

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/22/00155
Site Address:	2, 2A, 4 and 6 Seagull Lane, Emsworth
Development:	Demolition of 2 & 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane retained with external amendments including cladding and utility enclosure. Construction of 3No light industrial buildings split into 8No units.
Case Officer:	Gary Christie
Comments by:	Jade Ellis
Date of Comments:	11 th May 2022

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.

Following the receipt of the Inspectors' Interim Findings, the Examination was concluded, and the Havant Borough Local Plan from Examination was formally withdrawn on the 16th March 2022.

The following Adopted Local Plan 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

The [Emsworth Neighbourhood Plan \(ENP\)](#) was 'made' by the Borough Council on 22 September 2021 and forms part of the development plan for Havant Borough.

The following policies from the ENP are of relevance:

- W1 – Employment Premises & Design Quality
- D1 – General Design Policy
- D2 – Height, Mass & Materials
- D3 – Layout, Form & Density

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 former gas site bounds the site immediately to the south, and is one of the housing sites that was previously identified for housing development in the now withdrawn HBLP but identified by the Council's Housing Delivery Position Statement.

The application proposals would result in a small net increase in employment floorspace overall, which would principally result from the construction of 3 new buildings to provide 8 separate units following the demolition of the current industrial units.

Design

Both the adopted local plan and ENP require high quality design in all development under policies

- CS16 High Quality Design (Core Strategy)
- D1 – General Design Policy
- D2 – Height, Mass & Materials
- D3 – Layout, Form & Density

In particular it is noted that development proposals should have regard to the Design Checklist in ENP and use the Design and Access Statement to demonstrate how the checklist has influenced the proposal. It is also noted that Policy W1 of the ENP expects new employment and industrial proposals to demonstrate how they respect the character and appearance of the neighbourhood area.

Low carbon design:

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. No such assessment has been submitted with the application proposals, as such the applicant is invited to submit a pre-assessment calculator to demonstrate how the application proposals would comply with this requirement.

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. As such, the proposals are supported in policy terms, subject to the submission of an appropriate BREEAM Pre-Assessment calculator which demonstrates how the 'Very Good' standard would be achieved.