

Planning Statement

4 Marples Way, Havant
Hampshire, PO9 1NX
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Prepared for:

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'The people behind the property' is our visual theme featuring members of our different teams.

1. INTRODUCTION

- 1.1 This planning statement is in support of a planning application which has been submitted to Havant Borough Council by Wartsila UK Limited for the erection of an industrial building to be used for internal storage of equipment and materials.
- 1.1 Wartsila UK Limited are specialists in power plants and marine solutions, including propulsion, for a wide range of public and private clients.
- 1.2 The planning application (REF: APP/13/00582) was submitted on the 13th June 2013 and registered on 17th June 2013 and this planning statement seeks to support this submitted application.

2.00 SITE DESCRIPTION

- 2.1 The site is located to the south of Havant. The A27 runs to the south and the A3(M) is about half a mile to the west.



Site Location

- 2.2 Immediately to the west of the site is open green space which is indicated on the proposal map as an area safeguarded for infrastructure provision.
- 2.3 Immediately to the south, east and north are further commercial uses. Commercial uses are also prominent further to the east and south of the site. Surrounding uses include Langstone Technology Park, Broadmarsh Business and Innovation Centre and a number of industrial estates comprising of a small number of units. The site is also within a small industrial estate. The land to the north has been identified on the Proposal Map as being an Employment Land Allocation.
- 2.4 The western and northern boundaries of the site are screened by a number of trees.
- 2.5 There are two existing vehicular and pedestrian accesses to the site, both off Marples Way at the south of the site. Marples Way is accessed via a roundabout which links to the A27.
- 2.6 According to the Proposal Map the site is within the Urban Area. The site is not a conservation area and none of the buildings are listed.

- 2.7 According to the Environment Agency the site is located within flood risk Zone 1 and therefore is not at risk of flooding.

3 PLANNING HISTORY

- 3.1 Having reviewed the planning history on the Council's planning website, the following relevant planning applications have been submitted:
- **08/57714/005** - Extension to existing building to be used for engineering and storage. - 17/09/2008 – PERMIT
 - **92/57714/001** - Extension to west elevation. - 01/10/1992 - PERMIT

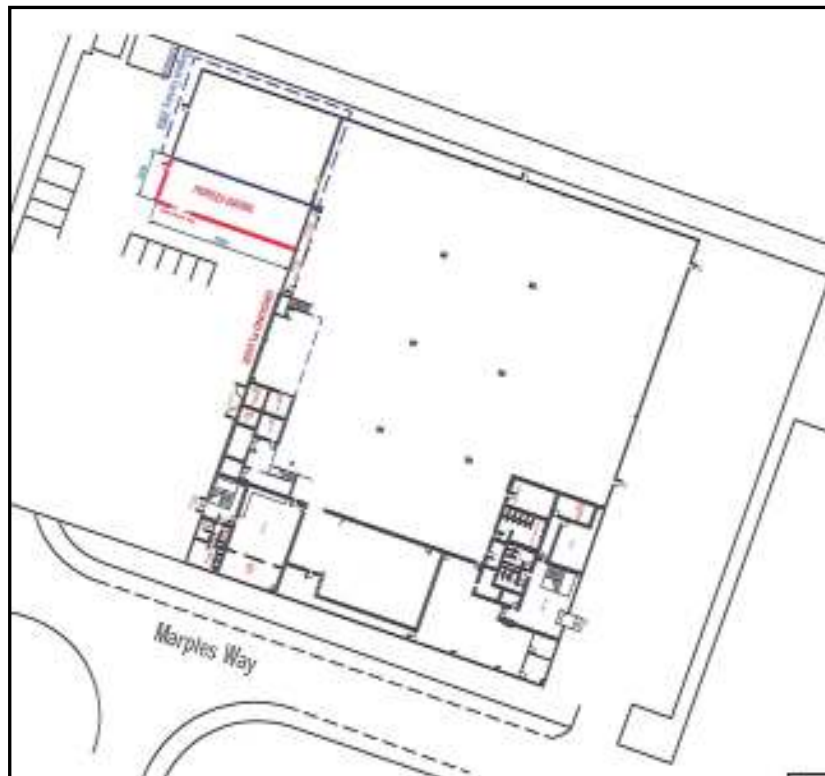
4 THE PROPOSALS

- 4.1 The proposal is for the erection of an industrial building enclosed space currently used for external storage, to the West of the building. This building will be 19 m long, 6 m wide and 7.5 m high.



Existing Site

- 4.2 Materials used will match the material used for the existing buildings in order to merge the buildings and these will be covered further in section 5.
- 4.3 The building is to be located adjacent to an existing 19 metre long extension which was erected in 2008 and against the main factory building which was built in 1985. As the accompanying layout plan shows it will be located adjacent to the existing commercial buildings, in an unobtrusive and logical location.



Proposed development

- 4.4 This proposal will ensure that materials and equipment that are integral for the existing manufacturing processes can be safely stored to avoid theft, as well as ensuring that materials and equipment are protected from the elements.
- 4.5 The main use of the existing building is General Industrial (B2 use). Although the building will be used for storage, it will be for the storage of equipment and material used for the manufacturing process and as such will be ancillary to the main use. As such the proposal will not entail a change of use.

5.00 ASSESSMENT AGAINST PLANNING POLICY

National Planning Policy Framework 2012

- 5.1 The National Planning Policy Framework (NPPF) seeks to ensure that at the heart of the National Planning Policy Framework is a presumption in favor of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.2 Paragraph 7 provides three dimensions to sustainable development in the planning systems. One of the three dimensions is an economic role and the Local Planning Authority should encourage a strong, response and competitive economy by ensuring:

that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and co-ordinating development requirements including the provision of infrastructure;

- 5.3 Paragraph 14 also advises Planning Authorities to positively seek opportunities to meet the development needs of their area.

5.4 This is echoed in Paragraph 17 which states that planning should proactively drive and support sustainable economic development to deliver the business and industrial units that the country needs.

5.5 Paragraph 19 also notes that the Government is (inter alia):

“...committed to ensuring that the planning system does everything it can to support sustainable economic growth.”

5.6 Paragraph 186 states that Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development.

The Havant Borough Core Strategy 2011

5.7 The Havant Borough Core Strategy was adopted in March 2011 replacing the Havant Local Plan 2005.

5.8 Policy CS2 states that planning permission will be granted for development proposals that prioritise the use of previously developed land for the provision of new employment floor space. The proposal seeks to provide formal internal floor space on already developed land, which supports this policy.

5.9 The policy also seeks to (inter alia):

“Promote existing and potential business clusters and sectors particularly advanced manufacturing and marine businesses”

5.10 All development should demonstrate that its design responds to and respects local context in accordance with **Policy CS16** and does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. The development is not near to any neighbouring properties and will not result in a loss of privacy, outlook or overlooking. It will not increase smell or noise and could actually limit any outputs as processes will consequently be carried out inside a building rather than outside which is currently the case.

5.11 The building has been designed to match the existing buildings, incorporating the following:

- Clad and roofed with blue colour metal faced industrial cladding in line with existing building.
- Roof lights to match the existing building.
- One painted metal industrial roller shutter door to reflect existing building.
- One painted wood pedestrian door to operate as a fire exit, as with existing building.
- Existing concrete surface to be re-leveled and improved concrete floor surface provided.
- High level factory lights

5.12 Due to matching materials, the insignificant size of the proposed extension and the location of the proposed development adjacent to the existing buildings on site, there will be little visual impact on the surrounding area.

5.13 Policy CS16 also encourages development that reduces opportunities for crime and antisocial behaviour and makes provision for the management and maintenance of the development. The development will ensure that equipment and materials are stored out of sight in a safe storage facility.

5.14 The development is a simple addition to an already well established building and due to its location will continue the legible layout of the existing development in accordance with **Policy CS16**.

5.15 **Policy CS16** states that development should be inclusive by:

“...considering the needs of those with disabilities, ensuring safe and convenient access for all”

5.16 Furthermore, this development will accord with **Policy CS16** as it will enable the adaptation of the building to provide for the needs of the user.

5.17 To the North East of the site there is a conservation area but the proposed development will not be visible from the Conservation area. Located within an area characterized by commercial uses; enclosing external storage.

5.18 Both local **Policy CS17** and national policy encourage development to be located on already developed land. **Policy CS17** also requires underused land and buildings within the urban area to be prioritized for development.

5.19 The proposal seeks to provide permanent cover for a use that is already carried out on the site, ancillary to the main use. The development will not affect the current access or parking situation.

6.00 CONCLUSIONS

6.1 This proposal is for the erection of an industrial building to be used for the internal storage of equipment and materials which will support the manufacturing processes carried out at this site.

6.2 The proposal has been designed to blend in with the existing buildings and surrounding commercial development and will have minimal impact on the surrounding area.

6.3 The above illustrates that the proposal complies with local and national policy and as such should be deemed acceptable.

Legal statement

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Making commercial sense of property

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