

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/17/00237
Site Address:	Land adjacent, Wengen, Palk Road, Havant
Development:	Temporary Change of Use to Open Storage (B8 use), the addition of two porta cabins and associated hard standing.
Case Officer:	Miss H Pitney
Comments by:	Lewis Ford
Date of Comments:	11th April 2017

Policy Status: The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan provide the development plan for the borough.

The following policies and documents are of particular relevance:

- CS2 - Employment
- CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS17 – Concentration and Distribution of Development within the Urban Areas
- DM9 – Development in the Coastal Zone
- DM14 – Car and Cycle Parking on Development (excluding Residential)
- DM23 – Sites for Brent Geese and Waders
- Havant Borough Council Parking SPD (July 2016)

Principle of Development: The site lies within the urban area as defined by Policy CS17 of the Local Plan; this policy seeks to concentrate new development within the five urban areas of the borough.

The site is part of H19 in the Local Plan (Allocations Plan), “Land at Palk Road”, which is identified for residential development of 21 dwellings. The previous application on this site, APP/15/00447, was granted permission for the permanent change of use to open storage (B8) and was thus a departure from the Havant Borough Local Plan. Nevertheless, this current application for a 6 year temporary B8 use will allow for residential development to be explored in the future and, therefore, contribute to Havant Borough’s target of 6,300 net dwellings by 2026.

Employment Space: Point 5 of Policy CS2 does support the safeguarding of existing employment sites that are fit for purpose.

The submitted Planning Statement highlights the 41,500m² target for B8 use in the borough between 2006 and 2026. It should be noted that this application will not count the site towards this target as the previous application would have already done so.

Parking: The submitted Planning Statement correctly identifies the non-residential parking standards determined by Hampshire County Council (HCC) and the Havant Borough Council [Parking SPD](#) (Table 2, page 7). The applicant will need to confirm the exact number of car and cycle spaces for the site in order to show conformity with the identified standards.

Development in the Coastal Zone: The site is identified in the coastal zone; therefore, the application will need to demonstrate that it meets the relevant criteria set out in Policy DM9, in particular in relation to avoiding harmful effects in nature conservation and the character and landscape of the coastal zone.

Flooding: The site is not located in flood zones 2 or 3.

Brent Geese and Waders: The site is adjacent to an area marked as “uncertain” for Brent Geese and Waders as defined by Policies CS11 and DM23. The Council’s Ecologist, as well as Natural England, have been consulted and may be able to offer further advice on this matter, as the status of Brent Geese and Waders is constantly changing.

Developer Contributions: As the application is for a temporary change of use to open storage (B8), the development will not be CIL liable and will not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 do not apply.

Recommendation: No objection, as the temporary change of use of the site for storage space (B8) will mean that the land will be available for residential development in the future.