
Site Address:	Plot 2, Hermitage Park, Harts Farm Way, Havant, PO9 1FA		
Proposal:	Proposed new factory and wood chip store and associated works for B1, B2 and B8 use.		
Application No:	APP/18/00071	Expiry Date:	01/05/2018
Applicant:	Mr Doran Ahmarra		
Agent:	Mr Potter Stephen Potter Architectural Serv.	Case Officer:	Rachael McMurray
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 site is currently occupied by some hardstanding and overgrown vegetation with peripheral trees along the northern boundary with the A27 dual carriageway directly to the north of the site. Further afield to the site lies a range of commercial and industrial uses including the waste recycling centre to the west.

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.

Much of the eastern half of the application site lies within Flood Zone 3.

2 **Planning History**

APP/11/01470 - Consultation by Hampshire County Council for provision of a new Havant Household Waste Recycling Centre (HWRC) on the former Havant incinerator land, Harts Farm Way, Havant and an access road to the land to the Northwest of the former incinerator land., PERM,18/11/2011

99/52646/013 - Renewal of Planning Permission 97/52646/12 to continue use of land for storage of fibreglass moulds.
, TPP,16/12/1999

88/52646/001 - Deemed Consent as set out in Minute No. 17 - Erection of 4 no. Portakabins 'Pullman' series or similar in two decks as office accommodation for a temporary period of 12 months on land as shown edged red on plan no. 3758,
UNK,12/01/1989

89/52646/002 - Use of workshop for the preparation of new and used vehicles and area outside for parking of vehicles, UNK,21/09/1989

94/52646/009 - Formation of bus fuel/wash bay and boundary fence and retention of portable building for office, WD,12/12/1995

95/52646/010 - Change of Use of land for storage of fibreglass moulds (retrospective application), PERM,16/01/1996

96/52646/011 - Change of Use from bus depot to Class B8 (storage and distribution) and erection of portacabin to the south side of site
, PERM,23/09/1996

APP/13/00498 - Consultation on application to Hampshire County Council to vary

condition 2 of Planning Permission APP/11/01470., NPW,02/02/2016
 APP/13/00592 - Application for removal of Condition 13 of Planning Permission
 APP/10/00737., PERM,12/02/2014
 APP/14/01264 - Proposed removal of stockpiled material and associated engineering operations, UNK,
 APP/15/00959 - Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911). , PERM,20/11/2015
 APP/15/01089 - Discharge of Condition No. 5 of Planning Permission APP/13/00592., PERM,22/10/2015
 APP/16/00373 - County Matter application for variation of condition 12 of Planning Permission APP/13/00498 (to allow the acceptance of trade waste) at Havant HWRC, Harts Farm Way, Havant PO9 1HS., RNO,27/04/2016
 APP/17/00075 - Erection of 1No. warehouse and 1No. portacabin for storage and distribution purposes (Class B8) with associated open storage, access and servicing arrangements, car parking, landscaping & associated works, PERM,25/05/2017
 APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid., PERM,23/11/2017
 APP/17/00623 - 6no. non-illuminated fascia signs, 2no non-illuminated totem signs, 1no. non-illuminated post mounted sign and 1no. flag. , PERM,15/08/2017
 APP/17/00959 - Application for non-material amendments to Planning Permission APP/17/00075 relating to additional hardstanding area to north west end of site and relocation of diesel tank., PERM,29/09/2017
 APP/18/00160 - Non material amendment relating to installation of 3No. additional windows, PERM,29/03/2018

3 Proposal

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 take place in these areas.

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

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objections

Building Control, Havant Borough Council

Public sewer located within 3m of the proposed building, Southern Water should be consulted.

Waste storage provisions for the proposal to be clarified

Community Infrastructure, Planning Policy & Urban Design

Amended Comments:

Industrial uses are Zero rated in the CIL Charging Schedule.

There are a number of S106 agreements related to this site stemming from previous permissions

02/52646/016 S106 dated 19/12/2007

APP/10/00737 Deed of Variation dated 23/06/2011

APP/13/00592 Deed of Variation dated 04/02/2014

Officer comment: *The S106 Agreements related to the securing of financial contributions from development in the Broadmarsh area towards the costs of construction of the 'teardrop' roundabout at Harts Farm Way/A27, and the Rusty Cutter roundabout. Both have since been completed.*

County Archaeologist

No objections

County Ecologist

No comments to make on ecological matters except that the ecological information provided with the previous application (APP/13/00911) is now 5 years old. Confirmation required that the previously-agreed ecological mitigation measures remain achievable or have been carried out already.

Further response on 2/5/18:

The recent statement on ecological matters from the applicant is helpful. It is agreed that the vegetation planting at the site, as well as the measures to manage the nearby watercourse, will be beneficial. The addition of some ecological enhancement features is welcomed.

Developer Services, Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 3.5 metres either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development with sufficient capacity within network, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read through our New Connections Services Charging Arrangements documents which has now been published and is available to read through on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

Where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
 - Specify a timetable for implementation
 - Provide a management and maintenance plan for the lifetime of the development.
- This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water." The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

Officer comments:***Drainage:***

The reason for the request of a drainage strategy to be agreed by LPA/SW prior to any commencement of development on site, is the concern about the prospect of land drainage / groundwater entering the public sewers network. However the agent has

confirmed the following:

'With regards to the provision of a drainage strategy, Drwg No. 1802.03, shows that the scheme will discharge the foul drainage into the foul drainage tail provided onto this plot. This connects to the new foul drainage sewer in the recently completed service road which then connects to the mains public foul sewer in Harts Farm Way. The surface water disposal is detailed in the Ridge Consultants report in which no surface waters at all are connected to the public sewers network'.

It is therefore considered that the main concern has been addressed and that a pre-commencement condition in this respect is not required. It is also noted that the surface water drainage strategy has been agreed by Hampshire County Council LLFA.

Public sewer protection measures:

SW have requested a condition relating to the measures to be undertaken to protect the public sewers prior to the commencement of development.

These details were submitted by the agent on 30/11/18 and SW were consulted. They have now confirmed (17/12) that the protection measures are satisfactory. As such, a condition requiring these details is now not required.

Engineering Services, Havant Council

No drainage observations. Flood risk assessment addresses issues correctly

Environment Agency

Initial response:

Inadequate Flood Risk Assessment (FRA)

Further response on 10/5/18:

The FRA is still inadequate therefore the EA objects to the proposal.

Further response on 31/10/18 following the submission of further information relating to the FRA:

The Environment Agency requests that the following condition be attached to any planning permission granted, and that the details in relation to these condition be submitted and approved by the Local Planning Authority.

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment (23 October 2018) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

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 factory workers.

The new factory and wood ship store are partly located within fluvial Flood Zone 3 - an area which may have a 1% chance of flooding annually (1 in 100), ignoring the presence and effect of any flood defences. We consider the mitigation measures outlined in the FRA appropriate in order to keep factory workers safe.

Advice to LPA and applicant

It is very unusual to provide flood storage as part of the concrete hardstanding. We recommend that the applicant reconsiders their approach particularly with regards to the location of the proposed flood storage as it might affect the site owners' operability and restrict access on site.

The Environment Agency will support the decision of the LPA on flood risk matters and should the LPA be minded to refuse the application on the grounds that the mitigation proposed is not considered satisfactory the Environment Agency would provide our full support at appeal.

The applicant will have to apply for a flood risk activity permit (FRAP). Please contact the Partnership and Strategic Overview team under psohiow@environmentagency.gov.uk for more information and general advice. There is also advice and guidance available online on the following website: <https://www.gov.uk/guidance/floodrisk-activities-environmental-permits>

Environmental Health (Contamination)

Contamination has been adequately considered previously and that no further proactive assessment is necessary. The following conditions should still be included:

1.

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 it's 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 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 Adopted 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 & current land uses (&/or activities) that could pose a risk to future employees of the site or Controlled Waters.*

2.

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the risks associated with proposed means of undertaking groundworks and construction shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) An assessment of the local geological succession, sufficient to determine whether saturated strata contiguous with the abstracted groundwater body falls within the likely vertical range of proposed excavations, foundations or other below ground structures.

2) The result of an appropriate assessment of risks based upon 1) in relation to proposed construction depths, methods & materials, to consider both short-term turbidity and the likelihood of preferential vertical migration of residual contaminants from shallow soils. Where potentially unacceptable risks are identified, the assessment shall include a risk-based appraisal of construction method options and clearly defined proposals for mitigation of the identified risks.

*3) Contractors method statement(s) in accordance with mitigation proposals (2), and
4) Where deemed necessary, a scheme to appropriately monitor the impact of construction activity upon groundwater and/or surface waters, including details in respect of necessary stakeholder liaison.*

Reason: *A degree of residual contamination is known to exist at within soils at the site. The site overlies a 'major' aquifer, and 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 2012.*

Environmental Health support the conditional approval of a specific drainage system, as proposed by Southern Water. This condition would be supported by policy DM9 & DM10, and would allow the applicant time to address the LLFA's other concerns, as well as the elements discussed above. I would ask that this office be consulted on any details submitted pursuant to the discharge of that condition.

The operation of an energy from waste facility is not material issue - planning must assume parallel regimes will work effectively. In terms of air quality (local emissions), given the conclusion from air quality assessment for the recently consented STOR, this process is unlikely to be materially unacceptable - especially given it's other (balancing) sustainability credentials. On this basis, I have no adverse comment, but would recommend the following informative be included on any notice of favourable determination:

"Both the 'processing of waste wood for use as a fuel', and the 'burning of waste wood in an appliance for the purpose of heat recovery' are "exempt waste operations" for the purpose of regulation 4, and 5 (a) of The Environmental Permitting (England & Wales) Regulations 2016 (SI 1154), but are subject to the requirements of Schedule 2 of those regulations. The granting of this planning consent does not discharge the duties of the future operator of the biomass plant in respect of SI1154, and the operator must register the relevant activities with the Environment Agency prior to commissioning of the plant. Failure to do so may constitute an offence under s33(6) of the Environmental Protection Act 1990 (c.43)

Officer comment:

The agent has advised that a no piling method of foundation construction will be used and therefore, the second condition suggested above is not required. On further consultation with the EHO, it is agreed that a 'No piling' condition can be used in place of this.

Hampshire County Council, County Minerals, Planning and Development

No objections

Hampshire Highways

Refer to HBC Development Engineer

Highways Engineer, Development Engineer

Initial Response:

The building is approximately 3,000m² and it is advised that to encourage modal shift away from the use of private motor vehicles, a travel plan is required to supplement the proposed 58 car parking spaces, the 8 cycle spaces, the 2 disabled spaces and two 2 motorcycles spaces..

Further response following submission of Travel Plan:

No objections. Can the travel plan be secured by a condition.

Landscape Team, Havant Borough Council

Initial Response:

- The proposed building height of 12956mm seems excessive and does not positively respond to the heights of adjacent buildings, which would be contrary with planning policy CS16 (C)

- If height is essential, a landscape scheme including mature native trees to act as screening would be required to mitigate the height of the building. This screening should not be limited to the northern boundary of the site and screening planting to within the planting areas to the south and east, would be welcomed.

- The proposed native hedge on earth bund is not deemed appropriate. The root system would predominately be within the bund and this has the potential to dry out in the summer/dry months which could lead to the hedge to fail. Additionally proposed final height of approximately 8m height would not be manageable to maintain. Would advocate the use of native hedgerow to act as screening but without the earth bund and at a more manageable height with more mature trees interspersed to give the

height for the screening.

- There is a lack of clarity with regards to the proposed boundary treatments, HBC require details for all boundary treatments. This is to include proposed heights, design, materials, type and colour.

- The proposed tree species *Carpinus betulus* 'Lucas?' is not deemed a suitable species to act a screening to soften views of the building. The fastigate form of the canopy will not offer an acceptable amount of cover and as such should be replaced with a larger legacy species such as *Quercus robur*. Furthermore a greater number of tree planting to the north of the site is required to help soften view as 5 no. is not sufficient.

- The proposed tree size of 14-16cm girth and 2.5m height is not deemed adequate screening in relation to a 13m height building. The minimum size acceptable would be a semi-mature trees 20-25cm girth 4.5-5.5m height.

- It is noted that the screening vegetation is still being proposed to be planted on a 600mm bund, this is not appropriate as the root system would predominately be within the bund and this has the potential to dry out in the summer/dry months which could lead to the trees/hedge to fail.

- The proposed continuous lines of car parking need to be broken up with tree/vegetation planting.

Following conditions are required if approval is granted:

- A detailed 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 tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme. This should also be accompanied with associated management plan.

- 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 walling / fencing or other type of enclosure and associated gates.

Further comments based on the landscaping scheme submitted on 23rd May 2018:

- The proposed *Betula pendula*'s on the western boundary appear to be planted within the hard surfacing, which in itself is not an issue. We would recommend to condition the soft landscaping which will need to include tree pit detailing for all trees on site to ensure the success of the tree planting.
- It is unclear as to whether the bund to the north of the site is still proposed. On the block plan the revision notes states '*74m long soakaway proposed at butt of bund for keeping hedge/trees watered.*' However the proposed elevations showing plant & screening drawing no. 1802.08B has omitted the bund from

the illustration. Further clarification on this is required. Furthermore what is the rationale for the bund? We have concerns that the build-up of topsoil will cause compaction on the root systems on the existing trees and as such should be omitted from the development. As such the bund needs to be omitted.

- We would want to see tree planting along the southern boundary to help soften the views onto the development and break up the continuous line of car parking. Planting within the 8m easement zone is regulated and would require permission from the EA, however we feel that tree planting is necessary to help mitigate the excessive building height.

Local Lead Flood Authority HCC

Overall, it is considered that the principles of the drainage strategy are appropriate for the site however we do require more evidence to substantiate its effectiveness.

Please provide:

- Calculations to demonstrate the suitability of the drainage system at a 1:100 + climate change event.
- Infiltration test results which should be undertaken in accordance with BRE365
- Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- A plan showing where exceedance flows would be routed in the event of blockages or storms exceeding design criteria
- Confirmation of who will be responsible for the maintenance of each drainage element together with maintenance schedules detailing what maintenance is required.

Officer note - further information in respect of the drainage details was provided by the agent on 13/8/18. The LLFA has been further consulted and provided the following updated consultee response on 30/8/18:

'We have reviewed the following information in relation to the planning application:

- *Drainage Impact Assessment and Drainage Strategy rev1.1*

The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage'.

Natural England Government Team

Recommends that a BMEP is requested and approved by the County Ecologist. BMEPs provided do not require further consultation with Natural England.

Officer Note - having checked with the County Ecologist, a BMEP is not required for this application as most of the mitigation work has been already completed.

Traffic Management, East Hampshire District Council

The traffic team has no adverse comment to make on 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: 1

Number of site notices: 1

Statutory advertisement: 16/02/2018

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) Highways and parking considerations
- (iv) Drainage / flooding
- (v) Landscaping / Trees
- (vi) Ecology

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Outline permission for the redevelopment of the site was granted in 2002 and then renewed in 2010. A further application in 2013 (APP/13/00592) sought to remove Condition 7 of the outline permission which limited the amount of Class B8 uses on the overall site. This was approved. Other applications on the overall site have been for reserved matters however, this application is for full planning permission. The proposal would accord with Policy CS2 by providing employment opportunities in the Borough.

7.3 Policy CS2 of the Core Strategy sets the target for Havant to produce 45,500sqm of B2 land and 41,500sqm of B8 warehousing between 2006 and 2026. Policy CS3 seeks to encourage development that will increase employability and raise skill levels within Havant. This is supported by site specific allocations as present in the Allocations Plan. The application site forms part of the wider Harts Farm Way North preferred employment land allocation as set out in Policy HB2 (Site BD9) of the Allocations Plan. The overall site is earmarked for B2 / B8 uses.

7.4 It is identified in Policy HB2 that site BD9 has the potential to deliver 16,3000sqm of employment floor space . However, in light of recent completions on the wider allocation site, the emerging policy C1 of the draft Local Plan 2036, indicates that the site has a reduced target of 12,675sqm for the wider site. The proposed development would increase employability and almost 4,000sqm Class B floorspace which would be a positive contribution to the policy requirement.

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

- 7.5 The scheme would comprise 1no. two storey building containing the factory floor and first floor office space and a smaller, separate wood chip store. The site would include 60no. parking spaces and storage for up to 10no. cycles, with access from Hermitage Park. The larger unit would have a low pitched roof, with the facade finished of grey industrial style cladding. The maximum height of the building to the ridge would be 13m and 9m to the eaves.
- 7.6 Overall the building would have an industrial/commercial appearance which would relate well to the character of other industrial style buildings in the immediate vicinity. However, compared to other recently constructed buildings on the Hermitage Park site, the proposed building would have an increased ridge height in comparison to existing buildings on the site. However, the agent has provided justification for the increased ridge height in that it is required to maximise the amount of raw materials and finished goods to be stored. This is to solve an issue with the existing unit. A recent application has been approved (APP/18/000287) for a building of a similar height to the west of the application, also within Hermitage Park.
- 7.7 The site is adjacent to the A27 and as such, the development would be visible to passing traffic. However, it would be set back from the boundary by 6m at the closest point and 10m at the furthest and would sit within a complex of other industrial style warehouse buildings. A landscaping belt along the north boundary has been proposed and subject to further details of this being submitted at condition stage as per the Landscape Officer's advice, the visual impact should be appropriately softened and well screened. Therefore it is considered that the buildings would not appear out of context or character with the local area.

(iii) Highway and parking considerations

- 7.8 There is a long established commitment to employment uses in the harts Farm Way area and on this site specifically. Earlier S106 commitments associated with development in this area related to the need to fund infrastructure; in particular the creation of the 'teardrop' roundabout and alterations to the Rusty Cutter roundabout. Both are now complete and therefore there is no concern over the capacity of the highway network to accommodate additional development on this site.
- 7.9 The proposal would provide 60no parking spaces (including visitors and disabled spaces), along with long stay cycle parking provision. This broadly meets the standards set out in the Council's adopted parking standards SPD for the mix of development applied for. The proposal therefore accords with Policy DM14 of the Local Plan (Core Strategy).
- 7.10 The application is also accompanied by Travel Plan which sets out how the site would promote sustainable means of travel. This has been assessed by the Council's Development Engineer and no objection has been raised.

(iv) Ecology considerations

- 7.11 The site is a generally cleared area of land with limited landscaping or trees. As such, there are limited ecological threats resulting from the development. The Ecology consultant has advised that from the information provided, including a statement to justify that previous ecological enhancement and mitigation measures have been carried out, that they raise no objections.

(v) Drainage / flood risk

- 7.12 The application site lies in part within Flood Zone 3, and in normal circumstances a Sequential Test would need to be carried out to establish whether there are any sequentially preferable sites on which to accommodate the development. However, the application site is the subject of a Local Plan allocation and as a result no Sequential Test is required for this application.
- 7.13 Sequential Test considerations notwithstanding, the application has been accompanied by a water management statement and a flood risk assessment. However, initial consultation responses from the Environment Agency (EA) and the Local Lead Flood Authority (LLFA) advised that further information was required. A revised FRA was submitted on 23/10/18 and this was found to be acceptable by the EA, subject to a condition. Further drainage calculations have been submitted and have been found acceptable by the LLFA. As such, the application is considered to be acceptable with regards to its drainage strategy. The points made by the consultation with Southern Water are addressed in Section 5 of this report.

8 Conclusion

With appropriate conditions in place, it considered that the development would contribute well needed employment space in the Borough in accordance with the relevant policy in the adopted local plan. The application is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00071 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:
Site layout, drainage, landscaping and planting plan - DN: 1802.03B
Proposed elevations showing plant and screening - DN: 1802.07B
Tree pit detail plan received on 19/6/18
Storm drainage system - DN: 1802.20A
Travel Plan
Location Plan - DN: 1802.01
Wood chip store elevations - 1802.09
Construction Management Plan - 1802.08
Proposed elevations - 1802.06
Proposed first floor layout - 1802.05
Proposed ground floor layout - 1802.04
Public sewer protection plan - received on 30/11/18 - Drwg No. 1802.21
Public sewer protection strategy - received on 30/11/18
Reason: - To ensure provision of a satisfactory development.

- 3 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.
- 4 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 2018.
- 5 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 any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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 boundary 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 specify the proposed finished ground levels in relation to the existing levels, 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.

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 2018.

- 8 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.

- 9 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.