitigation measures shall be fully implemented prior to the extension hereby permitted being brought into use and in accordance with the timing / phasing arrangements within the scheme Flood Risk Assessment (FRA) (17/1/2019), unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To reduce the risk of flooding to the proposed development and future occupants. This condition is required with the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.