

APPENDIX B: LPA Pre-application Response

Key Issues	Comments
Design (DAS)	<ul style="list-style-type: none"> • DAS to focus on explaining how the proposal meets the criteria in Policy LP10 of the Local Plan • Ensure car parking design standards are used
Ground	<ul style="list-style-type: none"> • EA and LPA to be consulted on contamination assessment.
Heritage and archaeology	<ul style="list-style-type: none"> • HIA refers to absence of elevations (this was mentioned by C&W in our comments) when drawing conclusions on impact. The LPA does not agree with our conclusions and we need to work to close the area of disagreement by at least assessing impact on the indicative layout. • Share HE advice – CW to action. Consultant to include in HIA as appendix • Consider if further archaeology assessment is required re: comments on LiDAR and GI information
Flood Risk and Drainage	<ul style="list-style-type: none"> • Confirm we have used PfSH SFRA as a starting point for the site-specific FRA • EA and LPA to be consulted on Flood Evacuation Management Plan • LLFA and Southern Water consulted on drainage strategy • Ensure strategy compliant with Local Plan Policy LP47 • Portsmouth Water is the relevant statutory undertaker – have we engaged with them?
LVIA	<ul style="list-style-type: none"> • Does the LVIA take into consideration potential land raising or building height increases?
Ecology	<ul style="list-style-type: none"> • Recommends updated surveys – clarify these are in train. I believe they are. • Consult with NE regarding mitigation measures

	<ul style="list-style-type: none"> • Note comments about reptile mitigation. These need to be addressed. • Provide updated HMMP and brent geese mitigation
Nutrient Neutrality	<ul style="list-style-type: none"> • Provide calculation and proposed mitigation measures
Open Space	<ul style="list-style-type: none"> • HO to confirm if there is any minimum requirement for open space provision. I don't believe there is so we need to explain how the space will be used, as I understand a MUGA is not proposed.
Coast Path	<ul style="list-style-type: none"> • NE to be consulted on coast path proposals (for phase 1 and 2)
Training	<ul style="list-style-type: none"> • The council has a training requirement that encourages local employment when major development takes place. This is probably consistent with the HO's procurement approach. This is likely to be a S106 Agreement requirement and so we should make sure they are consistent. CW and HO to action.
Health	<ul style="list-style-type: none"> • HO to consult with ICB and application to present how their response is addressed.
Transport	<ul style="list-style-type: none"> • HCC Highways consultation to be undertaken • Swept path analysis of delivery vehicles serving the site.