

From: Biltcliffe, Andrew
Sent: 20 December 2022 14:58

Subject: RE: Planning Application APP/22/01039 36 New Lane, Havant, PO9 2JL

In terms of the Proposed development at 36 New Lane Havant for the demolition of the existing single industrial unit and replacement with 6no B2,B8 and E(g) units of varying sizes the comments from the Economic Development and Regeneration teams is that the proposal is supported. The existing unit whilst having a relatively modern appearance is now aging in a changing market. It is imperative for the economic sustainability of the borough that our stock of employment space is up to date with market requirements and modern methods of construction .

The success of recent developments in the immediate vicinity of the site have clearly demonstrated that the variety of unit sizes is what the market needs and being of a much higher quality than the older buildings that have been the bedrock of this successful industrial zone has attracted new employers to the area. The significant investment that the market has pumped into New Lane industrial zone is a clear demonstration of the market's belief in Havant's future economic success.

The site is in an accessible and established industrial zone that is transitioning to a modern commercial zone. There is no significant impact on any residential areas and so again the principle is to be supported.

Whilst the proposal is positive, the application does not appear to recognise that the existing unit is the headquarters of Qvis a successful lighting and security manufacturer. The application form states that there are no existing employees on the site and that employee numbers won't change. This seems incorrect, as Qvis appear to be operating at the site. Whilst the D&A statement claims a formula based number of 120 potential employees at the proposed re-development no figure is given as to the existing number of employees. Neither is there any information on the future of Qvis in the borough, which currently provides high quality jobs. Further information is needed on this point.

The proposal also states that the development will achieve BREEAM Very Good, this is applauded, although an Excellent rating would be preferred. The application states that utility infrastructure will be in place for future electric car charging points, ought this not be fully provided at the outset?

Other developments in the vicinity have been successful in attracting local employees to the development of the site and this ought to be a focus for the developer of the site as the area is in Leigh Park which does have challenges with training and employment. An Employment and Skills plan should be a condition of any planning permission.

Any queries please contact me.

Regards

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Note: I normally work Tuesday and Thursday

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