

Site Address:	Land at Hermitage Park, Harts Farm Way, Havant, PO9 1FA		
Proposal:	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		
Application No:	APP/17/00075	Expiry Date:	24/03/2017
Applicant:	Mr C/O Agent Travis Perkins (Properties) Limited		
Agent:	Mr Rainbird Quod	Case Officer:	Rachael McMurray
Ward:	St Faiths		

1 Site Description

2 Planning History

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
 GEN/16/00147 - NRSWA Enquiry, ,10/02/2016
 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
 GEN/16/01111 - Request for Submitted Transport Assessment and appendices relating to 02/52646/016., ,17/10/2016 13:56:10
 GEN/16/01121 - TPO enquiry., ,13/10/2016

3 Proposal

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 with access from Hermitage Park, via Harts Farm Way.

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 for portions of the overall site have been for reserved matters however, this application is for full planning permission.

Keyline forms part of the Travis Perkins Group and would occupy the site. The buildings on the site would only occupy 575spm of the overall site and 29no. parking spaces would be provided. The warehouse would be 6m in height with cladded walls (blue with a white roof) and the portacabin would be 3.2m in height with a pitched roof finished with blue cladding. This was confirmed in a Materials Schedule sent by email from the agent on 26/4/17.

These buildings would be located on the western boundary close to the entrance to the site, with the open storage space located to the east of the site. There would be a new 2.4m high galvanised steel, palisade security fence along the eastern boundary where there is currently no planting. The site would be surfaced in a number of materials including concrete for the main roadway which would serve the HGVs in and around the site, whilst areas to the west would be tarmaced for parking and the remainder will be a compacted stone on a sub base. A drainage strategy has been included which explains how water would be drained from the site.

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)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
DM12	(Mitigating the Impacts of Travel)
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

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Initial response:

It is proposed to remove 52 trees in total to facilitate the project, most of these trees are of a very poor quality and could be removed for arboricultural reasoning regardless of any development proposals on site.

A tree protection plan (TPP) is required to demonstrate that the construction process will not adversely effect the trees shown for retention on site.

New kerbs and paved areas are proposed within the RPA of some trees, including an extended hard standing area which has the potential to cause damage to roots within the RPAs – if roots are present due to existing ground conditions/type.

A 'no dig' specification has been highlighted for works within the RPA in these areas to ensure that no roots are damaged by ground excavations and a cellular confinement system (Geocell) has been mentioned. However no specific Arboricultural Method Statement (AMS) has been discussed in terms of specifics for this particular part of the project.

Where the landscape plan specifies *Alnus glutinosa* I would prefer to see *Quercus robur Fastigiata Koster* as it will be more appropriate for the planting space available unless this area can be increased.

Whilst *Acer pseudoplatanus* is not a UK native species it is a hardy long lived tree that should deal well with the on site conditions and I have no objection to this tree as part of the landscape mitigation tree planting plan.

Providing a specific no dig AMS in relation to the retained tree RPAs and a TPP is provided/conditioned, and that the proposed *Alnus glutinosa* is replaced with a *Quercus robur Fastigiata Koster* (standard nursery size) then I raise no objections.

Further response following the submission of a TPP and AMS and plan showing that no root protection areas will be subject to hard surfacing..

No objection.

Building Control, Havant Borough Council

The area of proposed work is within Zone 3 of Radon protection being required and mineral extraction zone which would have an affect on the foundation and floor slab design

Solid waste storage provisions not indicated

Details of foul waste disposal from staff areas not shown

Comments based on information provided at this time

County Minerals

No objection to the application however, the site lies adjacent to the safeguarded sites Havant Household Waste Recycling centre and the Waste Transfer Station. Potential impacts would be traffic movements. Further information on safeguarding is available in the adopted Minerals and Waste Safeguarding in Hampshire SPD.

Economic Development - Commercial and Housing

The application is supported.

Environment Agency

Officer Note - this is the second response provided by the EA following the submission of a Construction Environmental Management Plan (CEMP).

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

The Construction Environmental Management Plan (CEMP) submitted addresses the issues we have raised regarding this application.

Providing construction and associated works are undertaken in accordance with the CEMP produced by Cullum Morris Powles, Revision Two 17 May 2017, we have no objection.

Pollution Prevention

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 – General guide to the prevention of pollution', which is available on our website at [Pollution Prevention Guidance](#)

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

Development Engineer

The Transport statement states

"Construction of 1no. commercial building (sui generis) with trade counter; and with access and servicing arrangements, car parking, structural landscaping and associated works".

As this is (sui generis) , the use will be conditioned by the Planning Authority and therefore the Highway Authority has no adverse comment to the application.

However I would like to set some long term and short term cycle parking facilities to encourage staff to cycle.

Officer Note - an amended site plan has been submitted to include cycle parking in line with the Council's adopted parking standards.

Hampshire Highways

Comments on this application to be provided by the Council's own Development Engineer.

Landscape Team

Initial response:

- Any removal of trees outside the application boundary should be mitigated with replacement tree planting.
- Space for allocated tree planting should be increased.
- *Acer_pseudoplatanus* is not deemed a UK native species and requires substitution.
- The proposed fence line and hard surfacing abut existing trees to the north of the site. A tree retention and protection plan is required to demonstrate that the construction process will not adversely effect the existing trees. The continuous tree line along the A27 contributes green infrastructure, habitat and a visual barrier along the A27 – it is important that these trees are not adversely impacted.
- There appears no provision for cycle storage or defined pedestrian access into the site, a scheme that encourages sustainable transportation would be preferable.
- The car parking layout, particularly to the south east of the site does not afford sufficient space for some of the bays to access/egress

Further response:

Based on the amended landscaping proposals plan submitted, no objections are raised.

Natural England Government Team

No objections.

Southern Gas Networks

No objections, however the applicant must be aware of the information listed in the full consultation response with regards to the protection of plant and equipment and operatives.

Officer comment - the need to consider this information will be reinforced via a planning informative.

Traffic Management, HBC

No objection.

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: 14

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) Highways and parking considerations
- (iv) Flooding and landscaping/tree considerations
- (v) Other matters

(i) Principle of development

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.

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

The scheme would comprise two buildings, one warehouse and one cabin. The warehouse would store the building materials and the cabin would provide a small

sales counter, staff office and kitchen facilities. The total floorspace of the units would only cover a small percentage of the site. The cabin would have a flat roof and the warehouse would have a pitched roof and steel clad walls. Overall the buildings would have an industrial appearance which would be in character with other industrial style buildings in the nearby vicinity. The buildings would also be located close to the entrance of the site with a landscape buffer included on the south boundary. The proposed fence is similar in appearance to other boundary examples in the immediate vicinity as are the proposed hardsurfacing materials of Therefore in terms of visual impact, the scheme is considered acceptable and would not have an adverse impact on the appearance of the area and as such, accord with Policy CS16.

(iii) Highways and parking considerations

The Development Engineer has no objection to the principle of the scheme subject to cycle parking being provided. The internal road that provides the access to the site has already been constructed. The requirements of CS20 have therefore been met. Parking in accordance with the Council's adopted standards is being provided for staff and customers.

(iv) Flooding and landscaping/tree considerations

The Environment Agency has been consulted and has advised that now that an appropriate CEMP has been submitted, they do not raise any objection to the application. A condition can be attached to ensure that the development is carried out in accordance with the approved plan.

Several trees on the site would be lost however, a robust landscaping scheme has been proposed which takes onboard the comments from the Council's Tree Officer and Landscape Officer. A Tree Protection Plan and site specific AMS have been submitted and a plan showing that the hardsurfacing will not extend into the RPA has been submitted and found satisfactory by the Council's Tree Officer.

The Environment Agency had requested that a Construction Environmental Management Plan (CEMP) is submitted which dealt with the treatment of the watercourse and adjacent bankside habitat, the establishment of the native bufferzone, its aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. This was provided during the timeframe of the application and the EA confirmed that they are satisfied with the CEMP and no raise no objection to the application, providing construction and associated works are undertaken in accordance with the CEMP produced by Cullum Morris Powles, Revision Two 17 May 2017.

8 Conclusion

The application is considered to be acceptable and is therefore recommended for planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00075 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:

Amended proposed site layout - KH-PLAN-SITE-1.9 Date - 23.5.17

Proposed cabin elevations and floor plans - KH-PLAN-CABE-1.6

Site location plan - KH-PLAN-SITE-1.6

Proposed north and south elevations - KH-PLAN-WARE1-1.6

Proposed east and west elevations - KH-PLAN-WARE2-1.6

Proposed warehouse floor plan - KH-PLAN-WARP-1.6

Drainage strategy - KHLHAV1YY - FRA03

AMS, TPP and Landscaping Plan - A3118 03 Rev B

Construction Environmental Management Plan received on 17 May 2017.

Materials Schedule received on 24th April 2017 (via email)

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in strict accordance with the Construction Environmental Management Plan produced by Cullum Morris Powles, Revision Two 17 May 2017.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The car parking, cycle 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.

- 5 The landscaping works shown on the approved plans (A3118 03 rev B) shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

