

Howden Joinery Properties Limited

**Unit 10 Hayward Business Centre
New Lane, Havant, Hampshire, PO9 2NL**

Supporting Statement

November 2015



Howden Joinery Properties Limited
The Pavilion, Croxley Business Park, Blackmore Lane, Croxley,
Watford, Herts, WD18 8GA
Tel: 01923 698800 Fax: 01923 698832



Redbourn Group Ltd
Unit 2, Homefarm, Luton Hoo Estate, Luton, Beds, LU1 3TD
Tel: 01582 410429 Email: property@redbourn-group.co.uk
www.redbourn-group.co.uk

INDEX

- 1.00 Introduction**
- 2.00 Planning History**
- 3.00 Planning Proposals**
- 4.00 Highways**

Annexes

- A. Highway Survey Results**
-

1.00 Introduction

This Statement has been prepared in support of a planning application submitted by Howden Joinery Properties Limited in respect to property at Unit 10, Hayward Business Centre, New Lane, Havant, Hampshire, PO9 2NL. This statement describes the nature of the proposals forming the application and addresses the various planning issues associated with this type of use.

This Statement forms an integral part of the application and sets out the applicants case and the justification for the proposals.

Howden Joinery Properties Limited currently occupy Unit 7, Hayward Business Centre, New Lane, Havant, Hampshire, PO9 2NL and have a requirement for additional Class B8 floor space at this site for additional product storage

2.00 Planning History

Advice given by Havant Borough Council in response to our enquiries confirms that the premises were granted consent uses falling within Class B1(b) and (c) under planning application 88/51746

3.00 Planning Proposals

This application is submitted on behalf of Howden Joinery Properties Limited and seeks consent for change of use to Class B8, Storage & Distribution, in order to permit the occupation of the premises by Howden Joinery Limited.

The Application Site

The application site is situated at Unit 10 Hayward Business Centre, New Lane, Havant, PO9 2NL.

Nature of Proposed Use

Howden Joinery Limited operates a local depot in the adjacent unit, Unit 7 Hayward Business Centre and has a requirement for additional Class B8 floor space at this site for product storage.

Hours of Operation

The unit will be open on Mondays-Fridays 08:00hrs – 18:00hrs and on Saturdays between 08:00hrs – 13:00hrs, the unit will be closed on Sundays and Bank Holidays. As far as hours of operation are concerned, these are designed to meet trade operator requirements (as opposed to what would be required in respect to retail customers) and given the hours concerned, it is clear that there would also be no detrimental impact on neighbouring occupiers.

4.00 Highways

The issue of parking and traffic is frequently one that gives cause for concern in respect to proposed B8 facilities. Parking and traffic movements are very much dictated by the physical circumstances of the property and rights granted in Lease documentation. Howden Joinery consider that there is adequate space for both visitors and staff parking requirements at these premises based upon surveys which they conducted at 15 depots. From this, it was established that not more than 4 or 5 cars or vans could be expected to be on site at any one time, and that there was normally only 3-4 HGV visits per week delivering stock items to the property, on average. A copy of the survey results are attached as Annex A.

The survey of operations carried out sought to identify the number and frequency of deliveries, number of trade accounts held, visits per day and maximum numbers of customers on site at any one time. Details of employees and staff travelling by private motor vehicle were also identified. The results of these surveys are attached and it should be noted that having regard to the figures established, traffic generation associated with the Howden use is substantially lower than might be expected and certainly lower than activities falling within either Use Classes B1 or B2. An assessment using the TRICS 2006 B Database identifies that, for a B1 use, the daily trip rate would have reasonably been expected to lie between 31-42 movements per day. Using the existing data for Howden Joinery operations, it will be noted that number of movements estimated is 30 per day and even allowing for this, together with growth inactivity, these proposals would result in a lower frequency of movement and estimated traffic flows would be indiscernible from daily fluctuations in general traffic flows across the highway network.

ANNEX A

Howdens Joinery Limited - Survey of Operations

Branch	Branch size (m ²)	No. of Staff	Staff travelling to work by car	No. of Trade Accounts	Busiest Times	Max no of customers at any one time	Main customer vehicle	Monday	Tuesday	Wednesday	Thursday	Friday	No. of Deliveries per week	Vehicle Type
Ashton under Lyne	736	10	7	569	08:00-11:00	6	Transit	50	40	40	40	25	3	Articulated Lorry
Avonmouth	979	10	9	600	08:00-10:00	5	Van	35	25	28	25	29	3	Articulated Lorry
Berwick	838	5	2	685	Early am, Lunchtime, late pm	6	Van	20	25	20	20	25	3	Articulated Lorry
Colindale	1115	11	6	537	08:00-11:00 & 15:30-17:00	6	Van	30	30	40	40	35	3	Articulated Lorry
Doncaster	1179	11	9	1045	08:00-10:00	5-10	Van	25	27	40	23	20	2	Articulated
Eastbourne	891	12	7	842	08:00-09:00 14:00-15:00 16:15-16:45	10	Transit Van	40	30	30	40	40	3	Articulated Lorry
Haverfordwest	1069	7	5	429	Constant	3	Van	15	15	15	15	10	3	Articulated Lorry
Hawick	737	6	4		08:00-10:00	4	Transit Van	20	20	20	20	20	3	Articulated Lorry
Hemel Hempstead	878	10	7	509	08:00-10:30	10	Van	25	30	20	25	30	3	Articulated Lorry
Longbenton	1306	17	15	1573	08:00-10:00	7	Van	50	50	50	50	40	4	Articulated Lorry
Margate	1394	9	5	448	08:00-11:00	5	Van	20	20	20	20	20	3	Articulated Lorry

Poole	918	18	14	1276	08:00-10:00 11:00-15:00	10	Van	51	48	45	58	69	4	Articulated Lorry
Rochdale	1315	7	3	730	10:00-14:00	6	Transit Van	30	30	30	30	20	3	Articulated Lorry
Slough	625	11	9	695	12:00-14:00	9	Transit Van	35	35	25	35	35	3	Articulated Lorry
Telford	1194	12	9	855	08:00-10:00 12:00-14:00		Transit Van	50	45	55	50	50	3	Articulated Lorry