

Planning Application Response of Planning Policy

Application No:	APP/16/00659
Site Address:	36 New Lane, Havant
Development:	Proposed warehouse with ground and first floor offices
Case Officer:	Mrs D Haywood
Comments by:	Gavin Stonham
Date of Comments:	15th July 2016

Policy Status

The Adopted Havant Borough Local Plan (Core Strategy) and Local Plan (Allocations) provide the development plan for the Borough.

Comments:

The site is within the New Lane Industrial area, fronting New Lane and Stanbridge Road. The proposed scheme would result in an increase in B1a office floorspace of 276 sq. m. and an increase in B8 warehouse floorspace of 1840 sq. m. The increased floorspace would allow expansion of the existing business (AData Ltd) and an increased number of jobs at the site, as well as securing existing jobs. This proposal is welcomed and the need for the business to expand and take on five new full-time staff posts is a sign of its improved economic performance.

The applicant has indicated in the Design and Access Statement that the building's design would be similar to that of the surrounding industrial buildings, using the same facing materials as adjoining buildings. This is in line with Adopted Local Plan (Core Strategy) policy CS16.

The scheme does not propose provision for further car parking spaces in addition to the seven spaces already on the site, apart from one additional disabled bay. It is likely that surrounding roads within the industrial estate would be used instead, unless further space provision can be made.

At present the parking standards in The Local Plan (Core Strategy) indicate one space per 90 sq. m. (GEA) of B8 warehousing floorspace, or one space per 303 sq. m. for highly accessible locations. If the site is treated as highly accessible then this proposal should provide a maximum total of eight parking spaces, however this is based on new floorspace, so adding these eight spaces to the seven existing spaces would make up a maximum total of 15 spaces on the overall site.

The Parking Supplementary Planning Document which is due to be considered at Cabinet on 20th July contains new guidelines for parking provision for non-residential uses. These will be minimum standards, rather than the current maximum standards. This document should be afforded an appropriate degree of weight when making a decision on this application, depending on its adoption status at the time.

In addition, the scheme should provide cycle parking spaces in accordance with the minimum requirement in the Local Plan (Core Strategy). For new floorspace of 276 sq. m. B1 and 1840 sq.m. B8, this equates to a total of five cycle stands (four long stay and one short-stay).

Recommendation:

Approve in principle, subject to the proposed scheme being able to provide the minimum number of car and cycle parking spaces in line with the requirement in the Local Plan, and/or emerging Parking SPD.