

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/22/01039
Site Address:	36 New Lane, Havant, PO9 2JL
Development:	Construction of 6no. industrial units, within Use Classes B2, B8 and E(g), following demolition of existing buildings, to incorporate, access, parking, landscaping, and associated works
Case Officer:	David Eaves
Comments by:	Jade Ellis
Date of Comments:	4 th January 2023

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 are of particular relevance:

- CS2 – Employment
- CS14 – Efficient Use of Resources
- CS16 – High Quality Design
- CS19 – Effective Provision of Infrastructure
- CS21 – Developer Requirements
- DM10 – Pollution
- DM13 – Car and Cycle Parking on Residential Development

Principle of Development:

Policy CS2 of the Core Strategy prioritises the use of previously developed land for the provision of new employment floorspace, whilst Policy DM2 seeks to safeguard existing employment sites from development proposals for non-employment uses.

The application is for the construction of 6no. industrial units, with use class B2, B8 and E totalling a gross internal area of 4,537 m² following the demolition of the existing buildings. Though it should be noted that there would be a net gross internal floorspace loss of 1,263 jobs, the submitted Planning Statement that the development would have the opportunity to create up to 121 FTE jobs.

Design and Low Carbon:

Core Strategy Policy CS16 requires high quality design in all development.

Non-residential development over 500 sq. m is expected to meet the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable in line with Policy CS14 of the adopted Core Strategy. The submitted BREEAM Pre-Assessment Results indicate the development would achieve a score of 60.03% or 'Very Good' standard in compliance with this policy.

Source Protection Zones:

The site lies within Groundwater Source Protection 1c for Bedhampton and Havant Springs. Policy DM10 (in the Adopted Local Plan) is therefore of relevance. The Environment Agency and Portsmouth Water will be able to provide further advice in terms of where solution features are present, and if any conditions should be imposed.

Parking:

The proposals would need to ensure that appropriate parking provision is provided in accordance with Policy DM13 and the Council's Parking SPD.

Summary:

The development proposals would secure the redevelopment of an existing employment site within an established employment area. As such, the proposals is capable of support in policy terms, subject to the relevant detailed matters above being satisfactorily addressed.