

Planning Application Response of Planning Policy

Application No:	APP/14/00800
Site Address:	Generator Compound - Land at Harts Farm Way
Development:	Proposed Generator Compound
Case Officer:	D Eaves
Comments by:	L Weaver
Date of Comments:	10 February 2015

Comments

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

Promoting Havant Borough's Economy: The proposed development of this employment site will contribute to promoting the economy of Havant Borough in line with one of the key objectives set out in the Local Plan. The new floorspace (3500 square metres) will contribute to achieving the requirement of 162,000 square metres of new employment floorspace in Policy CS2 of the Local Plan (Core Strategy).

The planning application site is part of a wider site allocation for employment development in Policy HB2 of the Local Plan (Allocations). The proposal is for 1600 square metres of B2 use (electricity generators and associated electrical equipment). Had the Planning Policy Team been contacted earlier in the planning application process we would have preferred that development of the site be considered as a whole and not brought forward on a piecemeal basis.

The proposed development should comply with the site specific development requirements set out in the site profile for this site namely:

- Appropriate surveys/report to address potential ground quality/ground water issues
- Mitigate any impacts on Brent Geese and/or waders (Policy DM23)
- Landscaping scheme to consider buffer to A27 and visual impact on views from Langstone Harbour
- Access from Harts Farm Way to be provided to the satisfaction of the highway authority
- Potential mitigation measures to ensure the safe and efficient operation of the Strategic Road Network to the satisfaction of the Highways Agency
- Employment and Skills Plan to support planning application
- A Flood Risk Assessment, SUDS and other flood risk management measures may be required on the advice of the Environment Agency
- Given proximity to the coast Natural England may require studies to assess the potential impact on the SPAs and SACs
- Consultation with HCC alongside any planning application in relation to minerals and whether prior extraction may be required

Other: Other policies will also be relevant in determining more general matters associated with the proposal. Further advice from Planning Policy can be sought if required.

Policy Principle of Development: Approve