

Comments for Planning Application APP/24/01010

Application Summary

Application Number: APP/24/01010

Address: Interbridges Site, New Brighton Road, Emsworth

Proposal: Proposed employment development, with associated access, parking, yards and landscaping |cr|Classes B2 (General Industry), B8 (storage & distribution) and Class Ec-g.

Case Officer: David Eaves

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Response on behalf of Havant Climate Alliance and Havant Friends of the Earth.

ROAD SAFETY

These proposals are at odds with Hampshire County Council's Transport Strategy 2024 (LTP4). This prioritises the needs of pedestrians and cyclists over motor vehicles. If roads are unsafe, people will be more reluctant to walk or cycle.

There are already road safety issues along New Brighton road running beneath and between the bridges. This is due to the bend and dip in the road leaving poor sight lines. Risks will increase with the addition of the proposed industrial site entrance, with vehicles turning into and out of the site. Both cyclists and pedestrians trying to cross the road may not be seen until too late.

The Road Safety Audit carried out for 30 minutes at 11:15 am on a Tuesday was completely inadequate and did not represent traffic levels and risks presented during peak travel times of day. Another Audit needs to be carried out to reflect actual levels of risk at peak times.

Should this development go ahead, we think that the following minimum provision will be needed to increase safety:

1. Zebra crossing across the entrance of the Interbridges site.
2. Toucan crossing (with traffic lights for motorists) for pedestrians and cyclists, across North Street, north or south of the station entrances, or between the bridges. There needs to be careful

assessment of the safest position for this.

SUSTAINABILITY

To reduce Carbon emissions we are pleased that a Very Good BREEAM standard is proposed for buildings and only electricity will be used for energy, with electric point of use hot water systems. There is no reference to heating, but Ground Source Heat Pumps, could be installed during construction and are more efficient than Air Source Heat Pumps. An alternative would be a District Heating System between the units, sharing a Ground Source Heat Pump. We think that an opportunity has been missed to look at installing Solar PV Panels, possibly with batteries. However this will depend on units not being shaded by trees. If shading is not an issue, Solar PV would be more effective if roofs could be aligned, to provide south facing slopes.

The provision of EV charge points and bicycle storage is good.

LANDSCAPE, ENVIRONMENT AND ECOLOGY

The retention of the majority of trees along the southern boundary will help to screen the site and to protect the wildlife corridor on this side. We accept that 5 lime trees, in poor condition, will have to be removed due to safety reasons. More native trees should be planted in their place to reinforce the wildlife corridor and maintain carbon sequestration. For this purpose more native trees and hedgerow should be planted along the eastern boundary. This will also provide screening for the PRow Havant Footpaths 72 and 73.

Although no bat roosts have been found, we agree that bat and bird boxes should be installed. Although slow worms were translocated in 2016, and reptile exclusion fencing has been in place since, we think that another search is needed for reptiles, amphibians and small mammals, including badgers, before construction work starts.

It is noted that 10% Biodiversity Net Gain cannot be achieved on this site. We agree that credits will need to be bought elsewhere.