

Consultee Comments for Planning Application APP/23/00779

Application Summary

Application Number: APP/23/00779

Address: Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Proposal: Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Tina,

APP/23/00779 | Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.
| Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Thank you for consulting me on this application.

This application is accompanied by an Ecological Impact Assessment (ECOSA, May 2023).

The application site is almost immediately adjacent to the Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and Chichester Harbour Site of Special Scientific Interest (SSSI). There is clearly potential for construction activities to result in impacts arising from noise, visual disturbance and airborne and waterborne pollution. I do not agree with the ecology reports conclusion that no adverse impacts should be considered the close proximity of these designated sites means they are well within the likely zone of impact from construction phase impacts. I consider that the appropriate method for addressing potential impacts is a Construction Environment Management Plan (CEMP). I strongly recommend that a CEMP is secured by condition.

The dwelling was assessed as offering bat roosting potential and subject to two bat roost surveys. No bats were observed emerging from the dwelling and it is concluded that roosting bats are absent from the site. The site overall contains areas of managed lawn, planted ornamental vegetation, and planted trees and shrubs. The majority of the vegetation is to be removed, except for larger trees along the southern boundary. The habitats on site are not considered to be of

particular ecological value. The proposed landscaping plan includes new native hedging, a range of ornamental trees and shrubs, and areas of wildflower grassland. It is unclear what form these areas of grassland will take (what is the seed source for instance) and how they will be managed to promote biodiversity.

The ecology report includes recommendations for ecological compensation and enhancement, including bat and bird boxes and a reptile hibernaculum. I would recommend that a next box for Common Swift is more appropriate than one for Barn Swallow. The location of these features should be illustrated on a site plan and I would recommend that this is provided prior to determination in order to ensure that ecological enhancements are agreeable and understood. In addition, recommendations are made for ecological supervision for certain aspects of vegetation clearance. These measures are acceptable.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX