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Email: adam.cornish@quod.com
Date: 24th March 2021



Planning Department
Havant Borough Council
Civic Centre Road
Havant
PO9 2AX

Submitted via Planning Portal (PP-09671158)

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Variation of Condition 2 (Drawings) of planning permission ref. APP/17/00075
(dated 25th May 2017), as amended by NMA ref. APP/17/00959 (dated 29th
September 2017) for new concrete surfacing
Keyline Civils Specialist, Unit 4, Hermitage Park, Harts Farm Way, Havant, PO9
1FA
Application submitted on behalf of TP Property Company Limited

We are instructed by our client, TP Property Company Limited, to submit the enclosed S73 planning application to modify planning permission ref. APP/17/00075 (dated 25th May 2017), as amended by NMA application ref. APP/17/00959 (dated 29th September 2017), for new concrete surfacing in the storage yard at the existing Keyline branch at Unit 4, Hermitage Park, Harts Farm Way, Havant, PO9 1FA. Specifically, planning permission is sought for the following development:

"Variation of Condition 2 (Drawings) of planning permission ref. APP/17/00075 (dated 25th May 2017), as amended by NMA ref. APP/17/00959 (dated 29th September 2017) for new concrete surfacing."

The application is supported by the following documents in line with the Council's validation requirements.

- Completed requisite application form;
- Certificate A & Agricultural Holdings Certificate
- CIL Form;
- Full Decision Notice (ref. APP/17/00075, dated 25th May 2017);
- NMA Decision Notice (ref. APP/17/00959, dated 29th September 2017);
- Flood Risk Assessment, prepared by JPP Consulting;

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- Site Location Plan, ref. 22573 001 P2;
- Site Plan (Existing), ref. 3944 01 Rev C; and
- Proposed Site Plan, ref. 22573 100 P2

An online payment of £234 has been made to the Planning Portal along with the associated transaction fee of £25 to cover the requisite application fee.

Introduction

Keyline, who form part of the Travis Perkins Group, are the existing operators at the Site have been operating from the Site after planning permission was granted in May 2017. Keyline have long used compacted stone planings in their storage yards and areas. However, the brand is starting to move away from this and invest in concreting their external storage yards which are now seen as operationally superior.

This application therefore seeks to improve the Site from an operational perspective by concrete the remaining area of the yard which is currently compacted stone planings.

The application is advanced on this basis.

Site and Surrounding Area

The application site extends to approximately 0.9 hectare. It is a square parcel of land which is occupied by a Keyline branch to the north-west of Hermitage Park.

The branch is immediately surrounding by some landscaping to the north, south and west. The A27 dual carriageway directly north of the site. Access to the site is taken from Harts Farm Way.

The wider surrounding area comprises a of industrial and commercial uses. It is fair to conclude that the site is located in a non-sensitive location.

In terms of constraints, the site is identified by the EA flood map as predominantly being within Flood Zone 1 although a main river live runs through the southern section of the site and therefore a Flood Risk Assessment has been enclosed within this submission given the introduction of hardstanding.

Relevant Planning History

Planning permission was granted on 25th May 2017 (ref. APP/17/00075) for the erection of 1no. warehouse and 1no. portacabin for storage and distribution purposes (Class B8) with associated open storage, access and servicing arrangements, car parking, landscaping & associated works. The decision notice is enclosed as part of this submission.



Following this a non-material amendment application (ref. APP/17/00959) was approved on 29th September 2017. This sought additional hardstanding and the relocation of a diesel tank. This decision notice has also been enclosed within this submission for ease of reference.

Proposed Development & Justification

This application seeks for the remaining area at the existing Keyline branch covered in compacted stone planings to be concreted over with new concrete surfacing. The existing concrete and the areas to be covered in new concrete paving is clearly shown on Proposed Site Plan (22573 100 P2).

Importantly the verge will remain around the perimeter of the site as shown, which is in place to protect the roots of the landscaping which sits beyond the fence line.

Despite only a minor change in the nature of hardstanding proposed, from compacted stone planings to concrete surfacing, a Flood Risk Assessment has been submitted to support the proposals. This document concludes that are fully compliant with policy in respect of flood risk and therefore flood risk considerations do not constitute a barrier to granting planning consent. For the avoidance of doubt, this document includes an updated Drainage Layout at Appendix H.

The proposals are minor in nature and contribute to the sustainable growth of an existing business located in a rural setting. The changes sought are also offered support by the NPPF in so far as they support economic development and the effective use of existing land. Planning permission should therefore be granted without delay.

Conclusion

We are instructed by our client, TP Property Group Limited to submit the enclosed planning application. The proposals are very minor in nature and simply seek the introduction of new concrete surfacing in the external storage yard. The Site will continue to be occupied by Keyline and operate as a Class B8 Use.

The proposed development is fully supported by national planning guidance, especially in regard to effective use of land and support of employment uses.

We trust the enclosed is sufficient for you to register this planning application and we look forward to receiving confirmation in due course. If for any reason this not the case, please contact us immediately.

We will be in contact with the relevant officer once the application is registered. In the meantime, if there is any further information we can provide to assist you with your consideration of this application please do not hesitate to contact us.

Yours sincerely



Adam Cornish
Senior Planner