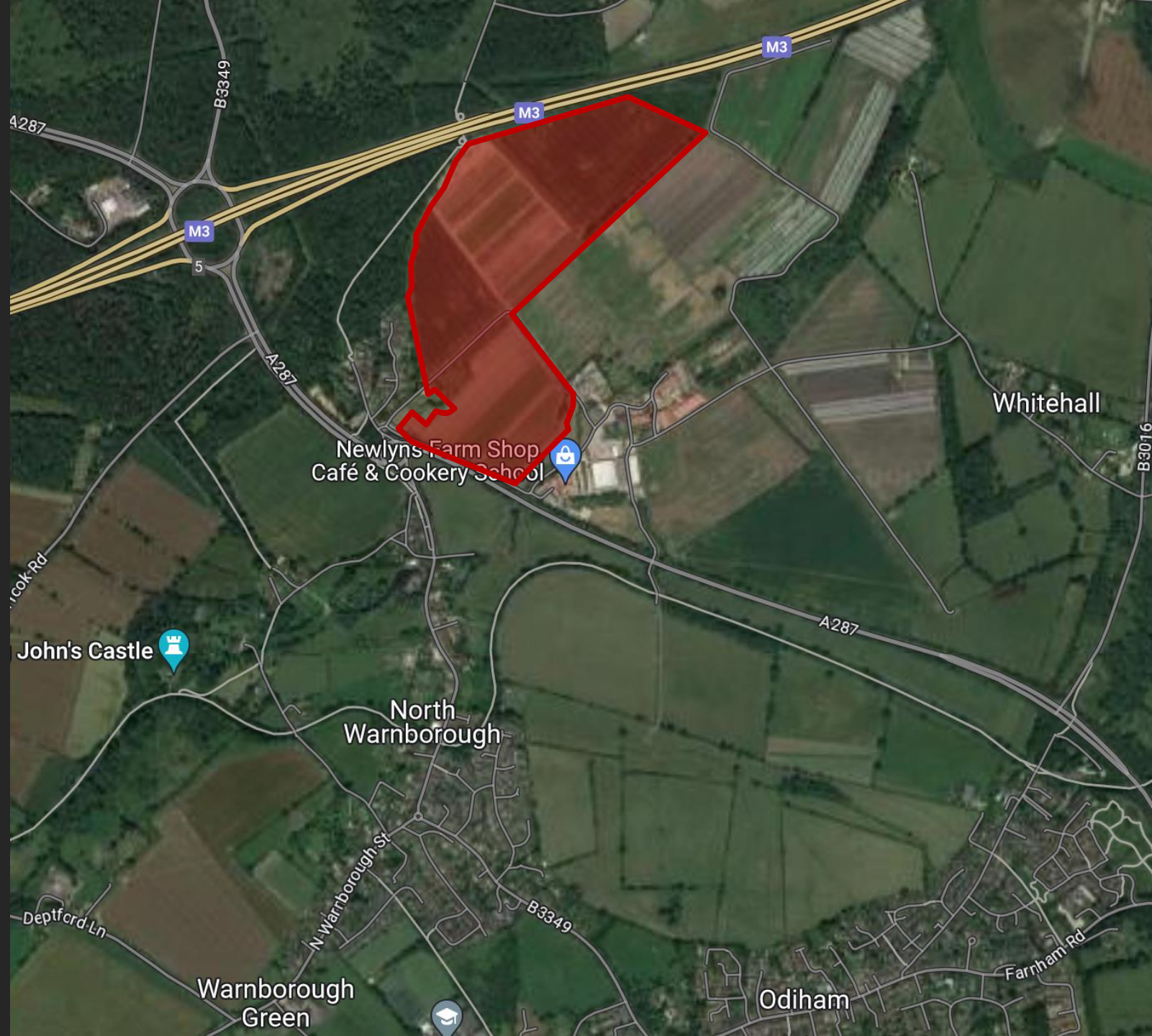


Proposed logistics development at Junction 5 of the M3

TUESDAY 21 NOVEMBER 2023

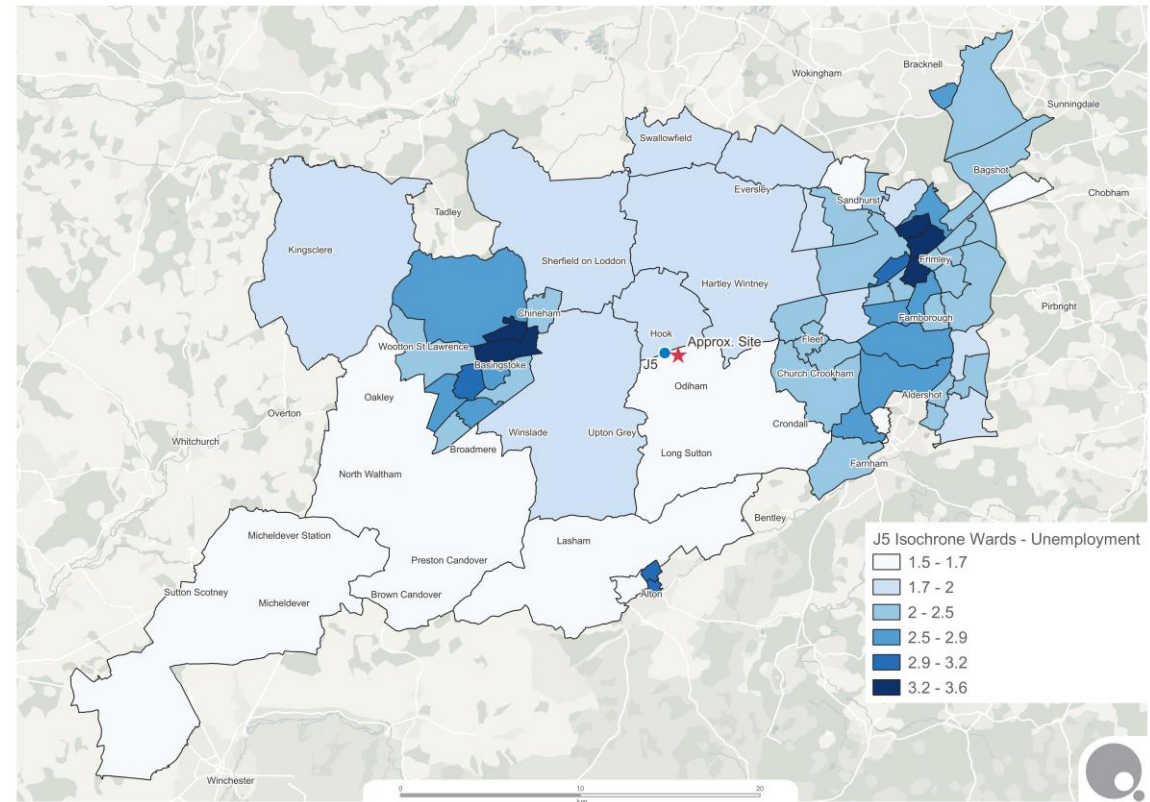


The site



Why here?

- Meeting the needs of local and regional business and to ensure that businesses, shops and the public have products in the right place and at the right time
- National need for greater self-sufficiency and more resilient supply chains
- Need for employment opportunities in communities along the M3 in Hart – Hook, Fleet, Blackwater



Our proposals

The proposed development would include:

- Up to five logistics warehouses, 18-20 metres in height
- Car parking for staff
- New landscaping and woodland planting to help screen the new buildings
- New drainage and attenuation features to deal with surface water runoff, ensure flood risk is not increased, and help deliver new habitats



Work and changes since 2022

- Electric car charging facility removed from plans
- Ongoing traffic modelling work
- Wider buffer of planting and wildlife habitats, with overall floorspace reduced slightly to provide this area
- Updated Flood Risk Assessment and drainage strategy
- Additional wildlife/drainage ponds and wetlands
- Economic analysis prepared to demonstrate need for wide variety of jobs in Hart



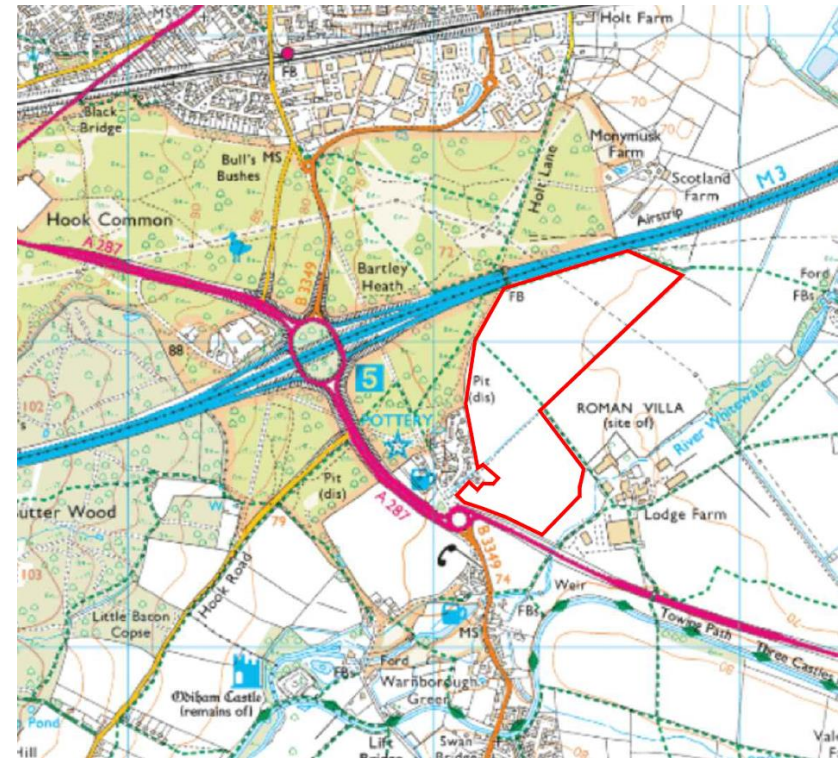
2022 scheme



2023 scheme

Transport and access

- Within 650 metres of Junction 5 of the M3, making it perfectly situated for logistics and distribution
- Road access would be via roundabout on A287 after significant improvements
- Could generate significant vehicle movements, but spread throughout the day and not concentrated during peak hours
- Improvements to cycle routes, pedestrian crossings, and footpaths
- Contribute to improved local bus services and infrastructure



Flood risk and drainage



- Legislation requires that the development does not pollute the environment
- Vast majority of the site is at low risk of flooding
- Proposals have been designed to locate built development on land at lowest risk of flooding
- Sustainable drainage features will include:
 - Swales and ditches to channel runoff
 - Ponds and basins
 - Storage crates beneath hardstanding areas
 - Green roofs on some buildings
 - Permeable paving

Benefits

The proposals would:

- Create up to 2,400 jobs on the site, from entry level to high-skill employment
- Contribute up to £125 million a year to the local economy
- Generate up to £4 million in business rates, helping the council to fund local priorities
- Provide training and employment opportunities for residents of Hart
- Improve the local business supply chain to support the regional economy
- Support the UK economy – industrial and logistics developments are critical national infrastructure

Indicative view of landscaping



Questions
