

Sheath, Denise

From: Norton, Tristan
Sent: 10 January 2024 12:04
To: Sheath, Denise
Cc: Norton, Tristan
Subject: APP/23/00892 | Installation of replacement gazebo, installation of new decking in existing dock, repairs to existing dock. | 71 Eastoke Avenue, Hayling Island, PO11 9QP

Categories: Blue Category

Dear Denise,

APP/23/00892 | Installation of replacement gazebo, installation of new decking in existing dock, repairs to existing dock. | 71 Eastoke Avenue, Hayling Island, PO11 9QP

Thank you for consulting me on this application. I have reviewed the submitted Supporting Statement, WaFD and WFD Assessments for Proposed Works (Lymington Technical Services Ltd, October 2023).

The application is not accompanied by any detailed ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The application site is predominantly within the Solent Maritime Special Area of Conservation (SAC), Chichester & Langstone Harbours Special Protection Area (SPA) and Chichester Harbour Site of Special Scientific Interest (SSI), although it is clear that there are no natural habitats located within the proposed working area, which comprises concrete and brickwork with no vegetation. On that basis I cannot foresee any obvious ecological constraints in respect to SAC, SPA and SSSI interest features. That said, the applicant will need to obtain the necessary permissions from statutory bodies to undertake works within designated sites – these are separate to planning.

If you are minded to grant permission, I would suggest that a Construction Environment Management Plan (CEMP) is secured by condition. This document should include full details of all proposed measures required to avoid impacts to the adjacent designated sites. This will include working methods and details of the storage and use of substances and materials with potential to result in impacts to the marine environment.

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not necessarily be restricted to): full details of waterborne and airborne pollution control measures. Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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