

PLANNING STATEMENT

ON BEHALF OF HARGREAVES
PROPERTIES LTD

FORMER ICTS SITE, SOLENT ROAD,
HAVANT

MAY 2012



Our Ref: AKH/ljs/480/34/1

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Appendices

1. Site Location Plan Ref: 480-33-1_1
2. Tracking plan Ref: HA ST ICTS P02 E and Transportation Note by DTA

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1 INTRODUCTION

- 1.1 This statement has been prepared, on behalf of Hargreaves Properties Ltd, in support of an outline planning application, for the redevelopment of the former ICTS site, on Solent Road, Havant. It is to be read in conjunction with a Design and Access Statement submitted in support of the application.
- 1.2 This Statement identifies and appraises the planning issues relevant to the determination of this application. In particular, the statement:
- (i) Describes the site, its surroundings and planning background;
 - (ii) Reviews and appraises planning policies and guidance;
 - (iii) Describes pre-application consultations and summarises the relevant issues arising from these;
 - (iv) Describes the form and content of the planning application, and
 - (v) Appraises the relevant planning issues arising.
- 1.3 Finally, the Summary Conclusions present a brief review of the content of this Statement.

2 SITE AND SURROUNDING AREA

The Site

- 2.1 The site is located on Solent Road, near to its junction with Brockhampton Lane, approximately 0.5km to the south-west of Havant Town Centre and is defined on the Site Location Plan (Ref: 480-33-1_1), attached as **Appendix 1**. The site is generally flat, and extends to approximately 0.21 hectares.
- 2.2 The site currently supports a single industrial unit, with ancillary showroom and offices, formerly occupied by ICTS Havant Ltd, which was a structural steel fabrication and erection company which offered its services to developers and contractors across a number of sectors (including residential, commercial, utilities, rail and engineering).
- 2.3 The existing L-shaped two/three-storey building on site is of brick construction. The site is accessed from Solent Road, with a large area of hard-standing (used for servicing, deliveries and parking) to support the previous operation. The site is enclosed by a 2 metre high palisade fencing.
- 2.4 The site is wholly developed and does not support any significant areas of landscaping or trees.

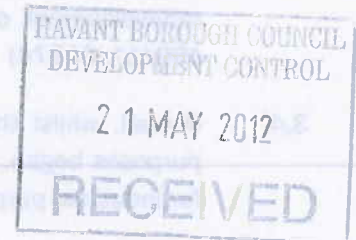
The Surrounding Area

- 2.5 The site is largely bounded by highways, including Solent Road to the north, and the A27 (Havant Bypass) to the south.
- 2.6 To the west of the site is a group of traditional two-storey (terraced) residential properties. The rear gardens for those properties immediately adjoin the application site. To the east, and immediately adjoining the site, is a petrol filling station site (which forms part of the wider Tesco superstore site). Further to the east is a large Tesco superstore, which benefits from undercroft parking and an additional surface level car park.
- 2.7 On the opposite side of Solent Road is a group of shed-type industrial buildings, which includes a laundry and dry cleaning establishment. Further to the east along Solent Road is the Solent Retail Park, which incorporates a number of retail operators, including Next, Laura Ashley and Halfords.
- 2.8 Generally, the site lies within an industrial/commercial area. It has ready access to the A27, the A3(M) and M27, providing links to Portsmouth and Southampton to the west.

Summary

- 2.9 In summary, it should be recognised that the location and status of the site presents a clear opportunity for redevelopment to provide enhanced and improved industrial / employment accommodation as part of the site's redevelopment for the following reasons:
- (i) It is existing employment land;
 - (ii) It lies within an area characterised by employment and commercial uses;

- (iii) The site is unsightly and underutilised, and consequently in need of regeneration;
- (iv) The site is in close proximity to the town centre and public transport facilities, in addition to the wider strategic network, and
- (v) Its redevelopment will deliver sustainable economic development, to the benefit of the Borough.



3 PLANNING HISTORY

- 3.1 The Council's available on-line records (which date back to 1990) have been reviewed.
- 3.2 Planning history reveals no specific permission for the construction of the existing units, which, it is assumed is a consequence of their likely age (i.e. preceding the online records).
- 3.3 Only one record is identified for the site, which relates to an application seeking the redevelopment of the site for non food retail. This was refused in December 2011 (Ref: APP/11/00974)
- 3.4 Overall, whilst the on-line records cannot confirm when the use of the site for employment purposes began, it is evident that owing to the age of the buildings, the site has been occupied for industrial purposes for several decades.

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4 PLANNING POLICY AND GUIDANCE

- 4.1 This section reviews and identifies relevant guidance and policy from, first, National Guidance, secondly from the Development Plan and thirdly, from emerging policy and guidance.

National Guidance

- 4.2 The Government published the National Planning Policy Framework (NPPF) on 27th March 2012. This document sets out the Government's economic, environmental and social priorities for England and explains how planning can help to ensure a pattern of development that matches these priorities, whilst meeting local aspirations. The NPPF replaces all Planning Policy Guidance and Planning Policy Statement documents, which previously formed the national tier of planning guidance.

- 4.3 The NPPF identifies core planning principles (at paragraph 17) to underpin both plan-making and decision-taking and these principles are that planning should, inter alia:

- (i) Be plan-led;
- (ii) Not simply be about scrutiny, but be a creative exercise to find ways to enhance and improve places in which people live their lives;
- (iii) Proactively drive and support sustainable economic development to deliver homes, business and industrial units and to respond positively to wider opportunities for growth.
- (iv) Seek to secure the provision of high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and
- (v) Encourage the effective use of land by reusing land that has been previously developed (brownfield land).

- 4.4 The NPPF introduces a powerful presumption in favour of sustainable development. In these terms, guidance confirms the following:

- (i) That Government is committed to securing economic growth in order to create jobs and prosperity (paragraph 18), and
- (ii) That Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system (paragraph 19).

The Development Plan

- 4.5 The Development Plan for the area comprises, in part, the saved policies of the Havant Borough District-Wide Local Plan (adopted September 2005) and the Core Strategy (adopted March 2011).
- 4.6 There are no saved policies within the Local Plan relevant to the proposal.
- 4.7 For the purposes of this statement, the Core Strategy contains policies which are directly relevant to the proposals, namely:

- (i) Policy CS2 (employment) – this policy identifies a net total of 162,000 sqm of new employment floorspace to be provided between 2006 and 2026. Permission will be granted for development proposals that, inter alia, prioritise the use of previously developed land for the provision of new employment floorspace and provide jobs, generate wealth or produce an economic output on existing employment sites that are not fit for current purpose.
- (ii) Policy DM3 (protection of existing employment and tourism sites) – this policy confirms that existing employment sites shall be protected for employment use, unless it has been demonstrated that the site is not fit for purpose and financially unviable for B Class uses.

4.8 Elsewhere, the Core Strategy supports the following strategic themes:

- (i) Planning permission will be granted for development that positively contributes by type of use and design, and by its comprehensive approach, to the social, economic and/or physical regeneration of the whole Borough (Policy CS6);
- (ii) Planning permission will be granted for development that is designed to a high standard and which helps to create places where people want to live, work and relax (Policy CS16);
- (iii) Development will be permitted that makes the most efficient use of land in the Borough and that prioritises development on previously developed land, including redundant, derelict or under-used land and buildings within the urban area (Policy CS17);
- (iv) Development will be permitted which, inter alia, does not increase congestion, promotes better use of existing transport networks, improves accessibility to goods/services and provides measures to ensure an efficient operation of the strategic and local road network (Policy CS20);
- (v) The Council will seek to ensure that every opportunity is taken to increase integration of sustainable travel modes and availability on non-motorised modes (Policy DM11), and
- (vi) Development will only be permitted where it provides parking for cars, motorcycles and cycles in accordance with the relevant standards and such provision must be appropriately located in relation to the development and be practical for its intended use (Policy DM14).

4.9 It is concluded that the proposal accords with the Development Plan and will contribute to the achievement of relevant development plan objectives.

Emerging Policies

4.10 The Development Delivery DPD is at an early stage of preparation. It contains no proposals directly relevant to the ICTS site.

Summary

4.11 From the foregoing commentary, the following summary themes arise:

- (i) There is a presumption in favour of sustainable development which accords with the Development Plan – that presumption applies to this application;

- (ii) The re-use of under-used/vacant sites within the existing urban area is encouraged;
- (iii) The regeneration of existing employment sites is supported, in principle, and
- (iv) Overall, proposals that deliver economic benefits, including the creation of new jobs, are supported.

4.12 The issues, relevant to these themes, are reviewed in Section 7.



5 THE PROPOSAL

Masterplan

- 5.1 This application is submitted at the same time as a similar application to redevelop the nearby Trade Park, which is also located on the south side of Solent Road, about 50 metres to the west of this application site.
- 5.2 Both proposals seek the demolition and redevelopment of the two employment sites (at the Trade Park and ICTS), to deliver modern industrial units.
- 5.3 Together, these proposals present a significant opportunity to realise the regeneration of a substantial area in the south west of Havant. The subject sites, which occupy prominent positions on Solent Road, currently comprise largely out-dated, or dilapidated, industrial units. The Trade Park site is largely derelict and vacant.
- 5.4 Clearly, the redevelopment of the sites will deliver environmental and economic benefits by significantly improving the physical appearance of the sites and associated overall visual enhancement along this stretch of Solent Road, in addition to facilitating the generation of new jobs by providing improved employment accommodation for businesses to relocate and expand, or, from new businesses.

Form of the Application

- 5.5 This application seeks outline planning permission for the erection of a single employment unit, located to the southern part of the site, for Class B1c, Class B2 and/or Class B8 uses (with ancillary trade counter and Class B1a office). The application seeks full approval of layout and access, but requests that appearance, landscaping and scale be considered through further reserved matters submissions. It is proposed that these submissions will be dealt with by attaching planning conditions.
- 5.6 At this stage, occupier requirements have not yet been established and whilst marketing is proceeding, this has not reached a stage at which occupier requirements can be fixed. Accordingly, this application seeks approval of the principles of the development, as shown in the layout plan (Ref: HA SR ICTS P 02 F) and defined in this statement, which will assist the ongoing marketing.
- 5.7 Access arrangements include the utilisation of the existing access (with modifications) and the creation of a second access to provide a one-way system for the servicing of the site. Servicing will take place to the front of the unit, with car parking also provided to the front.
- 5.8 The proposal allows for the provision of landscaping, primarily to the front of the site fronting Solent Road. Details of planting species and programme should be the subject of approval of submissions pursuant to normal conditions.
- 5.9 The likely scale/height of the unit is presented in the accompanying Parameter Plan (Ref: HA-SR-ICTS-P03), which indicates that the unit will be a maximum height of 8 metres.

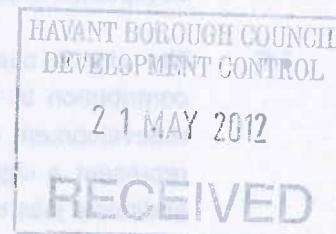
6 PRE-APPLICATION CONSULTATION

6.1 The proposals forming the subject of this application have been discussed with Officers at Havant Borough Council, prior to submission of this application.

6.2 Broadly, it has been possible to achieve agreement, in principle, on key issues relating to the proposals, which can be summarised as follows:

- (i) It is acknowledged that the existing industrial units are outdated, in form and appearance and are vacant;
- (ii) The redevelopment of the site will represent a more optimal use with associated benefits in terms of increased employment opportunities and adding to the economic base of the Borough;
- (iii) The proposals will provide the opportunity for existing businesses - in addition to other businesses - to relocate into modern premises, to better meet their operational requirements, and
- (iv) The proposals will contribute to the regeneration of the area, providing significant physical/visual enhancement of Solent Road.

6.3 Against the preceding review and discussions to date with Officers, the following section considers the key planning issues arising.



7 PLANNING ISSUES

- 7.1 The planning issues relevant to the determination of this application are set out below.

The Development Plan

- 7.2 These proposals accord with all relevant development plan policies and the NPPF presumption in favour of sustainable development applies to this application.

- 7.3 The proposals will achieve Development Plan and NPPF objectives for regeneration and making best use of previously developed land in providing new employment opportunities, which are important policy benefits.

The Principle of Employment

- 7.4 The principle of employment use at this site is well established. In planning policy terms, it represents an existing employment site where the Council generally seeks to protect such uses.

- 7.5 Clearly, the redevelopment of this brownfield site, for employment use (Class B1c, Class B2 and B8, with ancillary trade counters and offices), is consistent with both the site's existing, long-term use and planning policy. The redevelopment of the site for the proposed employment uses is acceptable, in principle.

- 7.6 The site is currently occupied by outdated buildings and is vacant. It thereby makes no contribution to the wider economy and further, is a significant eyesore on Solent Road. The redevelopment of the site will deliver visual enhancement to this part of Solent Road and will represent a significant benefit to this part of Havant, in addition to the potential to generate additional jobs to the benefit of the Borough's economy.

- 7.7 In these terms, the proposal will provide high quality modern floorspace for businesses, with the potential to deliver between 19-28 full-time jobs, depending on the overall proportion of Class B1c, Class B2 and Class B8 uses.

- 7.8 Overall, in all respects, the application is consistent with the terms of the Council's employment policies and economic aspirations for the Borough and should be welcomed.

Transportation Issues

- 7.9 The quantum of floorspace proposed does not generate a requirement to provide a Transport Statement/Assessment in support of the proposals. That said, the following should be acknowledged in support of the transportation case:

- (i) The proposed site layout can be adequately serviced and will provide sufficient parking (see tracking plan Ref HA SR ICTS P02 E attached as **Appendix 2**) and
- (ii) The site is accessible by public transport and cycle routes are available within close proximity.

- 7.10 Also attached as **Appendix 2** is a short note prepared by Hargreaves transportation consultants confirming the proposal's acceptability in transportation terms.

- 7.11 Overall, it is considered that the proposal, in principle, is acceptable in terms of transportation and satisfies Council standards.

Layout and Design

- 7.12 The acceptability of the layout and design of the scheme is fully appraised in the accompanying Design and Access Statement.

- 7.13 The Statement considers the opportunities and constraints in terms of the physical characteristics of the site and the requirements of policy and guidance. From this review, the Statement identifies design requirements and objectives which establish the principles for the layout of the proposals.

- 7.14 Overall, the Design and Access Statement concludes that the proposals constitute sustainable development. It illustrates that the scheme has been prepared within the context of identified design principles and solutions, thereby responding positively to its local, environmental setting. It accords with national and local design criteria and policies and seeks to achieve a high standard of design.

Wider Regeneration Benefits

- 7.15 This application, together with proposals at the Trade Park site, will deliver new industrial units that will better meet modern-day requirements of existing local and new businesses.

- 7.16 The redevelopment of these two sites, by Hargreaves, represents a substantial investment for this area that will deliver significant planning benefits. The proposals will add to the economic base of the Borough and lead to increased job opportunities. The regeneration of the sites will represent a significant visual enhancement of this important approach to the town centre.



8 SUMMARY CONCLUSIONS

8.1 The following conclusions can be drawn in this case:

- (i) Overall, this Statement and supporting submissions demonstrate that the proposals for the redevelopment of the former ICTS site, for employment use, should be supported.
- (ii) The site is out dated in terms of the accommodation that it offers and vacant. It is therefore ripe for redevelopment.
- (iii) The site is in an existing, long-established authorised employment use.
- (iv) The proposal is entirely consistent with adopted national and local planning policies, in term of maximising the use of redundant, urban brownfield sites. It will deliver the beneficial use of the site for employment uses, providing modern industrial accommodation to better meet the operational requirement of businesses.
- (v) It will facilitate the increase in job opportunities, which is estimated at between 19-28 full time positions.
- (vi) The proposals are acceptable in terms of transportation and will increase the opportunity for linked trips and promotion of sustainable transport modes.
- (vii) The design and layout of the proposals are acceptable and will deliver significant visual enhancement of the site;
- (viii) The proposals will be sustainable.

8.2 Overall, the proposal will deliver the re-use of this vacant site for beneficial employment use and together with the proposals for the Trade Park site, offers significant planning benefits for the immediate area and the borough of Havant.

APPENDIX 1

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
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THE COUNCIL HAS CONSIDERED THE APPLICATION AND THE REPRESENTATIONS MADE BY THE APPLICANT AND THE PUBLIC. IT IS THE POLICY OF THE COUNCIL TO PERMIT DEVELOPMENT THAT IS IN ACCORDANCE WITH THE DEVELOPMENT PLAN AND THE NATIONAL PLANNING POLICY FRAMEWORK. THE COUNCIL HAS CONSIDERED THE REPRESENTATIONS MADE BY THE APPLICANT AND THE PUBLIC AND IS SATISFIED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT PLAN AND THE NATIONAL PLANNING POLICY FRAMEWORK. IT IS THEREFORE RESOLVED THAT THE COUNCIL GRANTS PERMISSION FOR THE PROPOSED DEVELOPMENT.

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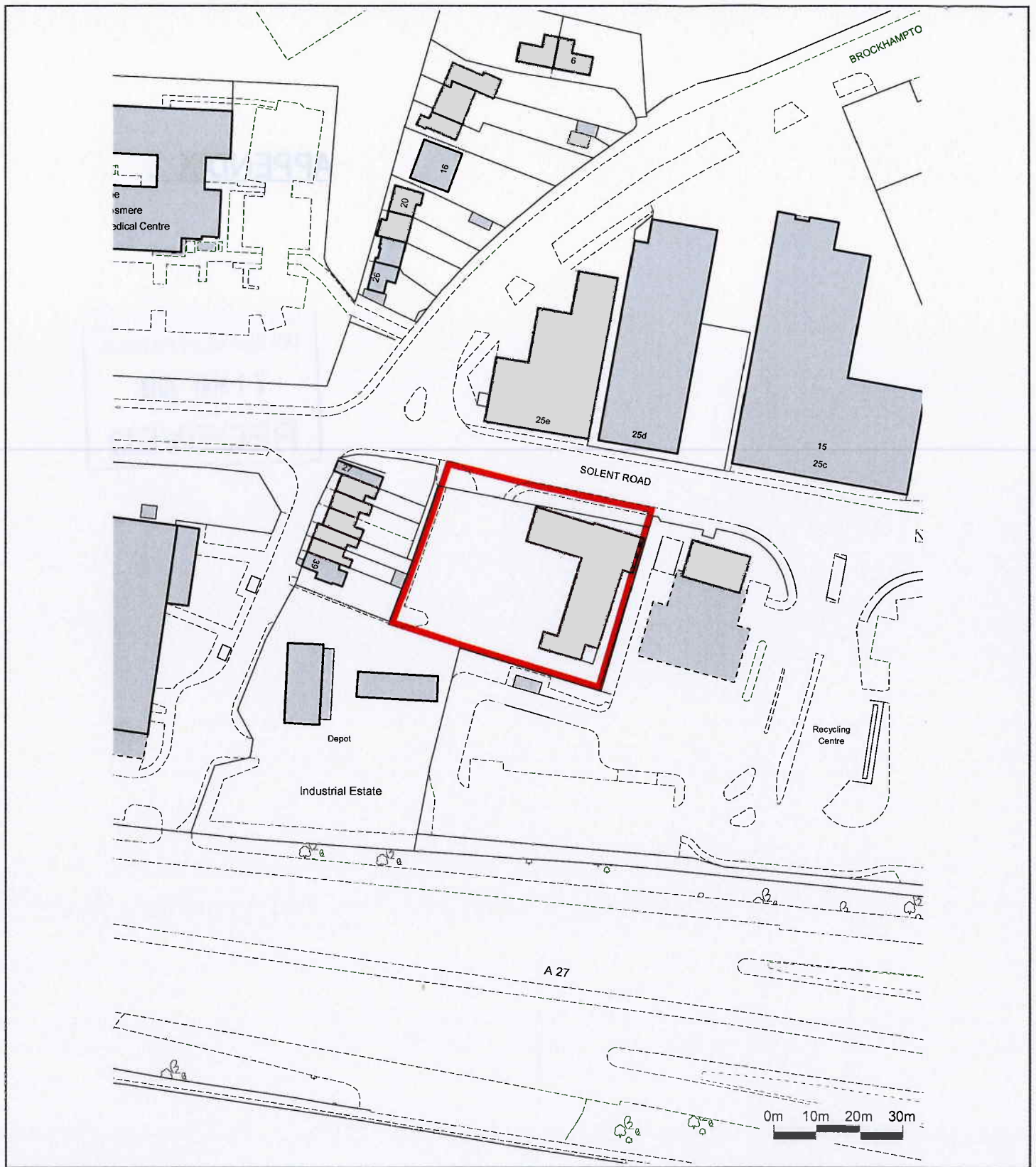
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Rapleys LLP



SITE LOCATION PLAN

Solent Road,
HAVANT. PO9 1JH.



Scale @ A4 : 1:1250

Plan No. : 480/33/1_1

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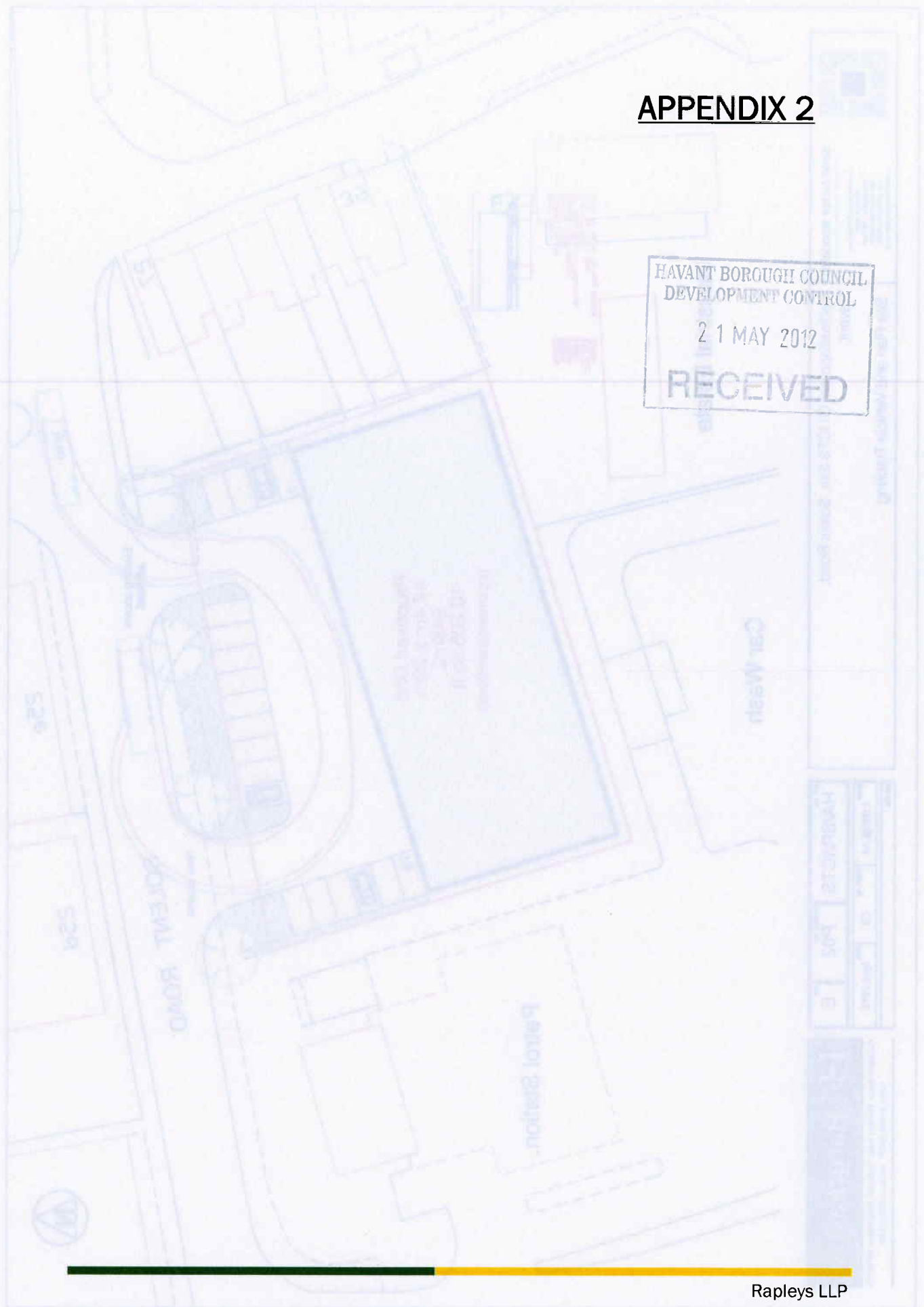
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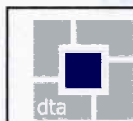
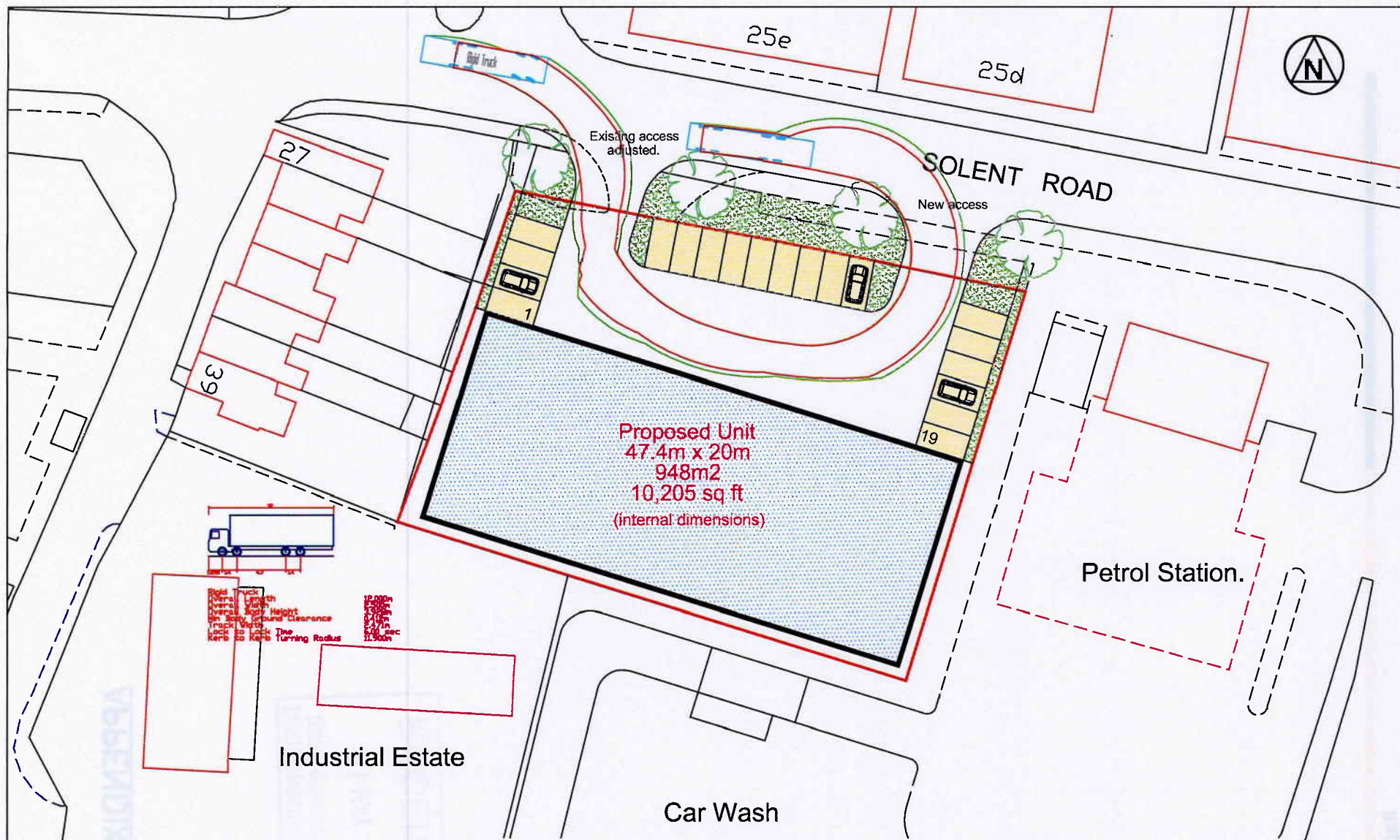
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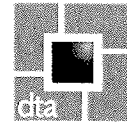
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Redevelopment Of ICTS Site, Solent Road.
Havant.

Site Plan and Vehicle Tracking

job no. HA/SR/ICTS	drawing no. P02	rev. E
scale 1:500@ A4	drawn by CB	date April 2012
C/D File:		

	Hargreaves
Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS Tel No: (01903) 777777 Fax No: (01903) 777700	



- 1.0 The ICTS proposals are below the quantum of development which would require any formal transport appraisal to be undertaken. For B1(c) sites the threshold for the production of a Transport Statement is 1,500 sq m GFA.
- 2.0 Notwithstanding this, a review in terms of site access feasibility design has been undertaken including visibility splay requirements which being within a 30 mph speed limit on Solent Road are in accordance with Manual for Streets requirements.
- 3.0 Similarly a servicing manoeuvrability appraisal has been undertaken demonstrating that maximum legal delivery vehicles can enter and leave the site in forward gear.

SKP/13046-03
4th May 2012

