

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

24th January 2017

Dear Sir/Madam,

Application No. APP/16/00659
36 New Lane, Havant, PO9 2JL
Proposed warehouse with ground and first floor offices

Variation/Removal of Condition 7

This letter is in support of the application submitted for the removal of condition 7 of the approved application above.

The applicant is unhappy with condition 7 of the approval as it restricts any possible future requirements to let or sell the approved building independently, should the need ever arise.

We have looked at your latest adopted parking standards and can accommodate all required parking for both the new building and the existing with some adjustments and use of spare land, should the need arise.

This is calculated as shown below and the attached drawing indicates all the parking areas for both buildings and shows the notional boundary line should the site ever need to be split up.

You will note that we have given toilet, canteen, product demonstration and circulation areas a value of 90 m² / per car, just as the storage and warehousing factor, as these areas do not have people working in them.

Existing Building

Total floor area 6435 m² consisting of

		Cars	Cycles LS	SS
Production area	2161.2 m ² /45 =	48.02	14.40	4.32
Storage and warehousing	2418.4 m ² /90 =	26.81	4.83	2.41

Toilets, canteen & circulation	460.50 m2/90 =	5.11	0.92	0.46
Plant rooms	248.00 m2/90 =	2.75	0.49	0.24
Showroom/reception	288.00 m2/90 =	3.2	0.57	0.28
Product demonstration room	126.00 m2/90 =	1.4	0.25	0.12
Offices	732.90 m2/30 =	24.43	4.88	1.46
Totals		<u>111.72</u>	<u>26.34</u>	<u>9.29</u>

Please refer to drawing no. 1704.01 for the parking layout. You will note that there are currently 115 car parking spaces and there is area available for a further 16 if required.

Please note that the existing covered cycle parking stand is on the site outlined for the approved new building. This hasn't been used for many years and staff who bike to work currently keep their bikes within the main building during working hours.

The existing cycle stand, if it is in reasonable condition, can be moved to the new position shown (subject to planning approval) and an area can also be made for motorcycles.

Proposed Building

Total floor area 2105.43 m2 consisting of

		Cars	Cycles LS	SS
Warehouse/storage area	1894.57 m2/90	21.05	3.78	1.89
Offices	210.86 m2/30	7.02	1.40	0.42
Totals		<u>28.07</u>	<u>5.18</u>	<u>2.31</u>

We have not discounted toilets and circulation space in the offices in this case as the final floor layouts have yet to be decided.

Again, please refer to drawing no. 1704.01 for the parking layout. You will note that there are 36 car parking spaces shown, and enough space for an 8-place cycle stand.

We note with interest that the nearby Velocity site in Stanbridge Road is currently being marketed split into three units as B1, B2 and B8 use with an overall footprint of 9450 m2 and with a total of 108 car parking spaces. We have no details of how the areas of each use are divided but overall parking averages out at 1 space for every 87.50 m2 of building area.

If we do the same calculation for these buildings, we average 1 car for every 57.6 m2 to the existing building and 1 space for every 58.48 m2 for the new building.

It appears the Velocity site is well short of parking spaces by current standards.

Adata/Qvis Ltd currently employ 65 full time and 6 part time staff on site and expect to employ a further 10 to run the approved building.

There are shower facilities on site for cyclists to use, they run the 'cycle to work' scheme and provide an interest free loan to staff for the purchase of a bike. As the company sells electric cycles, these are also promoted with discounts for staff.

They also promote car sharing and have recently installed electric charging/parking spaces for their 4 new hybrid company vehicles.

We did state during the planning stage for the approved building that the existing car park is not fully used and the empty spaces can be seen any day of the week.

We hope that from the above information, condition 7 can be removed from the approval.

Yours faithfully,

Stephen Potter