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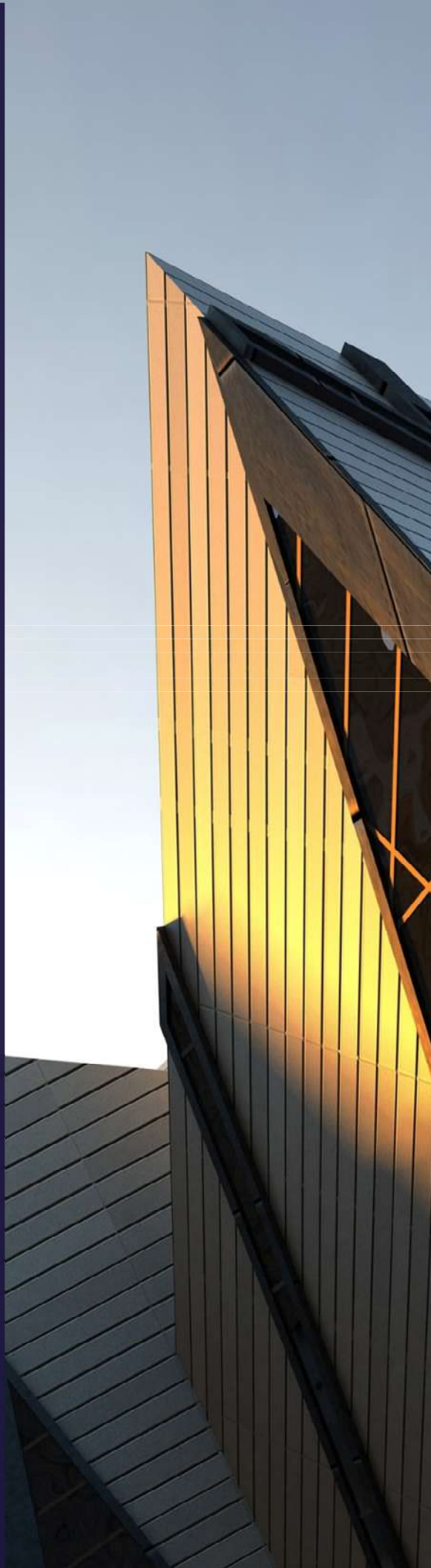
Summary Proof of Evidence of [redacted] MRTPI

Haslar IRC

Home Office

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1. Qualifications and Experience

1.1 My name is [redacted], and I have a BA (Hons) and PG Diploma in Town Planning, as well as a PG Diploma in Surveying. I am a chartered Member of the Royal Town Planning Institute (RTPI).

1.2 I am a Partner at Cushman & Wakefield (C&W) and head of the Midlands planning team based in the Birmingham office. C&W is a real estate company, which operates both in the UK and globally. I have worked for C&W (previously DTZ) since 2001.

1.3 I have over twenty-four years' post qualification experience working in planning consultancy and advise both private and public sector clients on a range of town planning related matters.

1.4 I am instructed by the Home Office (the "Applicant").

1.5 I have been directly involved in the Applicants' proposals for the reopening and expansion of Haslar Immigration Removal Centre (IRC) since June 2022. This has included assessing the site, advising the Applicant during the pre-application process and preparation of the application, as well as being the planning agent during the planning application submission stage.

1.6 I am familiar with the relevant policies within the Development Plan (CD/6.1) and other material considerations, including those contained within the National Planning Policy Framework ('NPPF') (CD/7.1) and the National Planning Practice Guidance ('NPPG') (CD/7.2).

1.7 I have visited the Site which is the subject of this application (the 'Application Site') on several occasions, and I am acquainted with the local area and understand the range of issues that the development proposal gives rise to.

1.8 The evidence which I have prepared and provide for this Inquiry (in my proof of evidence) is true and has been prepared and is given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions.

2. Scope of Evidence

2.1 Matters in relation to the proposed operation of the IRC and the Applicants' experience of managing other similar sites, as well as addressing Gosport Borough Council's (the 'Council'). comments regarding the need for the proposed IRC extension, are dealt with as part of the Proof of Evidence of William Round of the Home Office.

2.2 Matters in relation to the effect of the proposal on the highway network are dealt with as part of the Proof of Evidence issued by [redacted] (CD/8.3) of Stantec.

2.3 Matters in relation to the provision of flood risk and drainage are dealt with as part of the Proof of Evidence issued by [redacted] (CD/8.7) of First Horizon.

2.4 Matters in relation to heritage and archaeology are dealt with as part of the Proof of Evidence issued by [redacted] (CD/8.5) of Wessex Archaeology.

2.5 Matters in relation to ecology are dealt with as part of the Proof of Evidence issued by Derek Allen (CD/8.4) of First Horizon.

2.6 Matters in relation to landscape and visual impacts are dealt with as part of the Proof of Evidence issued by [redacted] (CD/8.6) of UBU Design.

2.7 My evidence provides commentary on matters relating to planning policy and seeks to assist the Inspector with an assessment of impacts and benefits of the application.

2.8 I will demonstrate in my Proof that the proposed development is entirely acceptable in planning terms. I will demonstrate there are public benefits which will be delivered as a result of the proposal and that outline planning permission should be granted.

3. The Proposed Development and Planning History

3.1 The detailed description of the application site and surrounding area, as well as a description of the proposal and the planning history for the site are set out in of the Applicant's Planning Statement (CD/1.16), my Proof of Evidence and also summarised in the Applicant's Statement of Case (CD/8.8). Therefore, I will not repeat this information within my evidence.

3.2 The application site comprises an existing secure detention facility operating within Use Class C2A.

3.3 The application proposal has no remaining statutory consultee objections with the exception of Gosport Borough Council It is common ground between the Applicant and the Council that the proposal is acceptable in principle. The principal issues concern whether the detailed impacts of the proposal comply with specific Development Plan policies relating to design, heritage, ecology, highways and flood risk and drainage. There are no objections to the application from Hampshire County Highways Authority, the Lead Local Flood Authority, the Environment Agency, Natural England and Historic England.

3.4 No amendments have been made to the Applicant's proposals since the application was submitted.

4 Relevant Planning Policy

4.1 The Development Plan applicable to the site and proposed development is comprised of:

- Gosport Borough Local Plan 2011-2029
- Hampshire Minerals and Waste Local Plan 2026

4.2 My proof of evidence identifies the relevant policies contained within the Development Plan, as well as other material considerations relevant to the determination of the outline application. It identifies those policies where there remains dispute between the Applicant and the Council.

5. Assessment of Key Matters – Planning Balance

5.1 The main matters to be considered as part of this inquiry are set out in a succinct manner by the Inspector in in the Pre-Inquiry Note:

Main Matter 1 – The principle of development (need for increasing capacity at Haslar IRC)

5.2 In my opinion, the principle of the proposed development is acceptable. The proposal would deliver nationally important public service infrastructure on an existing operational IRC site where the lawful use is already established. Whilst concerns have been raised regarding the relationship between the proposal and wider regeneration aspirations for the Haslar Peninsula, there is insufficient evidence to demonstrate that the proposed expansion would materially undermine the delivery of those regeneration objectives. Conversely, there is compelling evidence of an operational need for the development and significant public benefits arising from it. Although the proposal is not itself a regeneration scheme, it would deliver several economic and regeneration-related benefits that I explain in my proof.

Matter 2A - Heritage and Conservation

5.3 I consider the evidence submitted by the Applicant demonstrates that the proposal preserves the ability to understand and appreciate the significance of the historic environment. Any effects on setting are limited and amount, at most, to low-level less than substantial harm; and any such harm is decisively outweighed by the substantial public benefits delivered by the proposed development.

Matter 2B - Character and Appearance

5.4 I consider the evidence demonstrates the proposed development will result in minor to moderate harm to the character an appearance of the area. These harms are local rather than widespread and do not significantly affect the setting of settlements and other landmark features.

5.5 I consider the harms identified are capable of being reduced through careful design and are also significantly outweighed by the benefits of the proposed development identified in my proof of evidence.

Matter 3 – Amenity – lighting, privacy, noise, traffic and construction

5.6 In relation to the above amenity matters, I agree with the Council officer's report that the proposed development could be delivered in a manner that would not give rise to any significant harm to the residential amenities in terms of loss of light, loss of privacy or any overbearing or unneighbourly sense of enclosure.

5.7 I consider that lighting impacts, noise impacts and construction traffic impacts can be adequately mitigated through appropriate planning conditions.

Matter 4 - Highways and Access

5.8 I conclude that the proposed access arrangements, local highway network, parking provision and emergency access arrangements would satisfactorily accommodate the Haslar IRC expansion and provide no basis upon which planning permission should be withheld.

5.9 I understand Hampshire County Highways Authority have confirmed no objection to the proposed development.

Matter 5 - Flood Risk and Drainage

5.10 I conclude that the outline application would be safe and acceptable having regard to flood risk, coastal change, climate-change resilience and emergency evacuation arrangements and therefore complies with the relevant provisions of the National Planning Policy Framework and the Development Plan. I note the Lead Local Flood Authority and the Environment Agency do not object to the proposed development.

Matter 6 - Ecology

5.11 I conclude that the proposed development will not result in unacceptable impacts upon designated sites, protected species, biodiversity interests, the coastal environment or public access to the coast. Furthermore, the evidence demonstrates that all identified impacts can be appropriately avoided, mitigated or compensated and that the proposal is capable of delivering measurable biodiversity net gain.

Matter 7 – Supporting Information

5.12 I conclude that sufficient information has been provided to enable the relevant planning effects of the development to be properly assessed.

6 Conclusion

6.1 I am of the view that the application represents a sustainable form of development that should be granted planning permission.



ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of $9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.

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