Date: 8th June 2026
Our Ref: 14846e
Your ref: APP/26/00188

69 Carter Lane
London
EC4V 5EQ

Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
P09 2AX

Dear Henrietta,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): APPLICATION FOR PLANNING PERMISSION AT LAND AT 32 NEW LANE, HAVANT, P09 2NG

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

"Site alterations comprising the installation of plant and associated works to facilitate Electric Vehicle Charging infrastructure."

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

- Application Form including Certificate of Ownership;
- 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

Plan Title	Plan Reference
Site Location Plan	8085-SMR-15-ZZ-DR-A-2001-S4-P1
Existing Site Plan	8085-SMR-15-ZZ-DR-A-2002-S4-P1
Proposed Site Plan	8085-SMR-15-ZZ-DR-A-2003-S4-P1
Proposed Transformer	8085-SMR-15-ZZ-DR-A-2004-S4-P1

The Site Location and Planning History

The site forms part of a mix of industrial/commercial use on the eastern side of New Lane. Full planning permission (ref: APP/21/00200) was granted on 22nd October 2021 for the '*Demolition of the existing buildings and redevelopment of site comprising erection of distribution warehouse (Class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure.'*

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A summary of the relevant planning history can be viewed below in Table A.

Application reference	Description	Decision	Determination Date
APP/21/00200	Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (Class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure.	Approved	22.10.2021
APP/21/01244	Variation of condition nos. 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 Liason Strategy Condition.	Approved	07.02.2022
APP/22/00895	Proposed replacement fire hydrant tanks and pump house with associated works and landscaping.	Approved	23.12.2022
APP/22/00919	Application for No-material amendment to Planning Permission APP/21/01244 relating to minor revisions – 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.	Approved	27.01.2023
APP/23/00111	Display of 63 surface and pole mounted non-illuminated signs.	Approved	18.09.2023
APP/23/00537	Proposed external site alterations comprising the installation of height restrictor, welfare unit and maintenance shed.	Approved	17.10.2023
APP/23/00617	Retention of 3x non-illuminated direction operational signage on the western façade of the southern guard hut	Approved	12.09.2023

Proposed Development

This application seeks to make minor amendments to an existing car park to enable the installation of plant and associated works associated with the installation of three substations to facilitate Electric Vehicle charging infrastructure.

Relevant Planning Policy

This section sets out the relevant national and local planning policy considerations against which the proposals should be assessed. The proposals seek to support the delivery of sustainable development by facilitating low-carbon transport infrastructure, contributing to the transition to a net zero economy, and supporting economic growth through the provision of modern and resilient infrastructure. The development also responds to objectives relating to good design, the efficient use of land, the conservation of the natural and built environment, the promotion of safe and sustainable transport choices, and the mitigation of and adaptation to climate change.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the development plan for the purpose of determining planning applications, then determination must be made in accordance with the development plan, unless material considerations indicate otherwise.

The statutory development plan for the area for the purpose of this application comprises the below documents:

- Havant Borough Local Plan (Core Strategy) Adopted March 2011
- Emsworth Neighbourhood Plan (Adopted 2021)

National Planning Policy Framework (as amended 2025)

In addition to the adopted development plan, regard has been had to relevant policies within emerging development plan documents. National planning policy confirms that local planning authorities may give weight to emerging policies according to the stage of preparation of the plan, the extent to which there are unresolved objections, and the degree of consistency of the emerging policies with national policy. In this instance, the emerging Birmingham Local Plan has been reviewed insofar as it is relevant to the proposals.

The National Planning Policy Framework sets out the Government's planning policies for England and provides the context within which planning decisions should be made. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development through the pursuit of economic, social and environmental objectives. In particular, it supports development that delivers necessary infrastructure, promotes sustainable transport solutions, and contributes positively to addressing climate change, including the transition to a low-carbon future.

At the heart of national planning policy is a presumption in favour of sustainable development. This presumption supports the approval of development proposals that accord with an up-to-date development plan without delay. Where relevant development plan policies are absent, silent, or out of date, planning permission should be granted unless the application of specific policies in the Framework provides a clear reason for refusal, or where the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of the proposal when assessed against national planning policy as a whole.

Havant Borough Local Plan (Core Strategy) Adopted March 2021

Policy CS2 (Employment) states that the Council will seek to accommodate flexibly a net total of 162, 000 square metres of new employment floorspace between 2006 and 2026.

Policy DM11 (Planning for More Sustainable Travel) seeks to ensure that every opportunity is taken to increase integration of sustainable travel modes.

Policy DM12 (Mitigating the Impacts of Travel) seeks to ensure that new development mitigate their travel impact, including environmental impacts.

Policy CS16 (High Quality Design) seeks to ensure that development does not cause unacceptable harm to the amenity of neighbours.

Emsworth Neighbourhood Plan (Adopted 2021)

Policy W1 (Employment Premises and Design Quality)

Summary

The key planning policy issues relating to this Site are considered to be:

- Principle of development
- Potential impacts to neighbouring amenity.
- Flood risk

Planning Assessment

Principle of Development

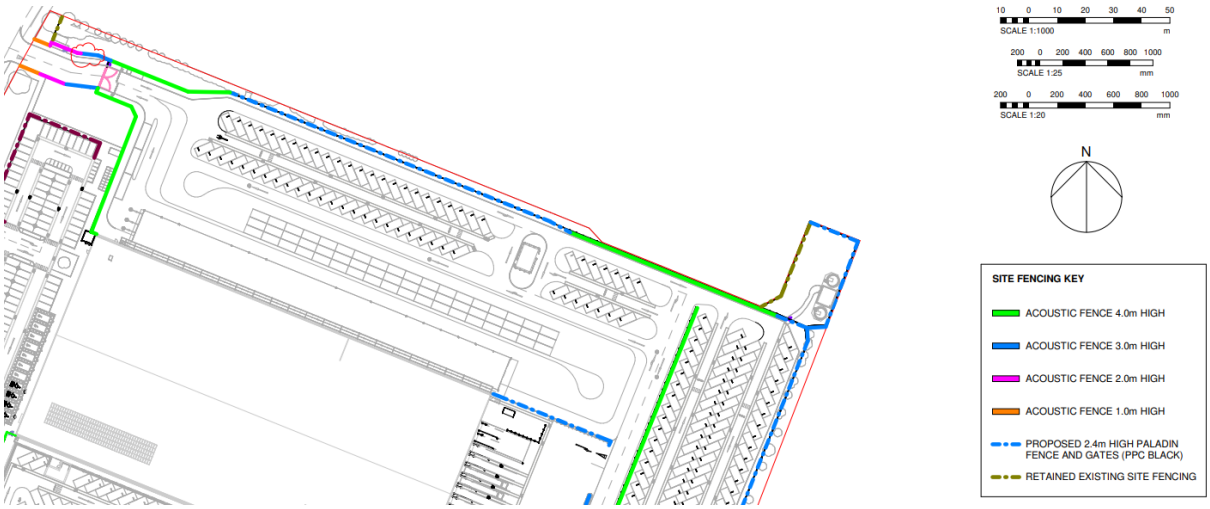
The application site is an existing employment site. The proposed development comprises minor site alterations, largely located within the established van storage area, to facilitate the installation of electric vehicle (EV) charging bays and associated plant. The proposed works will enable electric vehicles to charge whilst parked within designated bays and do not involve any intensification or change in the lawful use of the site.

There is clear support at both national and local level for the provision of EV charging infrastructure as part of the transition towards low-emission and sustainable transport. National planning policy encourages the delivery of low-carbon infrastructure. In this regard, Local Plan Policies DM11 and DM12 promote sustainable travel and measures in new development to mitigate the environmental impacts of travel.

The proposed development directly accords with these policy objectives by facilitating the use of electric vehicles within an existing employment site and providing measures to mitigate environmental impacts. As such, the principle of the proposed works to enable EV charging infrastructure is considered acceptable and consistent with the objectives of both national and local planning policy.

Impacts on Neighbouring Amenity

The proposed development is located wholly within an established employment site, where the surrounding context is already characterised by commercial activity. The proposed works are modest in scale and relate to infrastructure that is ancillary to the lawful operation of the site. The proposed development is also located within areas surrounded by acoustic fencing, located internally and around the boundary of the warehouse perimeter. An extract showing the latest provisions is show below, as per Havant Reference APP/22/00919.



As such, the proposals will not result in overlooking, overshadowing, or any material change to the visual or functional relationship with neighbouring land uses.

Policy CS16 of the Local Plan seeks to ensure that development does not cause unacceptable harm to the amenity of neighbours, including impacts on the loss of privacy, outlook, noise and overlooking. The proposed transformers shall be a minimum of 90m away from the closest sensitive residential receptor and shall be located within the car park of the warehouse unit. As a result, the proposed development will not give rise to any adverse impacts on nearby occupiers.

Given the limited scale of the works, the separation from residential uses, and the low-impact nature of the EV charging infrastructure, it is concluded that the proposed development will not result in any detrimental impact on local amenity and is fully compliant with Policy CS16 of the Local Plan.

Flood Risk

The application boundary is within Flood Zone 1. The proposed transformers are to be located on existing areas of hardstanding, and as a result, would not alter existing ground conditions or drainage patterns. Therefore, the development would have no impact on the current drainage infrastructure or surface water runoff. Consequently, the proposal would not give rise to the risk of on-site flooding, nor give rise to any potential for future flooding.

Conclusion

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 and proximity away from residential development, is considered that the proposed charging infrastructure will not have a detrimental impact on local amenity. In summary, the proposals will secure improvements to economic productivity and are considered in accordance with the Development Plan and its policies.

Yours sincerely,

[redacted]

Chris Kirby

Associate
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