

Former Dairy Crest Site

Statement of Community Involvement

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1. Introduction

- 1.1 Southern Co-Operative Properties Ltd is proposing the demolition and redevelopment of the former Dairy Crest site, located along Dunsbury Way, Leigh Park, Havant.
- 1.2 This redevelopment is proposed through an outline planning application, with all matters reserved (save for access). This Statement of Community Involvement outlines the level of public consultation taken for the scheme, and any comments which were received and how they have been addressed through the scheme.
- 1.3 In support of the planning application and in line with the Localism Act, Southern Co-operative Properties Ltd and JLL have undertaken pre-application community engagement process to both inform the local community and seek the views of the local community in respect of the development proposals.
- 1.4 This community Involvement Statement summarises the work that has been undertaken to support the planning application through the public engagement process.
- 1.5 The scope of the community consultation has been through the form of a letter drop, which detailed the scope of development, provided indicative plans, and detailed contact information for those who wished to comment on the development proposals.
- 1.6 Notwithstanding this, the applicant has undergone pre-application discussions with the Local Authority, the comments of which have influenced the indicative design of this outline application.

2 Formal Public Consultation for the Planning Application

- 2.1 In addition to the activities undertaken by Southern Co-operative Properties Ltd with the local authority over the past 18 months, formal public consultation through the form of a letter drop from the applicant has taken place.
- 2.2 The letter (which is at appendix A) was posted to properties located in close proximity to the development site. The area which was included for the letter drop is located at appendix B with a covering letter which detailed the outline proposal.
- 2.3 The circulation area included all houses and commercial properties which may be directly affected by the proposed development. The letters were posted on the 2nd November and were given a deadline of the 12th November for comments to be returned to the development team, however, any late comments would have been considered by the development team.
- 2.4 The consultation attracted no responses, however, the applicant is prepared to meet with the residents should this be required during the application process.

3 Comments from Pre-application Response

- 3.1 The applicant submitted a pre-application request to the Local Authority detailing the proposed development for an outline consent, with indicative plans detailing the proposed development.
- 3.2 The local authority provided comments in relation to the proposed development. Comments received related to the street scene of the proposed development, and the future relationship with the existing neighbouring industrial uses and the proposed residential uses.
- 3.3 The design comments have been addressed with appropriate buffer between the carriageway and the proposed development site to retain the open street scene. It should be noted that as this application in an outline, these plans are of course indicative at this stage, however, does detail the quantum of development which the site could reasonable accommodate.
- 3.4 Comments were also received regarding the potential loss of employment land. A marketing report and property analysis of the existing unit has been prepared for this application which details the application site is no longer fit for purpose and as such is suitable for residential redevelopment.
- 3.5 The pre-application response detailed further comments in relation to ecology, contamination, and developer contributions. These have been assessed through supporting information which have been submitted with the planning application.

4 Summary and Conclusions

- 4.1 In line with both local and national planning guidance the Southern Co-Operative have actively engaged with both the local authority and local community prior to the application being submitted.
- 4.2 No comments from the letter drop have been received. Comments which have been received from the local authority have informed the outline application in its current form.
- 4.3 The applicant is committed to continuing to be receptive to the local community throughout the planning application process, and will monitor any comments which will be received from both the local population and statutory consultees as the application process.

Appendices

Appendix A – Letter

23 October 2018

Owner/occupier

Jones Lang LaSalle Ltd
Latimer House 5-7 Cumberland Place
Southampton SO15 2BH
+44 (0)23 8023 2882

jll.co.uk

Dear Sir/Madam,

Proposed Redevelopment of the Former Dairy Crest Site, Southern Co-Operative Funeral Care Centre and Bungalow for up to circa 78 Apartments.

We write to you on behalf of Southern Co-Operative Properties Ltd, to provide details of a proposed outline development on the above site, located at 222 – 224 Dunsbury Way, Leigh Park, Havant.

Enclosed with this letter is an information leaflet which outlines the indicative elevations designed for this scheme. These have been informed by the existing high-density buildings which are located along Dunsbury Way.

The applicant has already undertaken pre-application discussions with Havant Borough Council and has commissioned studies of the site to support the planning application. We would greatly value any comments you may have on the proposed scheme before we move forward to a formal outline planning application.

We believe that there will be a number of benefits derived from the proposal, those include:

- The redevelopment of this derelict land
- The provision of much needed housing within Leigh Park
- Visual improvement and high-quality design of the run-down site

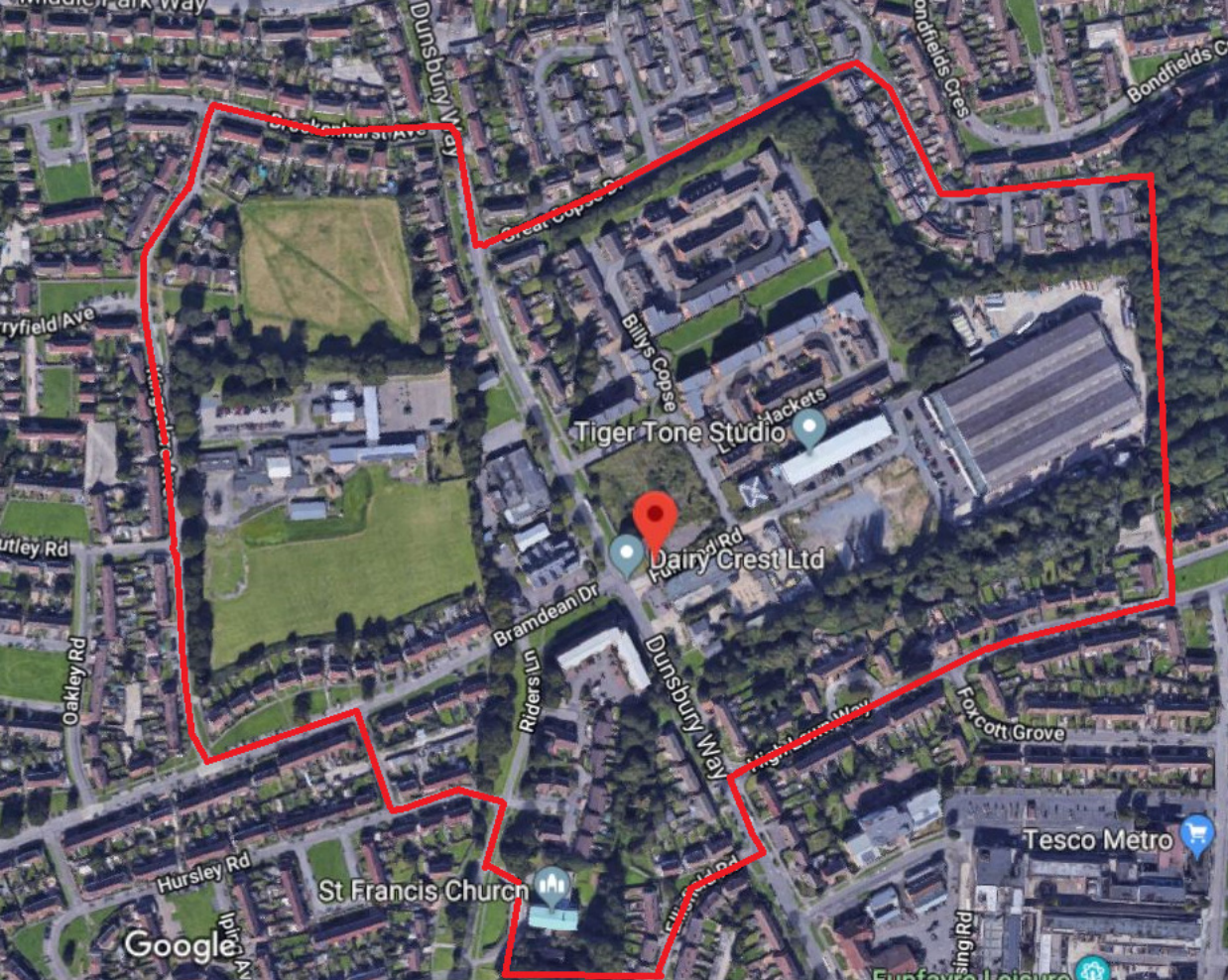
If you would like more information or have any comments please email aiden.murray@eu.jll.com or you can contact us by post;

Aiden Murray
JLL
Latimer House
5-7 Cumberland Place
Southampton SO15 2BH

All responses must be received by 9th November 2018 to be considered by the project team.

Aiden Murray
Planning Consultant

Appendix B - Letter Drop Area



About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At year-end 2016, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 77,000. As of December 31, 2016, LaSalle Investment Management has \$60.1 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

About JLL Research

JLL's research team delivers intelligence, analysis and insight through market-leading reports and services that illuminate today's commercial real estate dynamics and identify tomorrow's challenges and opportunities. Our more than 400 global research professionals track and analyse economic and property trends and forecast future conditions in over 60 countries, producing unrivalled local and global perspectives. Our research and expertise, fuelled by real-time information and innovative thinking around the world, creates a competitive advantage for our clients and drives successful strategies and optimal real estate decisions.