

David Eaves
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

19 February 2026

Dear David

Re: APP/24/01010 – Interbridges Site, New Brighton Road, Emsworth
Proposal: Proposed Employment Development (Use Classes B2, B8 and Class E(g))

I write further to the submission of two additional documents which accompany this letter and which seek to address consultee comments received from Hampshire County Council Highways (dated 15 January 2026) and the Environment Agency (dated 10 April 2025).

The application has now been under consideration since December 2024, and we would very much like to secure a permission for our client as soon as possible. Prior to submission we undertook a detailed pre-application enquiry, from which we significantly altered the scheme to accommodate the Councils requests for the site.

In respect of both highways and flood risk matters, the enclosed letters from Bellamy Roberts to HCC Highways and HCC LLFA responds directly to the points raised in their recent consultation responses.

In summary, the letter on highway matters confirms that the proposed site access has been revised to reflect the Highway Authority's preferred bellmouth arrangement, provides updated visibility, tracking and safety information, and demonstrates that safe and suitable access to the site can be achieved without resulting in a severe impact on the local highway network.

In respect of flood risk and drainage matters, the enclosed letter from Bellamy Roberts (dated 19 February 2026) provides a comprehensive response to the Lead Local Flood Authority's consultation comments. The submission includes detailed hydraulic modelling undertaken by Aegaea which demonstrates that the site lies largely outside the modelled 1% AEP flood extent,

with only limited and shallow encroachment confined to the south-eastern corner of the site during the most extreme events. Ongoing winter groundwater monitoring confirms that no groundwater breaches have been recorded, and the amended surface water drainage strategy incorporates attenuation storage, a hydro-brake restricted discharge of 2.7l/s, impermeable wrapping of storage crates and additional treatment measures. The accompanying Infodrainage analysis demonstrates that the system operates within design parameters and accords with the relevant national and non-statutory technical standards.

The applicant and project team have worked closely and constructively with the Council and statutory consultees throughout the determination of this application, with the clear objective of addressing every technical concern raised. We are also advised by our client that correspondence with Steve Jorden confirmed (correspondence from 7 March 25) that officers would work positively with the project team to deliver the scheme.

This proposal represents the delivery of an important employment site, allocated in the adopted Local Plan, and will make a valuable contribution to the Borough's employment land supply.

The applicant has invested heavily in this site over a number of years to bring it forward for development, particularly following previously lapsed permissions, and remains fully committed to its delivery. In that context, it is hoped that all consultees will continue to work positively and proactively with the Council to enable a timely and pragmatic resolution of any remaining matters.

Given the additional information now submitted, we would respectfully request that the application is progressed towards determination. Following your review of this letter and the accompanying documents, we would welcome the opportunity to meet with you to discuss the scheme and to agree clear and realistic timescales for determination.

We look forward to hearing from you.

Yours sincerely,



Peter Cleveland MRTPI
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Henry Adams LLP

cc:

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