



Nash and Partners Limited

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ARV/2045

08 April 2016

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

Dear Ms. Mabbs,

**Re: Interbridges Site, Emsworth
Planning Application APP/16/00295**

Thank you for your letter of 04 April regarding our recent application above.

Please find herewith the completed Community Infrastructure information form; we have not include the presumption of liability form, on the basis that it does not trigger before permission unless there is staged permission and we do not know for sure who would pay, plus it should be zero.

Whilst it was inevitable some reports would be required, for most it was considered they were not triggered and for some we would wish to invoke the second last paragraph of your letter.

Of the particular items we comment as follows:

Arboricultural

We note as of 2nd April that all trees rather than just those with TPOs and in conservation areas are now included. We have previously included the significant Southern Boundary trees in the Landscape Management Plan of Permission App/10/00912 and this will still apply. This has been implemented to a small degree; the trees have had minor works undertaken to preserve them, they survived the recent storm Katie intact unlike others in the area. The recent reptile site strip has shown no significant shallow root growth beyond the 8m plant exclusion zone; all other area have been soil striped up to the whole site boundary.

There are a few remaining weed trees on the Gas compound and now defunct Orange Compound, which have never been considered. We have discovered responsibility for the hawthorn hedge on the North boundary and have cut it back to the fence line; this hedge should have been kept trimmed to about 2 metres high; this will now have to wait for the end of the current nesting season.

Biodiversity

This has been dealt with via permission APP/10/00912 but we have asked the ecologist to confirm that this work is complete.

Air quality

The proposal does not meet the trigger levels

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Flood risk

We have instructed a Flood Risk Assessment from consultants, which we will provide within the time frame.

Contamination

The wider site has been previously tested with the final gas report only issued by Aviron last October we would hope that could be applied to this; we include that final report herewith. The stage 1 and 2 reports are still available and could be submitted if necessary.

Landscaping

This was encompassed in the Landscape Management Plan submitted under a condition of the previous permission; this still stands and has been implemented, in the preliminary work to the trees to date. There are small areas of additional planting for the DVG building in the proposal, but overall less having removed the SSE site: we would hope to re-use the report as it stands.

Transport

The B1 units do not reach the trigger for this, but the D1 use does trigger a travel statement; it is possible to give reliable information for this as we have a known user; we have asked Telent Ltd to provide this; they are currently dealing with County Highways still trying to update the 278 Agreement.

Drainage

The drainage will be no different in to the previous condition submission, which was approved, other than reduced hard area, having removed the SSE site; we would wish to submit that with a codicil statement to that effect and the new general layout plan.

Lighting

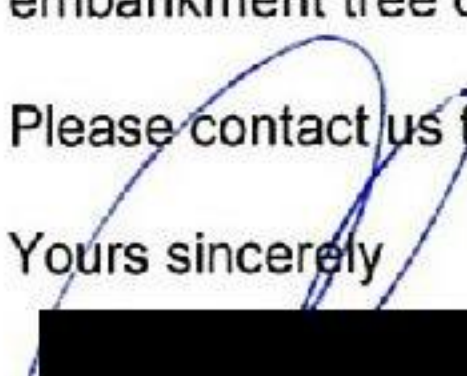
The only potential trigger we can see is the term 'car park', but would take that not to include incidental parking areas; We had not considered lighting to be any issue as the site is very well screened by the railway/A27 embankments and parking areas would only have bollard lights, which we will show on an amended plan.

Noise

The use is not noise sensitive, i.e. not housing, other residential or education; there is no B2 or noisy sporting activity in the proposal; we do not believe it triggers any report requirement. It is of course acknowledged that the A27 is particularly noisy at the bridge, where the embankment tree cover breaks.

Please contact us to discuss any queries.

Yours sincerely


ANDREW VANAGS

on behalf of Nash & Partners Ltd

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