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David Eaves
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Havant Borough Council
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Dear David

Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application for Prior Notification of Proposed Demolition at the Pfizer Site, 32 New Lane, Havant PO9 2NG

An application to determine whether prior approval is required for the method of demolition of buildings including slab removal and any proposed restoration of the Site at Pfizer 32 New Lane, Havant PO9 2NG is being sought by Havant Property Investments LLP.

Fellows Planning Ltd is acting as planning agent on behalf of the Havant Property Investments LLP in seeking approval for this element of Site works. This follows a recently submitted Notice of Intention to carry out demolition as required by Section 80/81 of the Building Act 1984 by the contractors Scott L Craddock / Collins Demolition Ltd (dated 23/06/2021) to Havant Borough Council.

All buildings on the Site of 32 New Lane, Havant will be demolished in readiness for redevelopment. This includes a series of high-bay warehouse buildings, cold stores, packaging warehouses, plant rooms and offices (7 in total identified on the demolition plan drawing reference 7379-SMR-00-ZZ-DR-A-2002-S4-P4). There are also a number of smaller buildings and structures to be demolished near the road frontage, car park, west of building 3 and 4, and in the northeast corner of the site.

A number of photographs have been supplied to show the nature of the existing warehouses and structures on the site as a separate document and contained within the Demolition Plan produced by Collins Demolition Ltd. The buildings proposed to be

demolished are large office and industrial buildings that are utilitarian in nature and not of a quality that are considered worthy of listing or of any heritage value.

The contractor carrying out the works has provided details in relation to the method of demolition in the accompanying Demolition Plan which includes Asbestos Removal, Demolition and Reclamation Works. All buildings will be soft stripped in full prior to demolition of each building structure, including asbestos removal in accordance with HSE requirements and Control of Asbestos Regulations 2012. The report indicates that this will involve a Volvo EC380HR High Reach demolition rig with shear and grab attachments for majority of the demolition. Excavators with grab attachments will load the waste/organise into piles prior to collection. Further details are provided in Section 5 of the Demolition Plan produced by Collins, with pages 44-60 providing a list of the intended equipment for each area.

The demolition process will follow the Construction Management Plan produced by TSL dated May 2021 in terms of access to the site, contractor parking, working hours, waste management, control of dust etc. Further details have also been provided in the Demolition Plan Collins have produced in terms of dust control measures and how they will respect the amenity of adjoining neighbours.

No deep piling or penetrative methods will be required as part of the demolition process to ensure that there is no risk to ground water.

Site investigations have already been carried out at the site both in the past and earlier this year and are detailed in the current planning application to redevelop the site (please see Outline Remedial Strategy and Implementation Plan, produced by EPS, dated May 2021 for details).

Please note that demolition sought is limited to above ground structures at this stage. Excavation of any substructures and foundations will need to be approved via the current planning application APP/21/00200 to redevelop the site.

The current planning application has found that there is no archaeology impacts as a result of the development nor are there any ecology constraints within or in close proximity of the site (copies of the ecology reports are included for ease of reference). That said, the site contains mature trees mostly found on its boundaries, some of which are protected. Therefore, tree protection methods have been provided (which concur with the current planning application) and will be followed during the demolition process.

The applicant, design team and contractors are in dialogue with Network Rail Asset team given the proximity of the Railway line on the eastern boundary.

Whilst an exact date of demolition is not yet known, enabling works are due to commence on 3rd September 2021. It is likely demolition would start around the 20th September 2021. The demolition process is likely to take 11 weeks but Site remediation will take longer (as indicated on the application form).

A Site Notice has been erected on the site boundary in accordance with permitted development requirements. This prior approval is being sought to ensure the tight programme of works are not delayed, given the desire for a smooth transition once the current occupier Pfizer leaves the site.

We consider that prior approval should not be required in this instance, however we are keen to work with the council in providing any further information that may be required or can agree to the imposition of a number of suitably worded conditions to control the demolition process to protect amenity. We can provide this information upfront as part of this prior approval submission to prevent the submission of further details to be approved by separate applications. This avoids further administration by the council and a delay whilst this is processed which is important given the very tight demolition, remediation and build programme the applicant is working to. This will bring the Site into use for the intended occupier as quickly as possible.

We look forward to hearing from you in due course.

Yours sincerely



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Director at Fellows Planning Ltd.

