DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE

PLANNING APPLICATION FOR

NEW EXTERNAL CANOPIES

OUTSIDE

UNITS 7, 8 AND 9 KENWOOD BUSINESS PARK
NEW LANE
HAVANT
PO9 2NT

FOR

SYNCREON AUTOMOTIVE (UK) LIMITED
LOGIX PARK
WATLING STREET
HINKLEY
LEICS
LE10 3ED

HAVANT BOROUGH COUNCIL
21 FEB 2011
RECEIVED

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1.0 INTRODUCTION

1.1 This statement accompanies an application for retrospective planning permission for new temporary canopies in the yards adjacent to the east elevations of units 7, 8 and 9 at Kenwood Business Park.

Kenwood business park comprises approximately 20785 square metres of accommodation. Prior to the applicant taking possession units approximately 50% of this space was vacant. With the exception of unit 4b (747 sq m), the estate is now fully let.

1.2 The existing units are used for warehousing and distribution of vehicle parts. The applicant occupies the majority of the site. Units 1, 4 and 5 are occupied by others. They are steel framed units with profiled metal clad walls and metal clad roofs to units 7 and 8 and flat felt covered roofs to unit 9.

1.3 The canopies are required to extend the available floor space to allow the temporary storage of pallets and storage boxes before they are taken away for re-use. They also cover the loading areas allowing valuable materials to be loaded under cover.

2.0 DESIGN PRINCIPLES AND CONCEPTS

2.1 The canopies are required initially for a 24 month period.

2.2 The canopies are not fixed to the units or to the ground. The foundations comprise interlinked concrete blocks each weighing 2.4 tonnes which stand on the existing yard surface. As such they are only temporary structures and when they are no longer required they will be removed, leaving no sign of their existence.

2.3 The external elevations of the original units will remain unaltered.

2.4 The design of the canopies is such that they will facilitate the movement of vehicles to the units allowing unloading and loading of lorries for efficient distribution.

2.5 The applicant has relocated to the area and brought with them the opportunity for local employment. A copy of a letter from them to this effect is attached.

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3.0 LAYOUT

3.1 The position and layout of the canopies is shown on the plans included with the application.

3.2 The walls of the canopies are clad in plastic panels and the roofs are

sheeted with a coated fabric. The canopies have internal lighting.

4.0 PLANNING

4.1 Access. There will be some increase in current traffic levels on the site but not more than would be normal within the planning uses of the site. The increase is primarily the result of the applicant occupying the vacant units on site, units which have been vacant for some time.

4.2 Design. The design is suitable for and in keeping with the site and the ridge lines of the new canopies are lower than the highest points of the original buildings. The site backs onto the railway line and the east boundary is screened by trees such that the canopies are not overly visible from any viewpoint.

4.3 Infrastructure provision to support development. No additional infrastructure provision is required.

4.4 Parking. There is parking to the east and south of the units which is shared by the other tenants. The canopies in the east yards have had the following effect on parking spaces in that area:

- Unit 9	Original total car spaces	66
	Car spaces lost	12
	Car spaces remaining	54
	Original total lorry spaces	11
	Lorry spaces lost	1
	Lorry spaces remaining	10 (2 extra provided inside canopy space)
- Unit 8	Original total car spaces	34
	Car spaces lost	14
	Car spaces remaining	20
	Original lorry spaces	0
	New lorry spaces	1
	Lorry spaces remaining	1
- Unit 7	Original total car spaces	9
	Car spaces lost	9
	Car spaces remaining	0
	Original lorry spaces	0
	New lorry spaces	1
	Lorry spaces remaining	1
- Unit 6	Original total car spaces	7
	Car spaces lost	0
	Car spaces remaining	7

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There is sufficient parking on site for the intended use of the applicant and adjoining tenants.

4.5 Nature conservation. There are no issues affecting nature conservation as a result of the proposed development.

5.0 ACCESS

5.1 There is good vehicle access to the site.

5.2 The requirements of the Disability Discrimination Act and Part M have been considered. The applicant wishes to make the premises as accessible as is reasonable in line with requirements of the DDA 1995. Access to the canopies is all level.

6.0 CONSULTATION

6.1 The applicant has taken advice on the DDA and will ensure with the assistance of Weston Allison Wright that the requirements of the DDA and Part M of the Building Regulations are observed where appropriate.

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supply chain intelligence

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Mr John Wright

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January 17, 2011

Subject: Planning Application for De Boer Canopy installation, syncreon automotive (UK) Limited, KBP, Havant

Dear Mr Wright

With respect to our application for planning permission for the installation of three de Boer canopies to facilitate the receiving, shipping and storage of sensitive storage equipment and product at our automotive facility on the Kenwood Business Park, New Lane, Havant PO9 "NH, please consider the following in the course of our application.

Syncreon automotive are a key provider of storage and logistics services to Rolls Royce Motorcars Limited (Goodwood) and provide warehousing, *pick and pack* and sequencing activities for up to 80% of Rolls Royce components (excluding body-in-white items). Currently employing in excess of 50 of our own people, we also house in excess of 15 Rolls Royce and third party employees involved in Rolls Royce Motorcars quality and after-sales activities.

A key partner to Rolls Royce Motorcars for 3 years, we have recently been awarded an extension to our contract which has resulted in our moving to the Kenwood Business Park on a lease contract of 6 years.
During the extension period of our contract, we are expecting our business to take on a 20% growth on a year-on-year basis. As a result, we expect to see further employment opportunities within the Havant area and have already taken up agreements with locally based temporary employment agencies.

The syncreon automotive site in Havant is part of a lager syncreon group, working on a global basis within the automotive, technology and healthcare sectors, servicing a number of high profile blue-chip clients, with continuing opportunities for growth and the attraction of new business to our sites.
We believe that as an organisation, syncreon Automotive can bring a positive impact on the potential growth and employment opportunities within the Havant area.

Best Regards

Syncreon automotive (UK) Ltd

Jason Dyas

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