

Planning Application Response of Planning Policy

Application No:	APP/16/00295
Site Address:	Interbridges Site. New Brighton Road, Emsworth
Development:	Veterinary practice, 4No. business units, parking and open storage yards.
Case Officer:	Mrs D Haywood
Comments by:	Gavin Stonham
Date of Comments:	14 th May 2016

Policy Status

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

Comments:

This application is for a veterinary practice, and four business units, on the 'Interbridges East' site, which is allocated under policy EM2 (BD39) of the Local Plan (Allocations).

The principle of development on this site was already established by the previous application APP/07/54901/007, which was extended in 2010 but that extended application has now lapsed.

The Local Plan site allocation proposes 2,200 sq m of employment floor space and recommends that detailed proposals should be broadly consistent with this indicative provision. This scheme proposes a total of 1,543 sq m, which is a reduction in floorspace and number of industrial units compared to the original application,

The proposal would provide a new headquarters for the Downland Veterinary Group, which is already based in Emsworth at 71 Havant Road. The jobs at the current practice would transfer to the new building and a further 21-22 further jobs are envisaged at the new premises in the next five years.

Although a veterinary practice does not fall within one of the business use classes, it still provides employment as well as open storage and provision for parking. The site has remained vacant for a number of years and the proposal would provide an economic and community use for a underused site.

The business units are shown to be in a similar location to those in the original application. The case officer report for that application highlighted that industrial uses by their nature can be noisy, development was not considered to harm the amenity of any residential properties. given the proximity to the A27 and the railway line and the comparative low level of the application site.

.The travel statement for this application shows that 39 parking spaces would be provided for the veterinary practice, including ten for visitors, four of which are disabled bays. In addition there would be two motorcycle parking spaces and three cycle stands. 15 spaces have been provided for the four business units.

This seems to be broadly in line with the non-residential parking standards in Core Strategy Appendix 5 (policy DM14). However it would be recommended to seek additional cycle

stands for the veterinary practice and stands for the proposed business units to be more in line with the minimum requirements.

Recommendation:

Approve, subject to agreement over cycle parking requirements..