

Supporting Statement

Application to Demolish the Existing Buildings

At

Solent Retail Park (Phase II)

**Land bounded by Solent Road, Brockhampton Lane & Selbourne Road,
Havant**

August 2014

1.0 INTRODUCTION

This application relates to Solent Retail Park (Phase II) the land bounded by Solent Road, Brockhampton Lane and Selbourne Road (as indicated on the location plan) and the prior notification for the proposed demolition of the existing buildings and structures on site. It is submitted by Hargreaves Management Ltd. on behalf of Solent Road Nominees Ltd.

Currently, built development on-site consists of four industrial / commercial premises and a single storey restaurant. It is proposed to demolish these buildings in their entirety.

The rationale for the proposed demolition is outlined later in this statement. Essentially, the landlord wishes to demolish all existing buildings and structures to prepare the site for redevelopment to provide for the second phase of the retail park and to provide new employment opportunities and economic regeneration of the site.

APPLICATION SUBMISSION

The following information is provided as part of this submission:

- Covering letter
- Completed Application Forms
- Site Location Plan, and
- This Supporting Statement

2.0 SITE AND SURROUNDINGS

The site, which is largely triangular in shape, extends to 1.47 hectares and is bounded by Solent Road, Brockhampton Lane and Selbourne Road. A site location plan is included as part of this application.

The premises include a range of industrial and commercial units of 1-2 storeys and a restaurant. All the industrial / commercial units are currently vacant and the restaurant operator will be moving out on the 12th September 2014.

Vehicle and pedestrian access to the site is taken from various points on Solent Road, Brockhampton lane and Selbourne Road.

The site is shown to lie mainly within Flood Zone 1 but with areas of Flood Zones 2 and 3a along the northern/western edge adjacent to Brockhampton Lane. The site is not subject to any designations/allocations.

The site is immediately bound to the north/west by Brockhampton lane, beyond which lies residential and industrial development. Solent Road directly abuts the land to the south, opposite which lies further commercial development, including a Tesco Extra store and the ICTS and trade park sites

(both, of which, are the subject of applications, by Hargreaves, to improve their employment offer). To the east of the site, beyond Selbourne Road, are Solent Retail Park / Havant Town Centre.

3.0 PLANNING HISTORY & PROPOSED DEMOLITION

On the 20th June 2013 planning permission APP/12/00852) was granted for the demolition of existing buildings on-site and erection of a single structure (for class A1 use) extending to 4289sqm at ground floor and up to 3328sqm (GEA) at first floor, with associated access, parking and servicing

As noted above, this permission for the redevelopment of the site establishes the principle of the demolition of all existing buildings and structures. The Developer is committed to bringing forward beneficial economic re-use of the site.

4.0 DEMOLITION METHODS STATEMENT

The proposed approach to the demolition of the existing buildings and structures on the application site are set out below. All the demolition works are to be undertaken by a demolition contractor in compliance with the relevant Code of Practice for demolition.

Initially, a series of preparatory tasks will be undertaken to ensure that the buildings are safe to be demolished. These include:

- The disconnection of all services to the property; and
- The stripping out of all fixtures, fittings, partitions, suspended ceilings, computer flooring etc. which will be recycled or sold on if surplus to requirement.

Once the site has been made safe, demolition will commence, based on the following actions:

- Demolish buildings using traditional non-explosive methods;
- Process demolition arising's which will then be disposed of accordingly, that is, scrap metal to scrap yard, timber to recycling yard, and rubbish to licensed tip, hard-core and concrete stockpiled on site ready for crushing.
- Grub up hard standings, footings and foundations where applicable without undermining neighbouring roads, buildings and paths. Stockpile arising's ready for crushing; and
- Bring crushing plant to site and stockpile on site.

During the demolition, the site demolition contractor will carry out the following measures to mitigate any impact on the immediate locality:

- A water hosing system will be put in place on site to dampen down potential dusty areas;
- The on-site plant will be calibrated to meet the regulations for working on sites within the urban area. The site contractor will also be instructed to work in a considerate manner and to ensure any impacts are minimised;
- The site contractor will keep the site free of all litter whilst work is being undertaken, and
- A full Health and Safety Plan will be prepared and put in place during the demolition stage works of the project.

Following demolition the site will be cleared and left clean and tidy in anticipation for the redevelopment of the site.

Therefore, in terms of the condition and state of the application site post demolition, it will be cleared but there will be stockpiled hard-core present for re-use in a sustainable manner.

The site will be appropriately secured (by means of fencing / timber hoarding) to ensure safety and control of access.

Characteristics of the Development

The proposed demolition methods for the existing buildings are outlined in the demolition method statement. The demolition of the buildings will be contained within the application site and the contractor will adopt working practice outlined in section 5 to ensure that impact on the immediate environment is minimised.

This application will be publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications. The buildings on-site are not of a high quality design and as such could not be listed.

There are no important trees within or close to the application site that would be affected by the demolition of these buildings.

5.0 SUMMARY & CONCLUSIONS

The proposed demolition is in order to facilitate the future redevelopment of the site. The demolition works will be undertaken by an experienced demolition contractor in accordance with the relevant regulations / code of practice.

The Developer is committed to bringing forward beneficial economic re-use of the site. The demolition of these buildings should be considered acceptable given there is no intrinsic value to them remaining.