

Planning Department - Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

1st July 2020

Dear Sir/Madam,

RE: Proposed demolition of existing industrial unit in favour of a new replacement unit for B1, B2 and B8 use

Property Address: **B.M Scaffolding, Brockhampton Road, Havant, Hampshire PO9 1JU**
Proposed Formerly known as: Units 1 & 2, The Platers, Brockhampton Road.

Please find the enclosed full planning application including drawings.

Background

The existing property is an industrial property with B8 (storage and distribution). The size of the site is 1011m², mostly yard space with storage racking and one business unit.

The site is close to other industrial and commercial properties and well placed within the commercial area of Hart Farm Way. This is a large and diverse area of predominantly industrial buildings with some high-quality office space, large retail food stores and other retail outlets and a sewage works to the western edge.

This character area straddles the A27 and includes the Xyratex building and new developments of Hart Farm.

To the south of the A27 the industrial buildings are of a medium to large and very large scale and are set around a grid of wide access roads. To the north of the A27 the layout is more informal and appears inherited and derived from established uses and piecemeal development of parcels of land.

The property was granted planning permission for a business unit extension in January 2019, reference APP/18/01024, copy enclosed. The extension was not started. The property is currently occupied but does not need the needs of the business.

Proposal

This full planning application is made to remove the existing business unit and storage racking in favour of a new replacement unit for B1, B2 and B8 use.

The scheme has been designed with is in mind, the location and other business needs.

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Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

Policy CS16 - High Quality Design

Policy DM13 - Car and Cycle Parking on Residential Development

Havant Parking Standards

Guidance to light Pollution

Assessment

The principle of the proposal is established in local plan (Core Strategy).

National Planning Policy Framework - Requiring good design**Assessment**

The principle of the proposal is established in local Havant plan and supplementary planning documents (SPDs)

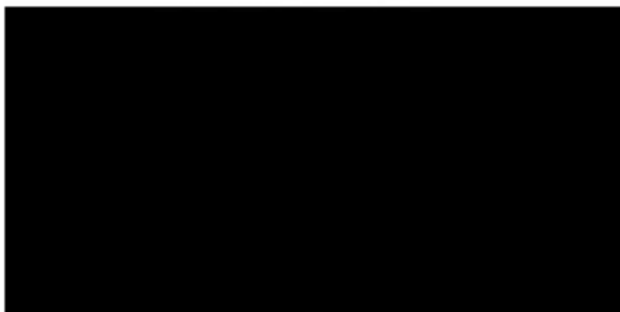
The scheme respects the needs of the business and fits in with the character of the location and the Local transports network.

Conclusion

The proposed scheme represents an appropriate addition and improvement to the location, consistent with local plan, and planning policies.

Should you require any further detail or have any questions, please do not hesitate to contact me.

Yours faithfully,



Mr James Jay
The Planning Service