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FAO: Daphney Haywood
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

15 February 2021

By E-Mail Only

Dear Sir/Madam,

Town & Country Planning Act 1990 (As Amended)

Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (Use Class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure

32 New Lane, Havant PO9 2NG

A Full Planning application has been submitted on behalf of Havant Property Investment LLP under planning portal reference PP-09498072. As agreed with the Council prior to submission, an application fee of £46,181.00 (with the additional service charge of £25) has been paid to the Planning Portal via BACS.

32 New Lane consists of existing storage and distribution facility within a highly sustainable location to the North of Havant town centre. The proposal comprises the redevelopment of the site and the erection of a new distribution warehouse, ancillary offices, new access, van storage deck, parking, landscaping and associated infrastructure. The description of development is provided in bold above.



RTPI

mediation of space · making of place



Director and Practice Manager: Ian Johnson B.Sc (Hons), M.A., PG Dip UD, M.R.T.P.I.
Exec Consultants: Graham Beck JP, M.B.A., LL.B.(Hons), B.A.(Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.
Mark Luken M.B.A., B.Sc.(Econ) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.

This application should be considered with full regard to the following documents and drawings submitted with this letter:

Specialism	Documents/ Plans
Planning	
Luken Beck &	Planning Statement
Fellows Planning Ltd.	Community Involvement Statement
	Construction Employment & Skills Plan
	Covering Letter and Application Forms
Ecology	
Lizard Landscape Design & Ecolog	Ecological Impact Assessment
	Site Habitat Plan LLD2177-ECO-FG -001
Transport	
Vectos	Transport Statement – Part One, Two & Three
Vectos	<i>Collision Data</i>
	<i>Proposed Site Layout Plan</i>
	<i>Site Access Drawing 205452/PD02 A</i>
	<i>Swept Path Analysis 205452/AT/D01</i>
	<i>Swept Path Analysis (Articulated Vehicle) 205452/AT/D0</i>
	<i>Swept Path Analysis (Multi Storey Van Storage Mercedes Sprinter) 205452/AT/D03</i>
	<i>Proposed Off-site Works (Proposed Splitter Islands Crosslands Drive / New Lane Junction) 205452/PD03 D</i>
	<i>Proposed Off-site Works (Proposed Uncontrolled Pedestrian Crossing New Lane) 205452/PD04 B</i>
	<i>Occupier Traffic Data</i>
	<i>List of Approved Sites</i>
	<i>TRICS Output</i>
	<i>Modelling Output</i>
	<i>Road Safety Audit</i>
Vectos	Travel Plan
Vectos	NMU Assessment
Landscaping	
Lizard Landscape Design & Ecolog	Landscape Visual Impact Assessment
	Viewpoint Survey
	Landscape Design Strategy LLD2177-LAN-REP-001-01 -
	Landscape Masterplan Strategy LLD2077-LAN-DWG-010
Trees	
Lizard Landscape Design & Ecolog	Tree Constraints Plan LLD2177-ARB-DWG-001
	Tree Retention & Protection Plan LLD2177-ARB-DWG-002
	Arboricultural Impact Assessment & Method Statement LLD2177-ARB-REP-001
	Existing Tree Schedule
Sustainability	
Yonder	BREEAM Pre -Assessm ent
Architecture Pack (Plans & Elevations)	
SMR	Site Location Plan 7379-SMR-00-ZZ-DR-A-2001-S4-P3
	Block Plan 7379-SMR-00-ZZ-DR-A-2002-S4-P4
	Proposed Site Plan 7379-SMR-00-ZZ-DR-A-2003-S4-P7

	Proposed Site Plan (Grade Level) 7379-SMR-00-ZZ-DR-A-2003A-S4-P3
	Proposed Building Overlay 7379-SMR-00-ZZ-DR-A-2004-S4-P3
	Proposed Parking and Movement Plan 7379-SMR-00-ZZ-DR-A-2005-S4-P5
	Existing and Proposed Site Sections 7379-SMR-00-ZZ-DR-A-2006-S4-P7
	Proposed Boundary Treatments Plan 7379-SMR-00-ZZ-DR-A-2008-S4-P3
	Proposed Warehouse Roof Plan 7379-SMR-00-ZZ-DR-A-2109-S4-P3
	Proposed Cycle Parking and Smoking Shelter 7379-SMR-00-ZZ-DR-A-2010-S4-P3
	Proposed Height Restrictor & Vehicle Barrier Details 7379-SMR-00-ZZ-DR-A-2011-S4-P3
	Proposed Warehouse Elevations 7379-SMR-00-ZZ-DR-A-210-P6
	Proposed Warehouse Floorplan 7379-SMR-00-ZZ-DR-A-2102
	Proposed Van Deck Plan Levels 0 & 1 7379-SMR-00-ZZ-DR-A-2103
	Proposed Van Deck Plan Levels 2 & 3 7379-SMR-00-ZZ-DR-A-2104
	Proposed Guard Hut and Guard Cabin Details 7379-SMR-00-ZZ-DR-A-2009-S4-P3
	Design and Access Statement
Air Quality	
Delta Simmons	20-1275.01 Air Quality Report
Framework Construction Management Plan	
TSL	Framework Construction Management Plan
Contamination	
EPS	Phase 1 Environmental Report
Lighting	
KTA	Pfizer Biotech Incumbent Lighting Survey Report 10290-ELR-100
	External Lighting Lux Level Plot 10290-PL-100B
	External Lighting Intrusive Lighting Renders Calculation Points 10290 PL 101B
	External Artificial Lighting Assessment Report
Noise	
Tetra Tech	Noise Constraints Assessment
	<i>Operational Noise Management Plan</i>
	<i>Acoustic Barrier Locations & Heights</i>
Drainage & Levels	
Pinnacle	Flood Risk Assessment Part One & Two
	Drainage Strategy Part One-Five
	Levels Strategy 15.5m FFL C200810-PIN-XX-XX-DR-C-206
	Bulk Earthworks Analysis 15.5m FFL P02C200810-PIN-XX-XX-DR-C-220

If you have any queries or require further information, please do not hesitate to contact either myself or my colleague Natalie.

With kind regards,



Graham Beck

Exec Consultant Luken Beck

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Natalie Fellows BA (Hons) MSc MRTPI

Director from Fellows Planning

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