Holman Reading Partnership llp

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8209/hbc/pl/sgr/le04

14th September 2011

For the attention of Mr K Oliver
Planning Department
Public Service Plaza
Havant Borough Council
Civic Centre Road
Havant
Hants
PO9 2AX

HAVANT BOROUGH COUNCIL
18 OCT 2011
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Dear Mr Oliver

Re: Proposed new workshop & offices for Cosham Plant Hire, Brockhampton Lane, Havant. Application ref: APP/11/0913

Following on from our meeting of earlier today, please find attached 4 copies of the following revised drawings relating to the above project. The drawings have been amended to reflect the various points referred to within your letters of the 26th September and 3rd October.

The amended drawings being:

Drawing no:	Drawing title:	Scale:
8209-02revD	Site layout and location plans	various
8209-03revC	Proposed floor plans and elevations	1:100

We comment as follows in relation to your letter of the 26th September.

- The new vehicular access adjacent to the existing dwellings has been moved further from the boundary by moving the complete building south towards the A27.
- The client has confirmed that it is the intention to split the building in such a way that the bottom section will form the heavy plant hire section utilising the existing or as now shown relocated entrance. With the entrance nearest the existing dwellings being used as part of the small plant / tool hire rental operation.
- To overcome the possibility of heavy plant being stored within the northern end of the site adjacent to the existing dwellings, a raised kerb margin of approx width 600mm will be formed to separate the 2 storage yard/parking areas. As such we would suggest that the problem associated with noise or vibration from the heavy machinery and the existing dwelling will be removed.
- We note the comment about a S278 agreement for the dropped kerb, but would confirm that currently no kerb or change in level exists between the existing highway and site boundary, the pedestrian walkway adjacent to the site is delineated with a line as opposed to a raised kerbline.
- We acknowledge that a contaminated land survey would be required for the site, due to the current nature of the site usage, and would as suggested expect that this would be agreed with Environmental Health before any works commenced upon site.
- The comments of the Crime Prevention Officer are noted, and we would look to incorporating a level of security and intruder alarm within the final scheme.

With reference to your letter of the 3rd October:
We note the comment about the existing trees within the site of the adjacent dwelling and these have been added to the site plan. As referred to above the northern site entrance has now been moved and the large tree adjacent to the highway upon the boundary will now be incorporated within the proposed large landscaped area.

During the construction process we would look to provide suitable barrier protection to both trees, to be maintained at all times during the construction process in accordance with BS 5837 (2005) . Further details of this protection would be provided and agreed with the Council Tree Officer prior to any works commencing upon site.

The front elevation and part side elevations have also been amended to incorporate facing brickwork and reduce the extent of the cladding as per the original drawings.
We enclose 4 copies of each of the following drawings:

We hope that the above clarification and drawings will enable you to recommend the scheme for Planning Permission, but should you require further information or wish to discuss any item please do not hesitate to contact me.

Yours faithfully,

[redacted]

Steve Reading
For and on behalf of Holman Reading Partnership llp

c/c L Silk (Cosham Plant Hire Ltd) + drgs

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