

Dear Planning Committee,

I am the agent for the application and I am writing on behalf of Clowes Developments UK, who are the owners of the former landfill site at Harts Farm Way who purchased the site at the beginning of 2021 to develop the site and bring forward new employment units as quickly as possible.

The site is reclaimed land that was used as a landfill site in the 1990's and is allocated for employment development in the adopted Development Plan.

This application has been the subject of pre-application discussions with officers at the Council, the Highway Authority, National Highways and also Natural England.

A number of studies have been undertaken to assess the potential impacts of development, including full ecology surveys, extensive work on the potential risks of working with the landfill material as well as extensive highway modelling work to assess the A27 and Teardrop and Rusty Cutter Junctions.

Where any potential impacts were identified, solutions have been proposed to mitigate impacts or provide a betterment. In summary, in addition to the new employment units, the development will provide the following:

Landscape and Visual Impact

- Landscape bunds of 3 and 5 metres in height around the western and southern boundaries;
- Additional tree planting around the site boundaries to supplement retained trees;
- Screening of the development so that within 15 years of construction the new buildings will have significant screening, particularly when viewed across Langstone Harbour.

Highways

- A new signalised Toucan Crossing across Harts Farm Way for cyclists and pedestrians;
- A new shared pedestrian/cycle path along the north side of Harts Farm Way, both of which will be provided by the applicant at their cost.

Ecology, Solent Waders and Brent Geese

- Measures to sustain wildlife including a slow worm habitat area and bird boxes;
- A financial contribution of £159,176.70 calculated in accordance with the Solent Wader Mitigation Strategy to offset the loss of the part of the site (measuring 4.47 Ha) classified as low use.

Contaminated Land

- Cut and Fill approach to minimise the removal of landfill material, reducing the disturbance of waste at the site and minimising the need to use other landfill facilities;
- Controls during the construction phase to manage any risks of moving landfill material;
- Monitoring during the construction phase to identify any issues with the earthworks;
- Provision of impermeable area across a large part of the site to cap it and reduce filtration of rainwater into the landfill material;
- Provision of a sealed surface water drainage system that will store rainwater before release in a controlled manner into the Hermitage Stream;
- Ground Gas Protection Measures.

There is significant occupational demand from within Havant and the wider South Hampshire Region for modern, energy efficient employment units, in high-quality and accessible locations such as this, however not enough sites are coming forward to meet this demand.

Businesses are therefore finding it hard to expand and are looking further afield for new premises that meet their requirements. If insufficient land is available to provide new premises, then local businesses may have to relocate outside the Borough if their needs can't be met in Havant and new jobs and investment created by companies who want to come to Havant won't be realised.

The proposals will provide the type of modern units that are in demand and their proposed design is based on occupier requirements and knowledge of the commercial development sector. Clowes Developments and Michael Sparks Associates have extensive experience of warehouse and industrial development across the UK and the design of the buildings and their dimensions are consistent with similar, modern employment units elsewhere.

The use of employment units such as these are based on volume as much as floorspace and the proposals optimise development of the site so that best use is made of a scarce land resource.

Throughout the determination of this application, we have taken account of the comments raised and amended the proposal where required, to ensure that the development meets local and national planning policy requirements. The development will optimise use of the site to help meet employment needs in a way that respects the surroundings and addresses planning policy.

Granting permission for this application will therefore help realise the Council's long term objectives of providing sufficient land for local businesses wanting to expand or new businesses wanting to come to the Borough and make use of a site that has been allocated, yet undeveloped, for the last 8 years.

Thank you,

Matthew Thomas

Partner – Head of Planning
Michael Sparks Associates