

Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

10 September 2014

DSP/14-867/PP-03657031
VIA PLANNING PORTAL

Dear Sir/Madam,

UNIT 3C, SOLENT TRADE PARK, SOLENT ROAD, HAVANT PO9 1JH: APPLICATION TO PART DISCHARGE PLANNING CONDITION 25 (LPA REF: 12/00491)

On behalf of our client, Screwfix Direct Limited, we are instructed to submit an application to part discharge Condition 25 of planning permission ref: 12/00491 – Part B; in relation to waste management.

Accordingly, please find enclosed the following documents which comprise in addition to this letter, the application:

- One duly completed Application Form;
- Site Location Plan at scale 1:400 with the site edged in red; and
- A cheque made payable to Havant Borough Council for the sum of £97.00.

We turn now to set out the relevant planning history for the site, and the Waste Management Policy in seeking to discharge Condition 25 (in part), below.

a. Background

The application premises form part of Solent Trade Park – Phase 2, which was granted outline planning permission on 29 January 2013 (LPA ref: 12/00491) for;

"Demolition of existing buildings and construction of up to 3608 sq. m. (gross internal) of Class B1c (Light Industrial) and/or Class B2 (General Industrial) and/or Class B8 use (Storage or Distribution), to include ancillary trade counters and B1a use (Offices), with associated access and car parking."

Reserved matters were subsequently approved under LPA ref: 13/00695 on 08 November 2013.

Condition 25 of the outline permission (LPA ref: 12/00491), states that:

"A waste management policy for Units 3 and 4 shall be submitted to and approved in writing by Local Planning Authority prior to the occupation of the respective units. Such policy shall provide a clear statement explaining the method of waste management which will be used throughout the site activities i.e. Disposal of trade waste, disposal of office waste, location of waste storage facilities."

The reason given for the imposition of this condition was *"to prevent contamination to land and watercourses, and to minimise odour nuisance and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework"*.

In light of the above, this application seeks to discharge Condition 25 (in part), as it relates to the waste management policy to be operated by Screwfix at Unit 3C, only.

b. Waste Management Policy

Screwfix Direct Limited operate a 'Zero to Landfill' policy; any waste or refuse (including employee waste) generated within the premises, is collected by the Wincanton Logistics' delivery driver as part of their scheduled deliveries (it is expected that deliveries will occur three times per week), and returned to the distribution centre for recycling.

Items for waste and recycling will be appropriately stored within a goods storage area to the rear of Unit 3C until they are removed by the delivery driver. As such, no external waste storage facilities will be required by way of Screwfix's operation at Unit 3C.

In light of the above, we do not anticipate that Screwfix's proposed operation at Unit 3C would contribute to land or water contamination, nor will it create an odour nuisance within the local area.

Therefore, we conclude that this application to discharge Condition 25 (in part), in order for Screwfix to occupy Unit 3C, should be looked on favourably by your Council.

We trust that you have sufficient information to determine this application but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact Danielle St Pierre (020 3725 3841) in the first instance.

Yours faithfully,



Danielle St Pierre BSc (Hons)
PLANNER