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TOWN AND COUNTRY PLANNING ACT 1990

DESIGN & ACCESS STATEMENT

in support of an application for

Extension to Existing Warehouse

at

2 Marples Way Havant PO9 1UH

for

Solent Business Supplies

Our ref: 1307/JRS/KH
March 2013

**EXTENSION TO EXISTING WAREHOUSE
AT 2 MARPLES WAY HAVANT PO9 1UH
FOR SOLENT BUSINESS SUPPLIES**

1. INTRODUCTION

- 1.1 This Design and Access Statement is submitted in support of an application for an extension to the warehouse at the above address.
- 1.2 The Design and Access Statement aims to set out:
- a. The design principles and concepts that have been applied to the proposed development; and
 - b. How issues relating to access to the proposed development have been dealt with.
- 1.3 The application documentation includes:
- Flood Risk Assessment
 - Aerial photograph

2. THE APPLICATION PROPOSALS

- 2.1 It is proposed to extend the premises at the rear by 4.5m as previously approved.

3. PLANNING HISTORY

- 3.1 The following planning application has been found recorded at this site:

05/67207/000	Extension to warehouse
	Planning permission granted 18 May 2005

This planning permission has not been implemented and expired on 18 May 2010.

4. PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 4.2 The development plan for the area comprises:

- a. South East Plan
- b. Havant Borough Core Strategy (2011)
- c. Havant Borough District-Wide Local Plan (2005)

The South East Plan

- 4.3 The South East Plan is the Regional Spatial Strategy for the south east of England and includes the county of Hampshire. It covers the period until 2026. Policies which have been considered are:

SP1	Sub Regions in the South East
CC1	Sustainable Development
CC2	Climate Change
CC4	Sustainable Design and Construction
SH1	South Hampshire Core Policy

- 4.4 The Localism Act received Royal Assent on 15 November 2011. Regional Strategies (RS) remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. The Government has announced that the SEP will be revoked as from 25th March 2013. However, in a Court of Appeal Judgement dated 27 May 2011 it was held that RS will continue to carry weight as part of the development plan until formally revoked.

Havant Borough Core Strategy

- 4.5 Havant Borough Core Strategy was adopted in March 2011 and covers the period until 2026. The following policies have been considered:

CS2	Employment
CS15	Flood and Coastal Erosion Risk
CS16	High Quality Design

Havant Borough District-Wide Local Plan

- 4.6 Havant Borough District-Wide Local Plan was adopted in September 2005 and covered the period until 2011. The following ‘Saved’ policy has been considered:

EMP1.6 Land to the north of Deep Sea Seals, Marples Way Havant
Note: Deep Sea Seals are now known as Wartsila

Supplementary Planning Guidance

4.7 Supplementary Planning Document relevant to this application include:

- Borough Design Guide

Emerging Planning Policy

Havant Borough Draft Local Plan (Allocations)

4.8 The Draft Allocations Plan was published for consultation in December 2012. The consultation period expired on 22 January 2013. The local plan allocated sites necessary to meet the development requirements set out in the Core Strategy. Two proposed allocated sites are relevant to this application :

H18 The land adjacent and to the north of Marples Way Industrial Estate is allocated for housing for up to 69 dwellings.

BD19 The land adjacent and to the west of Marples Way Industrial Estate is allocated for employment purposes.

National Planning Policy

4.9 The National Planning Policy Framework (NPPF) came into effect from 27 March 2012. It sets out the Government's Planning Policies for England and how they are expected to be applied. The previous National Planning Policy Statements and Guidelines have been revoked and replaced by this Framework. The supporting Good Practice Guides remain extant and are material considerations where relevant.

4.10 At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 14 and 197). The purpose of the planning system is to contribute towards achieving sustainable development (6).

4.11 The following national policies as set out in the NPPF are particularly applicable to this application:

Paragraph 7:	Achieving sustainable development
Paragraph 19:	Building a strong, competitive economy
Paragraphs 56, 60 & 61:	Requiring good design

5. DESIGN COMPONENT

The Application Site and Surrounding Area

5.1 The application site is located at the junction of Brockhampton Road and Marples Way 0.75km west of Havant town centre.

5.2 The application site comprises a single storey building with corrugated grey steel walls and a grey steel profile roof. The building is used as a warehouse with an ancillary showroom and offices. Adjacent to the west side of the building is a lorry loading/unloading area and car park for eight private

vehicles. Adjacent and to the east side of the building is a landscaped area and balancing pond.

- 5.3 The area between the building and Marples Way has been planted with trees and shrubs. Vehicular access to the car park and loading /unloading area is obtained from the north side of Marples Way.
- 5.4 The site is roughly rectangular in shape. The site has a road frontage of 50m to Marples Way, maximum width of 75m and maximum depth of 55m. The site area is 0.32 hectares.
- 5.5 The application site is situated at the eastern end of Marples Way Industrial Estate which comprises a mixture of similar buildings used as commercial premises. Adjacent and to the north of the application site is an area of agricultural land and buildings on which there is a current planning application for the erection of 79 dwellings (Ref No. 12/00772).

6. DESIGN PRINCIPLES

Use

- 6.1 The land and building is used as a warehouse with an ancillary showroom and offices within Use Class B8 of the Use Classes Order 1987.

Amount

- 6.2 It is proposed to extend the rear of the building by 4.5m. The gross floor space of the existing building is 1323m². The proposed extension is 112.5m².

Layout

- 6.3 The layout of the site remains as existing and is shown on Drawing No.01 revision B.

Scale

- 6.4 The scale and height of the proposed extension will be as existing at 7.2m.

Landscaping

- 6.5 The area between the rear fence and the proposed extension will be landscaped with native shrubs.

Appearance

- 6.6 The external walls and roof will be clad in grey corrugated steel cladding to match the existing building.

7. ACCESS

Vehicular and Transport Links

- 7.1 The application site is situated at the junction of Marples Way and Brockhampton Road. Marples way is a no through road which leads west into the industrial estate. Brockhampton Road is a minor link road from Havant to Langstone and the A27. Solent Road to the east of the application site is a bus route with bus stops within 100m from where there is a half hourly service on weekdays between Havant town centre and Penner Road Langstone. The nearest railway stations are at Bedhampton and Havant to the north west and north east of the application from where there are frequent services between London and Portsmouth.
- 7.2 There is an existing vehicular access to the application site from the north side of Marples Way. Parking and vehicle circulation space are provided within the application site, which comprise eight car parking spaces.

Inclusive Access

- 7.3 The premises has direct access onto the public highway at Marples Way.
- 7.4 The entrance to the proposed extension will be at ground level compliant with Building Regulations Part M – Access for the Disabled and the Disability Discrimination Act 1995.

8. PRE-APPLICATION CONSULTATIONS

- 8.1 The applicant has had discussions with a planning officer prior to this application being submitted.
- 8.2 The Officer's informal advice was to resubmit the application plans as previously approved, together with a Flood Risk Assessment.

9. FLOOD RISK ASSESSMENT

- 9.1 A separate free standing Flood Risk Assessment (FRA) is provided in support of the application.
- 9.2 The FRA concludes:
- The existing and proposes uses are classified as 'less vulnerable';
 - The existing building and proposed extension are located in Flood Zone 1;
 - Part of the curtilage of the site falls within Flood Zone 2 and is vulnerable to extreme flood events. In this area these may include tidal flooding or tide-locking. Such events are likely to be of short duration;
 - The proposals fall within the EA Guidance for Householder and Other Minor Extensions in flood Zones 2 and 3 as the proposed extension floor area will be less than 250m²;

- The proposed extension floor level will be the same as the existing building. The proposals do not include any land-raising;
- Flood resilience will be enhanced by the addition of a flap valve on the existing storm water outfall to the pond within the site.

10. CONCLUSIONS

- 10.1 It is concluded that the proposed development accords with the policies and provisions of the development plan and the NPPF.
- 10.2 The design and external appearance of the proposed extension will complement the existing building and adjacent premises.
- 10.3 For all of these reasons it is concluded that this application is worthy of the support of the Local Planning Authority and planning permission should be granted subject to appropriate conditions.

Keith Harmston
March 2013

