

To:
Mr T Stears
Wyeth Biotech (Pfizer)
32 New Lane
Havant
Hants
PO9 2NG

**The Town and Country Planning (Development Management Procedure) (England)
Order 2010
Discharge of Conditions Application**

Application Number: APP/11/00298

Site Address: Wyeth Biotech (Pfizer), 32 New Lane, Havant, PO9 2NG

**Proposal: Discharge of Condition No/s 2, 3, 4 and 10 of Planning Permission
APP/10/00955.**

This decision relates to your application received on 11 March 2011, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition(s) of Planning Permission APP/10/00955.

The conditions in respect of which information has been submitted are:

- 2 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 5 & 7.

Submitted Details

The following materials are proposed:

External facade: 'Eurobond Rockspan Ultima' 200 mm thick cladding panel system. Colour 'Alaska grey' with 'Goosewing Grey' to banding. External Roofing: single ply polymeric roofing systems - 'Armour Plan SG150' roof finish membrane on 'Kingspan KS1100 CS' Ecosafe insulated roofing panels. Colour Mid Grey.

The proposed colours and materials are acceptable.

- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within or adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

Submitted Details

A temporary hardstanding area for materials is indicated on Dwg No WPL40.PO1.P1.
The proposed compound is acceptable.

- 4 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

Submitted Details

The external lighting is indicated on Dwg No E5008-55-3201-A1 and consists of wall mounted lighting only. Lighting is switch operated and will only be activated if work is undertaken in the area. Existing lamp poles are retained.
The proposed external lighting is acceptable.

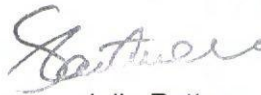
- 10 The development hereby permitted shall not be commenced until a Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway, a programme for construction, a traffic flow system to separate employee cars and delivery vehicles at the site entrances and a site vehicle management system for use during construction works to prevent delivery vehicles queuing on New Lane has been submitted and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the development is commenced and continue in accordance with the approved details during the construction phase unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety and having due regard to saved Policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

Submitted Details

The Traffic Management Plan relates to highway matters during construction and addresses means of accessing the site and health and safety matters.
The Development Engineer recommends approval.

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- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.



Julia Potter
Executive Head of Planning and Built
Environment

23 June 2011



Havant
BOROUGH COUNCIL



Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Wyeth Biotech
32 New Lane
Havant
Hants
PO9 2NG

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/10/00955
Site Address: 32 New Lane, Havant, PO9 2NG
Proposal: Construction of new cold storage warehouse facility.

Further to your application received on 29 November 2010, which was valid from 08 December 2010, Havant Borough Council as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with your application, as supplemented by additional information received on 23 February 2011; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 5 & 7.

3

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within or adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

4

The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

5

Notwithstanding the provisions of Condition 4, no floodlighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and visual amenities of the area and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

6

No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.

Reason: In the interest of the appearance of the site and the visual amenities of the surrounding area and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

7

Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

8

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the east facing elevation without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

9

The building hereby permitted shall be used only for the cold storage of pharmaceutical products together with associated uses and for no other purpose whatsoever.

Reason: In the interests of highway safety and in order to limit traffic generation and having due regard to saved Policies D1, T6 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local

10

The development hereby permitted shall not be commenced until a Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway, a programme for construction, a traffic flow system to separate employee cars and delivery vehicles at the site entrances and a site vehicle management system for use during construction works to prevent delivery vehicles queuing on New Lane has been submitted and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the development is commenced and continue in accordance with the approved details during the construction phase unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety and having due regard to saved Policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

- 11 The Travel Plan and related measures set out in Section 5 of the submitted 'Transport Statement and Travel Plan 2010' dated 29 November 2010 shall be implemented prior to the first use of the development hereby permitted, and shall remain in effect throughout the operational life of the building.

Reason: In the interests of the amenities of the area and in order to encourage the use of alternative modes of transport to reduce the dependency on car use and having due regard to saved Policy T6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Statements 1 and 4 and Planning Policy Guidance 13.

- 12 No noise making equipment (for example refrigeration units, air conditioning, extract ventilation equipment) shall be installed unless and until details of the equipment have been submitted to and approved in writing by the Local Planning Authority. Any approved equipment shall thereafter be installed and maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise, vibration and odour nuisance having due regard to saved Policy PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Statement 23 and Planning Policy Guidance 24.

- 13 Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level or 10dB(A) below if there is a particular tonal quality when measured according to British Standard BS4142-1997 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the amenities of nearby residents and having due regard to saved Policy PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Guidance 24.

- 14 If, during development, contamination or potentially contaminating infrastructure (below ground storage tanks) not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an assessment of the contamination, the associated risks, and statement detailing how this unsuspected contamination shall be dealt with.

Reason: To assess and mitigate the risks to both groundwater & human health (construction staff & site end users) from contaminants in, on, or under the ground; having due regard to saved Policies D1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
EMP5	(Maximising Employment)
IMP1	(Financial Contributions)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
PC1	(Control of Potentially Polluting Uses)
PC3	(Protection of Water Quality)
PC4	(Light Pollution)
T1	(Proposals to Assist the Development of an Integrated Transport Network)
T10	(Contributions to Off Site Highway Improvements)
T11	(Developer Contributions Towards Green Transport Infrastructure)
T6	(Public Transport, Cycling and Walking New Development)
T7	(Criteria for Access to Development)
T8	(Bus Access and Provision for Cyclists and Pedestrians)
T9	(Provision of Vehicle Parking and Turning Facilities)
UA1	(Concentration of Development within the Urban Areas)
UA3	(Leigh Park Regeneration)

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of economic considerations, the nature of development, the effect on the character and appearance of the area, the effect on residential amenity, environmental effects, flood risk issues, highway implications, the adequacy of access. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

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Wyeth Biotech
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Our Ref: APP/10/00955
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email:planning.development@havant.gov.uk
23 March 2011

Dear Mr Kelleher

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010**

Site Address: 32 New Lane, Havant, PO9 2NG

Proposed Development: Construction of new cold storage warehouse facility - Discharge of conditions and piling.

I refer to your letter of the 10th March 2011 regarding the proposed start to works at the above site in association with the above development.

As you will be aware the planning permission included a series of planning conditions, some of which require pre-commencement discharge. The conditions requiring pre-commencement discharge are as follows:

Condition 2: Materials and finishes

Condition 3: Material storage

Condition 4: External lighting

Condition 10: Construction Traffic Management Plan

I note that an application seeking to address these matters has now been submitted and will be considered in due course.

It is understood that you wish to commence piling works in advance of the formal discharge of the conditions due to fast track programme of works that you are working to.

Whilst the commencement of such works would strictly breach the requirements of the above conditions, I can confirm that the commencement of underground works including piling is considered acceptable. I would however confirm that if the works result in third party complaints (which the Council would of course be obliged to investigate) this position may need to be reviewed.

Finally, I would draw your attention to Condition 7 which specifies the requirements in relation to the hours of works which must be complied with.

Yours faithfully

David Eaves
Senior Planning Officer



Wyeth Biotech (Pfizer)
32 New Lane
Havant
Hants
PO9 2NG

Havant Borough Council
Planning and Development
Civic Offices
Havant
PO9 2AX

10th March 2011

F.A.O David Eaves

Dear Sirs,

REF : **Your Reference No.. APP/10/00955 APPROVED**
Site Address : 32 New Lane, Havant, PO9 2NG
Proposed Development : Construction of New Cold Storage Warehouse Facility
Discharge of Approval Conditions

David, firstly I would personally like to thank you and the planning department at Havant Borough Council for your efforts in getting us this stage of the planning process in such a short space of time.

Your efforts and cooperation are very much appreciated.

However I must call on the assistance of you and the department again. This strategic project is fast track and is dependent on the piling start date being met.

It is currently our hope and intention to start piling works on the week commencing 21st March.

To this end, I would like to request that we be granted permission to start these works on time as there were no conditions set against the civil & structural portion of the project.

Please do not hesitate to contact myself or Gordon Heathcote if you require any more information or further clarification of the information submitted.

Yours faithfully

Richard Kelleher
Project Manager
EDC Cold Store Development

by telephoning 023 9244 6015.

- (4) The applicant is advised of the contents of the letter from Hampshire Constabulary dated 24th December 2010 in relation to security (copy enclosed).
- (5) The applicant is advised of the consultation response from Hampshire Fire and Rescue dated 30th December 2010 (copy enclosed) in relation to Fire Brigade access requirements.



Julia Potter
Executive Head of Planning and Built
Environment

28 February 2011