

ARV/0839

08 January 2015

Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant
Hants PO9 2AX

Dear Sirs,

Re: Interbridges Site, Emsworth
Planning Permission Number: APP/10/00912 – Conditions – PP- 03898781

Further to the above permission we seek to discharge one of the conditions and therefore include herewith our ecologist's assessment:

10. *No development pursuant to the Permission hereby granted shall commence until the applicant or their agents or successors in title have undertaken a detailed Phase II ecological investigation and survey of the site at an appropriate time of year and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any work is commenced and the approved details shall be fully implemented as approved before the units are occupied.*
Reason: *To ensure that any ecological interest on the site is properly dealt with and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.*

Whilst this is not a pre-site clearance condition, it is affected by that and the initial shrub clearance required to enable translocation needs to be undertaken preferably before the end of February or certainly March, because of nesting birds.

Please note for the avoidance of doubt that some hand clearance may have taken place or be in hand on the site imminently, under the control of the ecologist as part of the continuing survey work plus some normal winter clearance outside of this planning permission.

Gareth Knass of Aluco Ecology has been in discussion with the operators of both translocation sites, Brooks Meadow and Nore Born and obtained costings for the necessary site clearance and continuing maintenance work there, which our client will pay for. His discussion with Rob Hill of HBC (Havant being the owner of both sites) suggested that the agreement occur through the planning process, could you advise us of the procedure.

Cont.



This process has unfortunately been delayed as one of the parties to the Pension Fund died and the title has been transferred to an associated company

We are aware of the numerous other conditions, particularly the pre-clearance, which we intend to submit as a package; the updating of the 278 agreement is in hand with the solicitors, but stalled at the moment as County want updated traffic assessment. In theory that is only a pre-occupation condition, but related conditions are pre-commencement, which we may have to submit in advance of that update.

As far as I am aware the site and the access up the bank from the front remains overgrown at present, but access for inspection is possible with care; there is no need to let us know if anyone wishes to visit, but we are always happy to meet on site if that is of help.



ANDREW VANAGS

on behalf of Nash & Partners Ltd

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