

23/05/2016

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Lambert Smith Hampton
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electronic submission

Our Ref:
Planning Portal Ref: PP-05170755

Dear Sir/ Madam

**Application for Planning Permission
Kenwood Business Park, New Lane, Havant**

On behalf of our client, Dunedin Property, please find enclosed a planning application for the material change of use of the units 2, 3, 4b, 7, 8 and 9 at Kenwood Business Park, Havant from B1/ B8 use to a flexible B1/ B2 and B8 use.

In support of our request we enclose:

- A completed Application for Planning Permission form;
- Covering Letter (including planning statement);
- A Site Location Plan;
- Existing and proposed floorplans.
- Unit floorspace summary

In addition to the above, a cheque for £385, being the requisite application fee, has been sent under a separate cover quoting the planning portal reference number.

This letter seeks to serve as our Planning Statement and our analysis of the proposal is set out below commenting on the principle of the development, air quality, noise and ventilation and extraction.

Application Site and Context

The application site is a current business park located to the north east of Havant Town Centre. To the east of the site is the railway line and beyond this a residential area. To the west of the site are allotments, and there are further residential houses to the south of the site.

There are ten units on the site falling within use class B1/B8 with a total floor area of 20,391 sqm. The units are single storey and are accessed via New Lane. The site has 581 car parking spaces, 6 of which are for visitor parking.

Relevant Planning History

The most recent applications on the site are for minor works associated with the uses at the site, including additional and alterations to windows, installation of air conditioning units, fascia signs, refurbishment, and lighting.

There have been two applications regarding change of use for part of the site:

- **07/54846/024** change of use of land to a new coach depot and parking facility, with associated garage/ workshop. Granted permission in August 2007.
- **02/67063/000** change of use from light industrial (Class B1) to training and educational purposes (Class D1(c)).

Proposal

This application seeks permission for a flexible use of the site within Class B. The site is currently deemed as having consent for B1 and B8 uses, and planning permission is sought for a change of use for units 2, 3, 4b, 7, 8 and 9 to B1, B2 and B8 use.

Policy Analysis

This section sets out the planning policy context at regional and local level in which the planning application for the proposed change of use falls to be determined. Section 38(6) of The Planning & Compulsory Purchase Act 2004 (the "2004 Act") confirms that, where planning applications are to be determined with reference to the development plan, the application should be determined in accordance with the development plan unless material circumstances dictate otherwise.

The development plan for the site currently comprises:

- The National Planning Policy Framework (NPPF)
- The Havant Borough Local Plan (Core Strategy) March 2011
- Havant Borough Local Plan (Allocations) July 2014

Regard will also be had, where relevant, to those national and local planning documents that will be taken into account during the determination of this planning application as material considerations.

National Planning Policy Framework (March 2012)

The Government published the NPPF in March 2012. The NPPF sets the framework for the Government's planning policies, and reiterates the point that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF highlights the presumption in favour of sustainable development. For decision takers this means:

- ‘approving development proposals that accord with the development plan without delay;
- Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless;
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.’

The ‘Golden Thread’ running through the NPPF is the presumption in favour of sustainable development to ensure that the planning system does everything it can to support sustainable economic growth. This means for decision making on planning applications “approving development proposals that accord with the development plan without delay” (NPPF paragraph 14). The three dimensions to sustainable development, economic, social and environmental, as set out in the NPPF, should be considered simultaneously, and not in isolation when considering developed proposals, to ensure that a sustainable development is achieved.

Paragraph 19 goes on to state that the planning system should support sustainable economic growth, and that planning should operate to encourage and not act as an impediment to sustainable growth.

Havant Borough Core Strategy (March 2011)

The Core Strategy states that planning permission will be granted for proposals that promote existing business clusters, safeguard existing employment sites, provide jobs, and encourage growth (Policy CS2 Employment). Furthering the supporting text to the policy, in paragraph 3.10, states that the council will take a flexible approach and the council will avoid designating sites for restrictive use classes where possible.

Policy CS17 (Concentration and Distribution of Development within the Urban Areas) permits development that makes the most effective use of land within the borough, with Havant being identified as an area for the concentration of employment, among other uses.

Havant Borough Local Plan (Allocations) (July 2014)

The site is within the Urban Area boundary. Policy AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements) concentrates development within the urban area as a key component of sustainable development.

Policy AL8 (Local Green Spaces) does not permitted development proposals that would be harmful to designated Local Green Spaces.

Planning Considerations

Principle of the Use

The site is an existing employment site, and is located within the urban area, in an area designated by the local plan as Concentration and Distribution of Development within the Urban Areas (Policy CS17). This policy expects the best use of land to be made and concentrated in the urban area. Clearly the proposed change of use would maintain the employment area within the urban area, and complies with this policy. Furthering this policy the proposed change of use also continues to

concentrate the development within the urban area a key component of sustainable development (Policy AL2).

The units are in a B Class industrial area, and policy CS2 states that existing employment sites will not only be safeguarded but applications that promote growth and encourage jobs will be granted planning permission. The principle of the proposed change of use to include B2 use at the site has been discussed with Andrew Biltcliffe, Head of Planning, and it was confirmed that the principle of this accords with Policy CS2 Employment.

Furthermore the supporting text emphasises that the council will take a flexible approach to business use, avoiding designating new sites for specific business uses. Although this is an existing site, the principle can still apply here in taking this flexible approach enabling new businesses to locate in the borough.

Open Space

The adjacent site is designated an Local Green Space. The proposed development is not considered to be harmful to this green space as the site is already in business use and part of a wider industrial area.

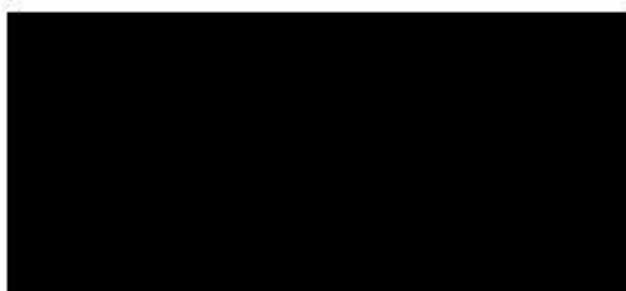
Air quality, noise and ventilation

The site is already in business use for B1 and B8 uses therefore there is considered to be limited additional impact from the inclusion of B2 use at the site. The end users of any B2 use at the site is unknown as the aim of this planning application is provide greater flexibility of use at the site for future occupiers.

Conclusions

This planning application for B1, B2 and B8 use is considered to comply with both local and national planning policies. It provides greater flexibility at an existing employment site to encourage more business to the area, complying with local plan employment policies, and paragraph 19 of the NPPF which states that “that the planning system should support sustainable economic growth”. The planning application will not have a significant detrimental impact on the local green space nor other environmental considerations. On the basis of the above, the application should be granted without delay.

Yours sincerely,



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