



Economic Development - Consultation Response

Planning Reference:	APP/21/00200
Site Address:	32 New Lane, Havant, PO9 2NG
Proposal:	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.
DC Case Officer:	
Date of Response:	18 th May 2021

The application is for the 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. The proposed development is subject of Local Plan Policy CS2 and Local Plan Policy CS3 of the Havant Borough Council Core Strategy Adopted Core Strategy – Adopted March 2011).

Economic Development Office notes that:

The proposed development will provide a new use for the former Pfizer site and will provide active business use now that Pfizer has left the site and freed it for new development.

The initial development follows the Havant core strategy focus on providing new employment to the borough and the reduction of out commuting. This new development will also ensure that previously developed land is reused for new employment floorspace as well as generating wealth and producing an economic output on existing employment sites that are not fit for current purpose. This is in line with Policy CS1 of the Core Strategy.

Emerging Local Plan Policy C1 of the Pre-Submission Local Plan seeks to retain existing employment sites by reinforcing their function and role and therefore the proposal for redevelopment of the site to retain it in business use class is in accordance with the emerging Havant Borough Local Plan 2036.

Given the scale of the development, the Economic Development office seeks that the applicant enters a Local Employment & Training Agreement to increase apprenticeship jobs, promote career opportunities and secure jobs for local residents to contribute towards a reduction in out commuting. This comprises the following mitigation measures:

- An agreement to assist in the placement of the apprentices and unemployed from the local area into jobs during occupation phase.

Negotiation of obligations including; direct labour agreements, training, work experience/ placements and apprenticeships to be implemented before completion of the development.

The proposed development presents an opportunity to build and enhance the skills of the local workforce by providing training and employment opportunities for local residents during the occupation phase.

The Pre-submission Havant Local Plan 2036 sets out in Policy DR2 the council's view on boosting local skill levels and community integration. It states that 'significant new residential and commercial development will be expected to support local people in accessing employment and skills training'.

Also, by providing for local employment and skills needs the proposal would advance the NPPF, in particular paragraph 80 which seeks to enable each area to build on its strengths, counter any weaknesses and address the challenges of the future.

The Economic Development Office therefore considers that the proposal supports Local Plan Policies CS2 and CS3 and the National Planning Policy Framework Paragraph 80 in so far as it provides for local employment. The office also recognises the need for a Local Employment & Training Agreement as stated within Havant Borough Council's local plan.

Thank you for your consultation.

Kind Regards,

Joseph Gamlin

Economic Development Officer

Havant Borough Council