

Planning Application Response of Planning Policy

Application No:	APP/15/00447
Site Address:	Land adjacent, Wengen, Palk Road, Havant
Development:	Change of Use to Open Storage (B8 use), the addition of two portacabins and associated hard standing.
Case Officer:	Mrs Sally Smith
Comments by:	Gavin Stonham
Date of Comments:	4 th June 2015

Planning status:

The Local Plan is now comprised of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

Comments:

This application proposes the construction of 104.2 sq. m of B8 open storage space on a site of 0.39ha. The site is a housing allocation H19 in the Local Plan (Allocations).

The application site is partly in use by Portsmouth Water Ltd for storage (Use Class B8) and is partly scrubland. The proposal seeks permission to allow the entire site to be authorised for B8 use to allow expansion of Portsmouth Water's operational requirements. The enlarged part of the site is to be used by a contractor employed by Portsmouth Water.

Policy HB1 of the Local Plan (Allocations) states that development proposals for site H19 must provide approximately 21 dwellings to be broadly consistent with the indicative figure in the policy. Pre-application discussions were held between the applicant and Planning Policy in February 2015 to discuss the appropriateness of the site being redeveloped for a non-residential use. Paragraph 6.10 of the applicant's Planning Statement refers to the policy officer's comment that the loss of 21 dwellings on this site is a relatively small number and could be made up by windfall provision elsewhere in the borough,. Portsmouth Water Ltd also intends to relocate its office headquarters from West Street to land north of Solent Road and the West Street site is to be redeveloped for 162 residential dwellings which would make a much larger contribution towards the Local Plan housing target. The Planning Statement also refers to the importance of the Palk Road site to ensuring the water provider's continued effective long-term operation.

The site will accommodate two new Portacabins on the northern and eastern boundaries. The portacabin on the northern boundary would be adjacent to the railway line and the one on the eastern boundary would abut the curtilage of a residential dwelling.

The applicant has submitted an ecology report and a noise impact statement alongside the planning application. The ecology report identifies the presence of a low population of slow worms on the site, whose habitat would be lost as a result of the proposal and which could also be killed or injured during the construction process; however the planning statement indicates that it is proposed to capture and translocate these to a nearby appropriate receptor site in Meyrick Road which is also

managed by Portsmouth Water. To do so would avoid an offence being committed under the Wildlife and Countryside Act 1981 and would avoid adverse long term ecological impacts. The Meyrick Road site was used as a receptor site for translocation of slow worms from a site in Ranelagh Road under condition 40 of application APP/14/01262.

The Noise Impact Statement accompanying the planning application details that the proposed change of use should not give rise to 'significant' adverse noise impacts. In order to mitigate any potential impacts it is proposed to ensure that a 2m high close boarded fence be erected and maintained on the boundary between the site and the adjacent residential dwelling ('Wengen'). The site layout would provide further protection to the residential dwelling to the east of the site against the noise impacts of vehicular movements on site as the new storage buildings would be located to the west and the portacabins would be located to the east of the site, acting as a buffer between the residential and B8 uses.

The proposal would contribute towards the target of 41,5000 sq.m of B8 warehousing space to be built in Havant borough between 2006 and 2026 under policy CS2 of the Local Plan Core Strategy.

Paragraph 5.18 of the Planning Statement confirms that parking will be provided in accordance with Hampshire County Council's non-residential parking standards. For an accessible location these are 1 space per 303 sq. m and 1 long-stay cycle stand per 500 sq. m GEA and 1 short-stay cycle stand per 1,000 sq. m GEA.

The site is in close proximity to Langstone Harbour SSSI and within the coastal zone. Policy DM9 of the Core Strategy sets out requirements for planning applications in this zone. The site is fully within an area that is already allocated for development; however it is important to ensure that none of the criteria of policy DM9 are breached. Natural England raised no objection in its consultation response to the application provided that the development is carried out in accordance with the details of the application. The site is inland and a considerable distance away from the Chichester Harbour AONB and therefore highly unlikely to have an adverse impact on it (Core Strategy policy CS12).

The site is adjacent to 'uncertain' sites for Brent Geese and Waders (Core Strategy policy CS11) but the site itself is not such a site.

Other policies will be relevant in determining more general matters associated with the proposal. Further advice from Planning Policy can be sought if required. The DM officer may need to consider further constraints/limitations arising from matters such as trees/neighbouring amenity in line with adopted policy.

Principle of Development:

No objections, subject to the proposals being carried out in accordance with the details of the application and in accordance with the above policies.