
Site Address:	Unit 4, Hermitage Park, Harts Farm Way, Havant, PO9 1FA		
Proposal:	Change to external layout including amendments to parking layout and numbers.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00881	Expiry Date:	05/12/2022
Applicant:	Mr Andrews		
	TP Property Company Ltd		
Agent:	CIVILS	Case Officer:	Joseph Toole
	MJM CE		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a warehouse with a distribution yard, storage unit and parking which is located along Harts Farm Way within the Hermitage Industrial Park. The site lies adjacent to the A27 to the north. To the west is a recycling facility. The site lies within Flood Zone 3, with a river to the south of the site and the Hermitage Stream to the west of the application site. The area features other large industrial buildings and associated car parking/concrete areas.

2 Planning History

APP/21/00389 - Variation of Condition 2 of Planning Permission APP/17/00075 relating to amendment to approved drawings., PERM,29/07/2021

3 Proposal

The proposed development would involve amendments to the parking layout and numbers. This would result in the reduction of 6 car parking spaces. 24 car parking spaces would remain on 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

CS16	(High Quality Design)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

County Minerals

No Comment.

Environment Agency

We have **no objection** to the proposal as submitted.

Advice to Applicant

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Hampshire Highways (1)

There appears to be a discrepancy between the application form and the proposed site layout regarding loss of parking for the site. The applicant states 5 parking spaces are to be removed however the proposed site layout (drawing 8504-MJM-XX-XX-DR-D-6611) suggests otherwise. Clarification is requested on this point, and narrative is requested regarding why a reduction of parking spaces is proposed for this site.

Once the above has been clarified the applicant should confirm whether or not the proposed parking meets the standards as set out within Havant Borough Council's Parking Supplementary Planning Document. If the standards are not met, the Highway Authority require further information regarding additional measures to be put in place to avoid any nuisance parking on the highway network.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made

Hampshire Highways (2)

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant has confirmed that the number of parking spaces to be retained as part of the proposals are 24 spaces. In line with Havant Borough Council's parking standards 11 spaces are only required for this site, leading to 13 additional parking spaces proposed above the requirements. This is acceptable.

Having regard to the above, the Highway Authority provide no objections to this planning application.

Southern Gas Network

No Comment.

Langstone Harbour Board

No objection.

Portsmouth Water

Portsmouth Water have reviewed the application and associated documents for APP/22/00881 and have no concerns regarding impacts to groundwater quality as it is not located within one of our Source Protection Zones. Therefore, we do not recommend any planning conditions to be included on the planning permission.

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: 4

Number of site notices: At least one site notice exists - check the number.

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) Impact upon surrounding units
- (iv) Flood Risk
- (v) Highways and Parking
- (vi) Drainage
- (vii) Ecology

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 The proposed amendments are not considered to have a negative impact on the character of the area.

(iii) Impact upon surrounding units

7.4 The proposed amendments are not considered to have a negative impact on the surrounding units.

(iv) Flood Risk

7.5 The Environment Agency commented on the application raising no objection. An informative has been added regarding a Environmental Permit.

(v) Highways and Parking

7.6 The permitted use of the site is B2. The total requirement of spaces would be 11 according to the Havant Borough Parking Standards SPD. As 24 spaces would be retained this is would satisfy the Parking Standards. Hampshire Highways commented on the application raising no objection.

(vi) Drainage

7.7 Portsmouth Water commented on the application raising no objection or conditions.

(vii) Ecology

7.8 The proposed development would be within 50 metres of kingfisher and greenshank notable and protected species. Due to the nature and type of proposed work it is not considered to have a negative impact upon the ecology of the area.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00881

- 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:

Site Location Plan - 8504-MJM-XX-XX-DR-D-6600-S4-P01
Existing Site Plan - 8504-MJM-XX-XX-DR-D-6601-S4-P01
Proposed Site Plan - 8504-MJM-XX-XX-DR-D-6611-S4-P02

Reason: To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shall be provided as shown on the approved plans to serve the development hereby permitted or as previously approved by Planning Permission APP/21/00389. The car parking, servicing and other vehicular access arrangements 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.