

Salmon Properties Limited

Land to the North of Harts Farm Way

March 2018

Planning Statement

Contents

Page

1.	Introduction.....	2
2.	Site Description	3
3.	Planning History	5
4.	Pre-application advice	7
5.	Proposed Works	8
6.	Development Plan	9
7.	Planning Policy Assessment	10
8.	Summary	14

1. Introduction

1.1 Daniel Watney LLP has been instructed by Salmon Properties Limited to prepare this planning supporting statement to form part of a planning application for the proposed development at land to the North of Harts Farm Way. The proposed development is for:

'Phased development comprising the erection of three warehouses (Class B2/B8) (two warehouse buildings to be erected in phase 1 and one warehouse building to be erected in Phase 2) and associated parking and access from Hermitage Park.'

1.2 The purpose of this planning supporting statement is to identify and address the main planning issues associated with the proposed development. This statement will describe the application in terms of the site location, site designations, planning history, pre-application advice and planning policy context. It will demonstrate how the proposal should be accepted in the context of national and development plan policy and guidance, and other material planning considerations.

1.3 The documents that will accompany this supporting statement as part of the planning application pack are as follows:

- Application Form duly signed and dated;
- Planning application fee of £23,825.00;
- Design and Access Statement (including Ventilation and Landscaping);
- BREEAM Pre-Assessment;
- Covering Letter;
- Energy and Sustainability Statement;
- Air Quality Statement;
- Ecological Assessment (Phase 1 and Phase 2);
- Framework Construction Management Plan;
- Drainage Impact Assessment and Drainage Strategy;
- Ground Condition Survey;
- Noise Assessment Report;
- Transport Assessment;
- Workplace Travel Plan;
- Utilities Details (including a Utilities Statement, Proposed Mechanical and Electrical Incoming Services Plan and an External Lighting Statement/Layout);
- Architectural Plans and Drawings (8 in total);
- Community Infrastructure Levy (CIL) Form.

2. Site Description

- 2.1 The site is located in Havant, Hampshire and falls within the boundary for Havant Borough Council. The site forms part of the wider Broadmarsh Industrial Estate.
- 2.2 The site is 0.09ha in size and is currently vacant and comprises of hardstanding, rubble and limited vegetation. The land in its current state is of negligible quality. The land is previously developed and was formerly utilised as a depot by the Homes and Communities Agency, before being sold off in parcels for employment-led redevelopment. The site is bound by Harts Farm Way to the South, and Hermitage Park to the North.

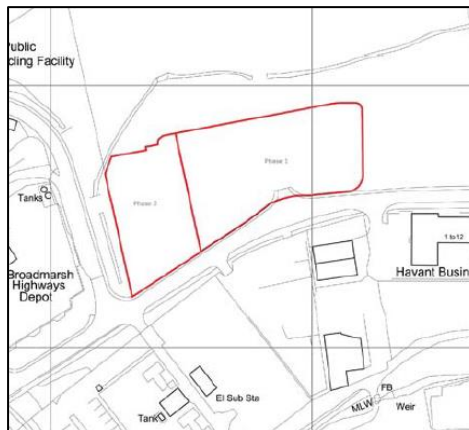


Figure 1: Site Extent



Figure 2: Satellite Image

- 2.3 The area surrounding the site is industrial in nature, with land uses predominantly comprising within typical industrial land uses within the B1, B2 and B8 use classes with some ancillary retail units to serve the industrial estate.
- 2.4 The site is in close proximity to a variety of transport links. The closest bus stop is approximately 1.2km from the site and is serviced by three routes; 30, 31 and 8700 which provide access to Havant, Bognor Regis and Portsmouth. Bedhampton Rail Station is approximately 1km north of the site and provides links to Portsmouth & Southsea and London Waterloo. The site benefits from a shared pedestrian cycleway on Harts Farm Way that provides cycling and walking connections to various facilities within Havant.
- 2.5 The site itself is not listed, nor is it in close proximity to any listed buildings. The site is in flood zone 1 as defined by the environment agency and is therefore considered to be at a low risk from flood events. However, the site is opposite an area which is defined to be within flood zone 3.
- 2.6 Photograph one overleaf shows the current condition of the application site. This photograph demonstrates that the site is currently of negligible quality which does not make a positive contribution to the surrounding area.



Photograph One: Site Condition

3. Planning History

- 3.1 Daniel Watney has reviewed the relevant planning history for both the pre-application site and the surrounding land parcels. See table 1 below.

Reference	Description	Decision	Decision Date
APP/17/00511	Proposed Gas fueled Capacity Mechanism embedded generation plant to support the National Grid.	Granted	23/11/2017
APP/10/00737	Extension of time limit for implementation of outline Planning Permission 02/52646/016 for new business and industrial development with new access from Harts Farm Way, incorporating extension of time limit for implementation and phasing of reserved matters and other matters.	Granted	23/06/2011
02/52646/016	Outline application for new business and industrial development with new access from Harts Farm Way.	Granted	20/12/2007

Table 1: Planning History

- 3.2 The planning history for the site demonstrates that there exists an established principle across the site for employment use. In 2007, planning permission was granted for new business and industrial development on the site, a permission which was extended in 2011 but has now expired.

Relevant Neighbouring Applications

- 3.3 Table two below shows the neighbouring applications and permissions. Figure three (overleaf) demonstrates the location of the applications in relation to the proposed development site.

Reference	Description	Decision	Decision Date
APP/18/00071	Proposed new factory and wood chip store and associated works for B1, B2 and B8 use.	Pending	Pending
APP/17/00548	Erection of steel portal frame building with provision for offices, trade counter, staff facilities and warehouse.	Granted	07/12/2017
APP/17/00511	Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid.	Granted	23/11/2017
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	Granted	25/05/2017
APP/14/01296	Reserved Matters Application relating to Planning Permission APP/13/00592 for Plot 3 of new business and industrial development and associated	Granted	31/07/2015

	discharge of conditions 3(i) the Reserved Matters: a, b, c and (ii) other matters, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w together with discharge of conditions 9, 11, 13 relating to that plot. Site 3, Former Council Depot, Harts Farm Way, Havant		
--	---	--	--

Table Two: Neighbouring applications and permissions



Figure 3: Planning Permissions and Applications at Harts Farm Way North

4. Pre-application advice

- 4.1 A request for formal pre-application advice was made to Havant Borough Council on the 19th of January 2018. This was followed by a meeting with the case officer on the 28th of February 2018 and subsequent written advice received on the 7th of March 2018. Detailed feedback of the proposed pre-application scheme has then been utilised to influence the proposed scheme.
- 4.2 The principle of development to increase employment floorspace is supported by Havant Borough Council. The design of the units was considered appropriate and would reflect well with the established character of the area.
- 4.3 The pre-application advice request included a covering letter that included a detailed analysis of the documents that will be required as part of a full application. The pre-application process gave feedback on the suitability of these documents (see appended response) in which has been acknowledged and implemented into this full planning application.

5. Proposed Works

- 5.1 The proposed development is to construct three warehouse buildings that are to be split into five separate units. The buildings will be accompanied with ancillary office space, external yard areas as well as associated landscaping, 68 car parking spaces (4 disabled) and 30 cycle parking spaces. External lighting is proposed to light the entrances to each of the buildings, car parking areas, loading bays and pathways. An unstained timber knee rail would surround the site, alongside green welded mesh fences and gates for security of the units.
- 5.2 The three buildings are to be at ground floor and one storey achieving a GEA of 4,133sq m. Phase I will introduce four units (linked in pairs) achieving 3,346sq m of employment floorspace, with the remaining unit comprising of 787sq m being brought forward in Phase II.
- 5.3 Units 1 and 2 are to be at a height of approximately 14.0m to ridge, with Units 3 and 4 approximately 13.0m to ridge.
- 5.4 The scheme is to shut the existing access to the site from Harts Farm Way and open up a new access point to the North of the site from Hermitage Park.
- 5.5 The proposed warehouse units incorporate two entrances to units 3 and 4 providing access to the covered yards that are suitable for large vehicles associated with B2 and B8 uses.

Unit	Land Use	GEA (sqm)	GIA (sqm)
1	B2	437	414
	B8	437	414
2	B2	612.5	585.5
	B8	612.5	585.5
3	B2	231	213.5
	B8	231	213.5
4	B2	392.5	367
	B8	392.5	367
5	B2	441	411
	B8	441	411

6. Development Plan

- 6.1 Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
- 6.2 The proposed scheme has had regard to the current adopted Development Plan for Havant Borough Council for the plan period up to 2036, which comprises:
- Havant Borough Core Strategy [adopted March 2011]; and
 - Havant Borough Local Plan (Allocations) [adopted July 2014].
- 6.3 Regard has been had to the policy guidance which, although not currently forming part of the Development Plan, will nevertheless be a material consideration in the determination of this planning application. This includes the adopted 2012 National Planning Policy Framework (NPPF). Havant have commenced the consultation on the draft new Local Plan 2036. This was issued for consultation on 8th January 2018 and ran until the 16th February. Regard will be given to this emerging policy position, in addition to the adopted Development Plan documents detailed above.

Site Designations

- 6.4 The application site (circled in red below) forms part of the wider Harts Farm Way North preferred employment land allocation set out in Policy HB2 (Site BD9) of the Havant Local Plan (Allocations). The overall site is earmarked as a site suitable for B2 / B8 uses.

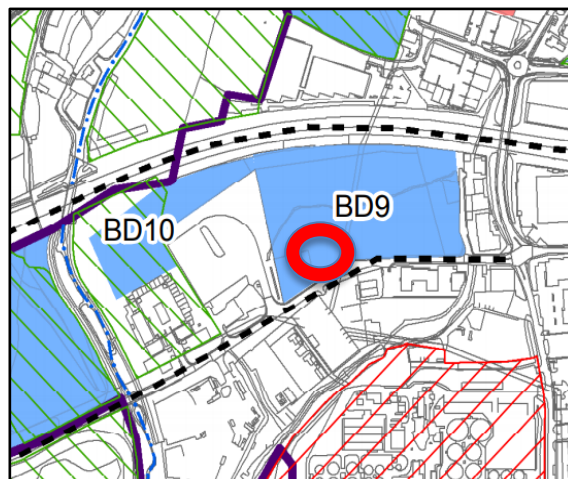


Figure Four: Allocations map extract

7. Planning Policy Assessment

- 7.1 This section of the Statement will consider in detail those adopted planning policies that will be taken into account by Havant Borough Council as Local Planning Authority when considering the acceptability of this planning application.

Principle of Redevelopment

- 7.2 At the heart of the NPPF is a presumption in favour of sustainable development. The proposed redevelopment of the site is a stellar example of sustainable development as it seeks to enable the effective redevelopment of an unutilised brownfield site to bring about needed employment floorspace and increase levels of employment.

Employment Land Use

- 7.3 Although the previous permission (ref: 02/52646/016) for the proposed new business and industrial development at Harts Farm Way has now expired, the principle for the redevelopment of the land to introduce new warehouse units on the site still remains. This is acknowledged and was confirmed in the pre-application process as 'there would be no 'in principle' policy objection to the proposed use'.
- 7.4 Policy CS2 of the Core Strategy sets the target for Havant to produce 45,500sq m of B2 land and 41,500sq m 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 Havant Local Plan (Allocations) adopted in July 2014.
- 7.5 The application site forms part of the wider Harts Farm Way North preferred employment land allocation set out in Policy HB2 (Site BD9) of the Havant Local Plan (Allocations). The overall site is earmarked as a site suitable for B2 / B8 uses. Furthermore, Policy C1 of The Draft Local Plan for Havant (2018) reaffirms this principle of as it re-allocates BD9 to be suitable for redevelopment and intensification for employment development.
- 7.6 It is identified in Policy HB2 that Site BD9, in which the application site forms part of, has the potential to deliver 16,300sq m of new B2/B8 floorspace and between 233 and 452. However, in light of recent completions on the wider allocation site, emerging Policy C1 of the Draft Local Plan indicates that the site has a reduced target of 12,675sq m employment floorspace for the site.
- 7.7 The proposed development would increase employability within Havant and introduce 4,133sq m of B2/B8 floorspace which would be a positive contribution to both adopted and emerging policy requirements.

Design

- 7.8 Within the NPPF, one of the fundamental requirements is for planning applications to promote high quality design that will be a good standard for all existing and future occupants of land and buildings.
- 7.9 Policy CS16 of the Core Strategy requires developments to be of high quality design that integrate well with its surrounds and create places where people want to work.
- 7.10 The proposed development is of typical warehouse design that utilises high quality materials that are commonly found in the surrounding area. The whole of the design is in keeping with the surrounding vicinity which responds well to the industrial and commercialised area. This is acknowledged in the pre-application advice document and it is considered that 'The proposed units would reflect well with the established character'.
- 7.11 The design of the proposed external lighting scheme has taken consideration to minimise any potential light pollution. Ridge and Partners LLP have undertaken an External Lighting Statement which concludes that there will be minimal overspill of lighting out of the site, and where it does occur, it is at the site boundary, where the street lighting would counter balance any adverse impact.

Highways, Transport and Parking

- 7.12 This Transport Assessment outlines the proposal in terms of the new access for the site, parking amount and proximity to local public transport.
- 7.13 Guidance on Car and Cycle Parking is set out in the Parking Supplementary Planning Document (SPD) adopted by Havant Borough Council in 2016.
- 7.14 The proposed development is to include 68 car parking spaces (4 disabled spaces) and 30 cycle parking spaces which is in line with the requirements set out in the Car and Cycle Parking SPD.
- 7.15 The new access proposed from Hermitage Park would allow for safe turning of large vehicles that are associated with the function of B2 and B8 land uses, without disrupting the flow of traffic on Harts Farm Way.
- 7.16 A Transport Assessment and Travel Plan have been produced by Ridge and Partners LLP to accompany this planning application.
- 7.17 The Transport Assessment concludes that having had regard to the resultant traffic generation and the existing local highway conditions, it is considered that the scale of the proposed development would not result in a severe impact upon the local highway network in terms of operation or safety.

Ecology

- 7.18 Consideration has been given to Policy DM8 of the Core Strategy which seeks to protect and enhance local habitats and landscape distinctiveness.
- 7.19 This application is supported by a Phase I Ecological Survey which has been produced by Alex Clayton CEnv MCIEEM.
- 7.20 No designated sites are present within or adjacent to the site. Two sites of European importance and one national important site are located within 1km of the site, as well as four sites of local importance.
- 7.21 The report, produced in March 2018, concludes that overall the site is of low ecological value which predominantly comprises of a mix of short ephemeral and tall ruderal vegetation, occasional shrub and limited potential for protected special to use the site. It is considered that with the appropriate protection measures in place, the proposed development will not impact on valuable designated sites, or other features of conservation value.

Drainage

- 7.22 Ridge and Partners LLP have produced a Drainage Impact Assessment and Drainage Strategy to accompany this planning application.
- 7.23 Drainage features on site comprise of two connection points from the site to the highway drain in Harts Farm Way. Drainage is proposed to this highway drain, or alternatively to the unnamed tributary.
- 7.24 Within this document, it is proposed that foul water will be collected via private drains and discharge via gravity to Southern Water public sewers, as it has been confirmed that the proposed additional flows can be accommodated within the Southern Water public network.

Tree/Arboricultural Assessment

- 7.25 It is our opinion that a tree survey is not required as the neighbouring planning permission

(ref:APP/17/00511) granted in November 2017 which forms part of the same application site was not required to produce a tree survey. The proposed development is not to have any adverse impact on any nearby vegetation, and any trees on site are to be retained. Further to this, the Ecological Survey has deemed that the site is of low ecological value.

Contamination

- 7.26 Ridge and Partners LLP have produced a Ground Investigation Report.
- 7.27 The document concludes that there is possible contamination at the site, although the risk of impact from the identified sources is generally considered to be very low to low/moderate. Appropriate mitigation measures are identified within the report.

Air Quality and Noise

- 7.28 Consideration has been given to Policy DM10 of the Core Strategy which includes that development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:
1. The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.
 2. National air quality standards or objectives would not be breached.
- 7.29 This application is accompanied by an Air Quality Statement and a Noise Survey Assessment both of which have been produced by Temple.
- 7.30 The Air Quality Assessment concludes that the proposed development will not have a significant impact on local air quality. The expected air quality as a result of this development is considered to be of an acceptable level and is considered suitable for development.
- 7.31 The conclusions of the Noise Survey Assessment are that noise generated from the development is will not exceed the current noise levels found at the nearby residential receptors.

Energy and Sustainability

- 7.32 Policy CS16 of the Core Strategy includes that development should mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
- 7.33 Emerging Policy E8 includes that development proposals which involves the construction of new homes or an increase in non-residential floorspace will be granted planning permission where:
- a) Proposals, as part of the design and layout, have considered climate change in the design through using solar gain, natural ventilation, fabric performance and Passivhaus principles appropriately;
 - b) Proposals have considered the operational energy efficiency and carbon emissions from the new building and have taken steps to minimise emissions and improve energy efficiency for the occupiers;
 - c) Proposals reuse existing buildings on a site and building materials wherever possible;
 - d) The development is intended to provide low or zero carbon energy; and
 - a) The development uses district heat or combined heat and power [CHP or CCHP] (existing, proposed or on-site networks), where this would be appropriate, considering the heat load of the proposed development and proximity to an established or planned energy centre.
- 7.34 An Energy and Sustainability Statement has been produced by Ridge and Partners LLP as part of this planning application.
- 7.35 The Energy and Sustainability Statement concludes that the design principles of this development meet the energy performance requirements of Part L2A of the Building Regulations and demonstrate compliance with the sustainability principles outlined in the Havant Core Strategy.

- 7.36 Policy CS14 of the Core Strategy requires developments of over 500sq m to meet the 'very good' BREEAM standard.
- 7.37 The BREEAM pre-assessment produced by Ridge and Partners LLP projects that the new development will obtain a score of 60.6%, which will exceed the 55% BREEAM requirement, as well as providing a sensible safety margin to make allowances for changes during the evolution of the project.

Ventilation/Extraction Details

- 7.38 Details of ventilation and extraction are shown on the drawings and plans that are accompanying this planning application.

Framework Construction Management Plan

- 7.39 A Framework Construction Management Plan (FCMP) has been produced by Ridge and Partners LLP as part of this planning application.
- 7.40 The Management Plan provides an overview of the expected logistics activity and management during the construction phase of the scheme.

Utilities

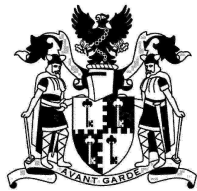
- 7.41 A Utilities Statement has been produced by Ridge and Partners LLP as part of this planning application.
- 7.42 The Utilities Statement concludes that all major utility operators have infrastructure in close proximity to the proposed development, and therefore it is not anticipated that there will be any issues with capacity locally. This is to be confirmed by formal application for new connections. An annotated site layout plan included with this application demonstrates the proposed mechanical and electrical connections for incoming services.

Community Infrastructure Levy (CIL)

- 7.43 The CIL charging schedule for Havant Borough Council provides the various CIL rates required for different development types. The CIL rate for Industrial/Offices is £0 per sq m. Therefore, this application is not required to make a CIL contribution. A CIL form is provided as part of the application pack.

8. Summary

- 8.1 This Planning Supporting Statement has been prepared in support of the proposed redevelopment of Land North of Harts Farm Way, Havant.
- 8.2 The existing site is vacant and of low quality. Development of the site will revitalise the Broadmarsh Industrial Estate and bring about an increase in both employment floorspace and jobs.
- 8.3 The accompanying planning application seeks to redevelop the existing poor quality site and introduce three separate units comprising five units across B2 and B8 land use.
- 8.4 This statement has shown that the proposal is in accordance with current local policy and strongly supported by emerging policy.
- 8.5 It is considered that the proposed works are acceptable having regard to adopted planning policy and other material considerations; as such planning permission should be duly granted.



Charles Mills
165 Fleet Street
London
EC4A 2DW

Our Ref: GEN/18/00090
Direct Line: (023) 9244 6546
Ask For: Mrs R McMurray
Email: planning.development@havant.gov.uk

01 March 2018

Site Location: Land North of Harts Farm Way, Havant

Re: Erection of 3no. warehouses (Class B2/B8) (2no. warehouses to be erected in Phase 1 and 1no. warehouse to be erected in Phase 2) and associated parking and access from Hermitage Park.

I am writing to you further to your enquiry received on the 19/1/18 regarding the above address.

In my view the main issues in relation to your proposal identified at the pre-application stage are as follows:

1. Principle of development
2. Impact on character and appearance of the area
3. Highway matters
4. Ecology
5. Drainage/water environment
6. Validation Requirements

1. Principle of development

The adopted Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough. The emerging [Draft Havant Borough Local Plan 2036](#) is also material in terms of setting out the Council's direction of travel for local planning policies but has limited weight in decision-making at this stage.

In short, there would be no 'in principle' policy objection to the proposed use. There are however, a number of relevant policy considerations which you may wish to consider as part of any planning application submission.

Policy HB2 of the Allocations Plan (2014) identifies the site for the delivery of 16,300 square metres of new B2/B8 employment floorspace and between 233 and 452 jobs under site reference/policy number BD9. There have been subsequent permissions reference APP/14/01296 for P&I Generators business and industrial accommodation, and more recently a warehouse and distribution use by Keyline properties reference APP/17/00075.

Emerging Policy C1 in the Draft Local Plan (page 287) also reaffirms the site as an opportunity for employment development, with the potential to provide 12,675 square metres of employment floorspace reflecting the P&I Generators scheme is now complete (comprising 3,600 square metres) against the total floorspace permitted by the outline consent. In this respect, it is acknowledged that new employment development will generally include Classes B1, B2 and B8 given that many businesses comprise different elements.

However, as Draft Local Plan has limited weight at this stage you may wish to consider including information regarding the total number of jobs created/likely to be generated by the permitted schemes. As part of this for the subject pre-application scheme, I would

recommend including information on the proportion of floorspace according to each use class alongside the anticipated number of jobs to be created to be submitted as part of any planning application submission.

2. Impact on character and appearance of the area

The site is located within a designated industrial / commercialised area of the Borough, where existing development is reflective of this and includes other warehouse buildings and large storage areas.

The units proposed would reflect well with the established character. However, I note that the building heights are notably higher than other surrounding buildings (Keyline being the highest at approx. 8m) and this will be further assessed in a planning application. The Council's Landscape Officer has provided the following comments:

- A landscape scheme should include a row of trees to screen the building along Harts Farm Way (similar to P & I) would be preferred to help soften the view.
- Cycle storage should be provided on the site
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type
 - retaining structures or steps
- 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.
- 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 specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.
- Details on finished building heights requiring submission, to understand what the relationship between the buildings, street and spaces, both existing and proposed.

3. Highway matters

The Council's Development Engineer has provided the following comments:

'The Highway Authority have no comment to the principle of this development but it should be noted that all access to the site is through the new junction which has been created onto Harts Farm Way to the East of the site. The old access appears to give access to Phase 1 but this is to be removed under an all ready agreed 106 agreement with the land owner. The site boundary is correct but it was assumed that the site would include the redundant highway land released when the existing acceleration and deceleration lanes to where removed'.

We discussed at our meeting that the old access is not to be used and that the development would be accessed from Hermitage Park. Has your client had any discussions with the current land owner about the extant S106?

In relation to Car Parking, this will be considered under the Havant Borough Council Parking Supplementary Planning Document 2016.

The application would fall into the major category and therefore Hampshire County Council Highways would be consulted as part of any future application.

4. Ecology

In terms of ecological considerations, I have received the following response from the County Ecologist:

'The application is not accompanied by any ecological information and I would therefore recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England [guidance](#) on finding a suitably-qualified ecologist). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the consultant is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or, that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable'.

Natural England have advised that:

'Biodiversity mitigation and enhancement

Natural England does not hold locally specific information relating to protected species, local or national biodiversity priority habitats and species, local sites (biodiversity and geodiversity) and local landscape character. We recommend that the applicant seeks further information from the Hampshire Biodiversity Information Centre and other appropriate bodies and the necessary surveys are agreed by a Hampshire County Council (HCC) ecologist.

In order to secure appropriate biodiversity mitigation and enhancements, Natural England recommends that application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been agreed by a Hampshire County Council (HCC) Ecologist. The BMEP should include measures for mitigating impacts on protected species and habitats and to include biodiversity enhancements. Natural England has published Standing Advice on protected species.

We would recommend that the scope of the BMEP is agreed with the HCC Ecologist, but should include measures to benefit wildlife such as planting native trees including fruit trees within the landscaped area, using native plants in landscaping schemes for better nectar and seed sources for bees and birds, incorporating swift boxes or bat boxes into the design of new buildings and designing lighting to encourage wildlife.

Surface and foul water

Due to the close proximity of these designated sites, consideration will need to be given to the surface water and foul water drainage from the development. A comprehensive scheme should be submitted with any planning application to ensure there are no adverse impacts on the designated sites.

Air quality

No details are provided on the nature of the Class B uses proposed for the site. The interest

features of the sites listed above may be sensitive to impacts from aerial pollutants. If the proposed uses are likely to lead to aerial pollutants, Natural England advises that an initial screening for air quality impacts should be completed and submitted as part of the application. Simple screening tools are available via the internet. The results of this screening should inform the need for any further, more detailed assessment which may be required to fully assess the impacts of the proposal. Where screening results indicate a more detailed assessment is necessary this should be carried out and completed prior to determination'.

5. Drainage/water environment

The following response has been provided by the Environment Agency:

'Having reviewed your proposal we are providing you with a preliminary opinion, which outlines the key environmental issues within our remit and provides guidance on any actions you need to undertake. It also provides hyperlinks to where you can obtain further information and advice to support your planning application. We offer one free preliminary opinion per site, per applicant /developer.

The Environmental Constraints identified on the site include:

- ☐ Secondary A Aquafer
- ☐ Principle Aquafer
- ☐ Within 8m of a main river

Based on the information currently available, the development raises some environmental concerns that you will need to address as part of your planning application. Further work will be needed to show how these issues can be satisfactorily addressed to ensure no environmental impacts.

Surface water and foul water drainage proposals would need to be included in any planning application for consideration by Hampshire County Council as the Local Lead Flood Authority and Southern Water'.

6. Other matters

The Council's Environmental Health Officer has advised that an acoustic assessment will need to be undertaken not only for the B2 use but also the B8 use which would see traffic and work on the on the extended to 24hrs depending on the tenant.

The site is in close proximity to a mains gas pipe. As such, Southern Gas Networks will be consulted on any future application.

7. Validation Requirements

Full validation requirements can be viewed on the Councils Website at the following address:

<https://www.havant.gov.uk/local-requirements-list>

I would in particular highlight the need for the following in addition to plans and elevations:

- Design and Access Statement
- Planning Statement
- Air Quality Assessment
- Biodiversity/Ecological Assessment - Phase 1 Habitat Survey
- Drainage (Surface Water and SUDS) and Foul Sewage Assessment
- Land Contamination / Geotechnical Assessment
- Landscaping Details
- Tree Survey

- Noise Impact Assessment
- Sustainability Statement
- Transport Assessment
- Travel Plan
- Utilities Strategy
- Ventilation / Extraction Details

With regards to the need for a Flood Risk Assessment, this will be required for:

- development proposals of 1 hectare or greater in Flood Zone 1
- all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency
- any development other than minor development in a designated critical drainage area which has been notified to HBC by the Environment Agency.

I am of the view that this is not required as the site is under 1ha?

Application Submission

Electronic submission through Planning Portal (or similar online provider) is recommended.

Where a MAJOR application is submitted electronically, **ONE** hard copy of each plan is required to be provided to Havant Borough Council Planning Services team.
(Definition: 10 or more dwellings; residential sites of 0.5ha or more; and other buildings with a floor space of 1000 sqm or on sites of 1ha or more)

All applications submitted in paper format should provide ONE hard copy of each document or plan. We do not require multiple hard copies.

Supporting documents may be submitted by email to planning.development@havant.gov.uk, through electronic transfer (ie Dropbox) or on a USB stick. We are unable to process documents submitted by CD
Methods of Payment

- By Planning Portal electronic payment at time of submission
- By telephone call to Customer Services on 02392 446015
- By cheque to Havant Borough Council
- In person, by cash or card at the payment kiosk in the Public Service Plaza (use your address as the reference)

If you need to make an online payment, please contact us directly on 02392 446530.
If you require an invoice for payment, please contact us directly on 02392 446530

Conclusion:

The proposal is considered to be acceptable in principle subject to the acceptability of other details and surveys to be submitted with any formal planning application.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

Yours sincerely

Mrs R McMurray
Principal Planner
Our Ref: GEN/18/00090