

Date: 16th June 2023
Your Ref: PP-12202941
Our Ref: 15674

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Mr. David Eaves
Havant Borough Council
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PO9 2AX

Dear David,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR PLANNING PERMISSION AT 32 NEW LANE, HAVANT, PO9 2NG

We hereby submit an application for full planning permission for the proposed development set out below at the above site:

“Proposed external site alterations comprising the installation of a height restrictor, a welfare unit and a maintenance shed”

This application is supported by the following documents that should be read in conjunction with this statement:

Application Form including Certificate of Ownership; and

Community Infrastructure Levy Form prepared by DWD

In addition, the following drawings have been submitted with the application to illustrate the proposed scheme.

Table 1.1 – Application Drawings

Drawing Title	Drawing Reference
Location Plan	DPO1-SMR-00-ZZ-GF-DR-A-2304-S4 Rev P1
Existing Site Plan	DPO1-SMR-00-ZZ-GF-DR-A-2306-S4 Rev P1
Proposed Site Plan	DPO1-SMR-00-ZZ-GF-DR-A-2305-S4 Rev P1
Maintenance Shed (includes floor plans and elevations)	DPO1-SMR-00-ZZ-GF-DR-A-6101-S4 Rev P1
Welfare Unit (includes floor plans and elevations)	DPO1-SMR-00-ZZ-GF-DR-A-6102-S4 Rev P1
Height Restrictor (includes elevations)	DPO1-SMR-00-ZZ-GF-DR-A-6103-S4 Rev P1

Planning History

The site benefits from detailed consent for a warehouse unit (Class B8) pursuant to consent ref: APP/21/00200 (dated 22nd October 2021). This consent was subsequently varied under an application

for minor material amendment under ref: APP/21/01244 which was determined on 9th February 2022 for the:

“Variation of condition No's 4 (Operational Management Plan), 9 (Livery/Branding), 10 (Traffic Monitoring) and 28 (Employment and Skills Plan) of planning permission APP/21/00200 and the introduction of a new Community Liaison Strategy Condition. Request to discharge conditions 11, 14, 15, 16, 17, 18, 19, 22, 26 and 27 (received 27/03/2022). Request to discharge condition 12 (received 10/06/2022). Request to discharge conditions 5 and 6 (received 10/08/2022). Request to discharge condition 25 (27.09.22)”

Following this, an application for non-material amendment was approved under ref: APP/22/00919 on 27th January 2023 which sought minor revisions associated with mezzanine floor alterations, re-positioning of windows/vents, addition of canopies on northern and southern side, relocation of smoking shelters, installation of gates to boundary treatments and access alterations.

Proposed Development

This application seeks to make minor amendments to the existing Class B8 storage and distribution site which are required to meet the operational requirements of the occupier. The external improvement works are required to ensure the facility can operate as effectively as possible. The works sought under this application comprise of:

- Installation of a height restrictor;
- Installation of a welfare unit; and
- Installation of a maintenance shed.

The plans submitted in support of the installation of the above ancillary structures associated with the warehouse confirm their measurements, materiality and colour (RAL).

For the avoidance of doubt, no additional areas of hardstanding are proposed and there are no alterations proposed to the soft landscaping scheme or the number of van storage bays.

Planning Assessment

The National Planning Policy Framework (NPPF, 2021) sets out the Government's commitment to creating the conditions in which businesses can invest, expand and adapt. Paragraph 81 of the NPPF promotes economic growth and states that decisions should “help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and addresses the challenges of the future”.

The proposed development is required to meet the identified occupier's operational requirements, which should be afforded significant weight in accordance with national planning policy. The proposed works are minor and given the application site's industrial location, is considered that that the proposed external alterations and works to the site will not have a detrimental impact on local amenity. In summary, the proposals will secure improvements to economic productivity and are considered compliant with Development Plan policies.

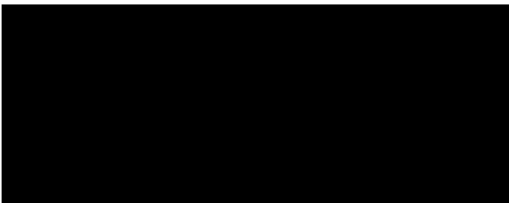
The alterations sought are all to the rear of the unit and are not considered to result in any significant change to the visual appearance of the site. The alterations are considered modest and therefore unlikely to lead to an adverse impact to neighbouring properties.

Accordingly, the proposed development is considered to be in accordance with the Policies CS16 (High Quality Design), CS2 (Employment) and DM10 (Pollution) of Havant Borough Local Plan (Core Strategy) (March 2011).

Summary

We trust we have provided sufficient information for you to be able to register and consider the application, and we look forward to receiving confirmation of this in due course. However, should you require any additional information, please do not hesitate to contact me

Yours sincerely,



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