

Mechanical Hire Depot, For GAP Group Hire Solutions

Site 4 Harts Farm Way

Havant, PO9 1HS



Planning Statement

1. Introduction

The following statement has been prepared on behalf of GAP Group Hire Solutions ('GAP') in support of a planning application for a Mechanical Plant Hire Depot and associated ancillary development at Site 4, Harts Farm Way, Havant, PO9 1HS.

The statement provides background information, including a description of the site; a description of the proposed development; a review of the relevant planning history; an overview and assessment of key national and local planning policy; and a review of planning and environmental considerations.

The applicant seeks permission for the installation and operation of a Mechanical plant hire depot (B8 use) in addition to ancillary uses, including offices and storage, the site as outlined in red on plan reference E4194 17 – A002.



1.1 Applicant

GAP Group Hire Solutions is a National Plant hire company with over 120 depots throughout the UK, covering all aspects of Construction and Event Hire. This is through 8 Divisions within the company structure which employs over 1300 people throughout the UK.

The business is long established and respected with a 45 year trading history of operating in a vital industry satisfying the demands of society. GAP is 100% independently owned, family run company, built on family values such as trust, honesty and integrity.

Further information about the applicant can be found on the company website - <http://www.gap-group.co.uk/about-us>

**HIRE SOLUTIONS**

2. Context

The site is located at Site 4, Harts Farm Way, Havant, PO9 1HS. This is a mixed use industrial area. The north of the site is encompassed by the A27 which provides direct access to the A3 (M). Havant is located only 8 miles north-east of Portsmouth and 25 miles east of Southampton, making it well placed to access all the major settlements to the north and south.

The site is a 1.55 acre irregular shaped site, which was formerly a council depot. The area is bound by Harts Farm Way to the south, the A27 to the north, an access road to the east. Brockhampton Stream crossed the site flowing from east to west and divided the site in two. A pond in the east of the site, roughly 30m in diameter, fed into the stream. Its course had been altered in the west where it had been placed in a culvert and then covered to form a car park.

National and Local Designations

There are no public rights of way on the site, but there is a public footpath bounding Brockhampton Stream of the site which will be un-affected.

The site has been classed with a less risk of surface water flooding in the event of a storm. As per the Flood Risk Assessment submitted.



3. The Proposed Development

Proposed Site

The proposed building structure is to be located to the South of the site.

The proposed location of the building retains the existing access to the site and provides direct access to the office accommodation for staff and members of the public and keeps all storage areas out with the public domain, which helps to strengthen the Health and Safety for the site.

Site Layout

The principal components associated with the site layout are outlined below and detailed on plan reference E4194_17 – A002 & A101:

- The Hire depot would be located at the South of the site.
- All traffic will access and egress the Depot by a single site entrance to the South East of the site, utilising the existing site access.
- Staff & customer parking to be located to the South and East of the site with an additional controlled access within the site boundary will give access to the external storage area.
- Offices, Covered Storage and Welfare Facilities (up to 6.9m to ridge in height) will be provided on site.
- The area to the North, West and East of the building will be subdivided into concrete hard standing and compacted stone for the use of storage of hire equipment i.e. small to large scale mechanical plant.
- A 2.0m high Paladin boundary fence to be installed around the perimeter of the plot boundary.



The Proposed Depot

The principal items of plant are:

- Main building is to contain office accommodation, staff welfare and covered storage/ service area
- External storage areas
- Staff and visitor parking

The proposals represent a B8 (storage and distribution) use.

Operational Hours

The site would be required to operate between 7.30am – 5.30pm Monday to Friday and a Saturday between 8.30am – 1.30pm

3 Material Palette

The following outlines the construction materials and any specific design details used within the local area.

- Walls constructed predominately of insulated and single skin steel cladding.
- Roofs constructed insulated and single skin steel cladding.
- Windows/shopfront – Aluminium/steel window systems.
- Boundary treatments – Weldmesh fencing systems at a height of 1.8 -2.4m

4 Design Principles

The earlier sections of this report have covered an appraisal of the local context within which the development site sits.

From the appraisal there are clear indicators that can be followed in the formulation of the design principles for the proposed designs. Following an assessment of these indicators, it is intended to adopt the following design principles.

Form

The development will have simple flat fronted elevations, with the use of elements such as insulated and single skin cladding, entrance to create relief.

Roof

Roof will be gabled ended with the ridge running perpendicular to the front elevation.

Windows

Window will reflect the vertical proportions found locally.

Entrance door will be highlighted to create a focal point and identity to the development.

5 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“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”.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) came into force in March 2012 and largely replaced the planning policy statements and minerals policy statements, excluding those relating to waste.

The broad objective of the NPPF is to achieve sustainable development and the NPPF includes a presumption in favour of sustainable development.

Paragraph 12 of the NPPF states that:

“This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”

Paragraph 14 notes

“That when taking decisions, development proposals that accord with the development plan should be approved without delay. If the development plan is absent, silent or relevant policies are out of date, permission should be granted unless the adverse effect of doing so would outweigh the benefits or specific policies indicate that development should be restricted”.



Paragraph 17 lists the core planning principles, which indicate that planning should, *inter alia*:

- *“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...”*
- *“contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework...”*
- *“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”*

Paragraph 19 advises

“That planning should operate to encourage, rather than impede, sustainable growth. Significant weight should, therefore, be placed on the need to support economic growth through the planning system”.

Paragraphs 100 to 104 deal with flooding.

Paragraph 100 notes

“That the sequential and exception tests should be applied to Local Plans, rather than applications for development”.

Paragraph 104 states

“For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.”

Paragraph 122 states

“Local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.”

Paragraph 123 relates to noise:

“Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.”*

Paragraph 126 indicates

“That one of the key factors in conserving the historic environment is the inclusion of “a positive strategy for the conservation and enjoyment of the historic environment” in the Local Plan. Paragraph 132 notes that the significance of a heritage asset can be harmed through development within its setting and that any harm or loss requires clear and convincing justification”.

Paragraph 133 infers

“That development resulting in substantial harm or total loss of the asset should be refused”.

Paragraph 134 states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

Paragraph 137 states:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

Paragraph 142 notes that:

“Minerals are essential to support sustainable economic growth and out quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs.”

The NPPF notes that decisions should be taken *“in a positive way to foster the delivery of sustainable development”*. Paragraph 187 states that:

“Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.”

6. SUMMARY AND CONCLUSIONS

The applicant seeks planning permission in relation to the proposed development of a Mechanical Plant Hire Depot and associated ancillary development at Site 4, Harts Farm Way, Havant, PO9 1HS.

It is submitted that the proposed development accords with the policies contained within the adopted development plan, alongside those contained within the National Planning Policy Framework.

It is considered that the proposed development would not result in significant effects on the environment, residential amenity or transport and the proposed development is appropriate in the context of the permitted use of the site for B1 and B8 uses.

It is considered that there are no other material considerations that indicate the application should be refused and that planning permission should, therefore, be granted.