

Billy Johnson BSc (Hons) PG Cert
Harbour Master/Manager

CC Braby ACMA CGMA
Treasurer to the Board

SP Kerr BA LL.M Solicitor
Clerk to the Board

B Curtis CEng
Engineer to the Board

My Ref LHB/LM/18b
Yr Ref APP/21/00189
Ask for Louise MacCallum
Date 23/03/2021

Dear Ms Wells,

BROCKHAMPTON WEST, HARTS FARM WAY, HAVANT

OUTLINE APPLICATION FOR THE DEVELOPMENT OF NEW EMPLOYMENT UNITS TO PROVIDE UP TO 29,000 SQ M (GROSS INTERNAL AREA) FOR FLEXIBLE USE ACROSS USE CLASSES E (LIGHT INDUSTRIAL), B2 AND B8 WITH ANCILLARY OFFICES, CAR PARKING, SERVICE YARDS, DRAINAGE WORKS, LANDSCAPING AND ASSOCIATED WORKS TO PREPARE THE SITE FOR DEVELOPMENT. ALL MATTERS ARE RESERVED EXCEPT THE PRIMARY MEANS OF ACCESS TO THE SITE.

I refer to your letter dated 3 March 2020 and the detailed drawings viewed on the Havant Borough Council website concerning the above planning proposal.

The Board's Planning Sub Committee has considered this application and wish to **OBJECT** to this proposal for the following reasons:

1. The Langstone Harbour Management Plan states that "The open area around the harbour is part of the harbour's landscape and nature conservation value and should be retained and managed for these purposes in association with the harbour itself".
2. The field is categorised as "low use" for wading birds in the Solent Wader and Brent Goose Strategy – further survey work should be undertaken to understand the importance of the field as a high tide feeding site for SPA bird species. (The most recent survey data contained within the Planning Statement is from 2014, and although my visit to the site revealed the current management regime there does not make the site particularly attractive for Brent Geese/Waders it is important to understand how designated species are currently using the site).
3. The Langstone Harbour Management Plan includes the following objectives: to conserve and improve the landscape of the harbour and of the surrounding area visible from the water, including the built environment, and to encourage land use and management practices on land around the harbour that will maintain and enhance its value to nature conservation and the quality of its landscape. The proposal for a large commercial building on this site is not compatible with these objectives.

The committee understands that the site of this proposal is included in Havant Borough Council's Regeneration Strategy, meaning it is certainly possible that this building will ultimately be taken forward. Should this be the case, the Langstone Harbour Board wish to be fully consulted throughout the application process in order to ensure that this potential development does not negatively impact upon harbour views.

Yours Sincerely,



Louise MacCallum
Environment Officer
Langstone Harbour Board

FAO Ms L Wells
Havant Borough Council
Planning Services
Public Service Plaza
Civic Centre Road
HAVANT
PO9 2AX