

18 December 2024

Dear Mr Riley,

9 HARBOURSIDE, HAVANT, PO9 1TJ

REBUILD THE EXISTING CONCRETE WALLING AND REVETMENT TO THE EAST OF THE SLIPWAY. REDUCE THE FOOTPRINT OF THE CONCRETE DEFENCES AND RETURN PART TO FORESHORE. HEIGHT OF THE NEW DEFENCE WILL BE AT 4.0M OD, RAISING BY 5-10CM MAX. REINFORCE THE EARTH EMBANKMENT TO THE WEST OF THE SLIPWAY WITH SHEET PILING, AND RAISE BANK BY APPROX 50CM.

Thank you for consulting us on the above proposal. I refer to the detailed drawings and documents viewed on the Havant Borough Council website concerning the above planning application.

The Board's Planning Sub Committee has considered this application and offers the following comments.

The Committee appreciates the necessity for the Applicant to undertake these repairs to their property and are aware of the time restrictions involved, given that the property and surrounding area experienced significant tidal flooding in April 2024. We are supportive of the reasons behind the works, but there are legal obligations with regard to the designated sites that need to be considered.

9 Harbourside is situated on the boundary of a heavily designated site – Langstone Harbour SSSI, Chichester and Langstone Harbours SPA and Ramsar, and the Solent Maritime SAC. The works detailed in the supporting planning documents appear to suggest that some works would take place inside these designation boundaries. If any work is to be undertaken below MHWS, a Habitat Regulations Assessment is required to satisfy LHB and the LPA that the proposed works will not have a detrimental effect on the integrity of the protected site. Consent from Natural England must also be obtained with regard to the SSSI, as coastal defence infrastructure is identified as an 'Operation Requiring Natural England Consent' for the Langstone Harbour SSSI. It is recommended that the Applicant consult with a qualified ecologist to ensure the assessment is composed effectively.

We hope that these comments are of use. Please do not hesitate to get in touch, should you wish to discuss any further.

Yours Sincerely,



Megan Roberts
Environment Officer
Langstone Harbour Board