

APP/20/00122 | Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling to incorporate an existing outbuilding with modifications, with balcony to the front elevation (Revision to APP/19/00421). | Point View, 10 Western Parade, Emsworth, PO10 7HS 20.0266

Thank you for consulting me on this application.

The application is now accompanied by a Preliminary Ecological Appraisal (EcoSupport, November 2019). The dwelling is considered to offer negligible potential for supporting roosting bats and no further survey works are considered necessary. I am content that impacts to protected habitats and species within the site boundary are minimal.

The key issue here is the proximity of the site to Chichester & Langstone Harbours SPA/Ramsar and Solent Maritime SAC which are situated c20m from the site. There is clearly potential for construction-phase activities to result in impacts to these sensitive sites through noise and visual disturbance and airborne and waterborne pollution. These potential issues should be addressed primarily through the adoption of sound construction working methods including pollution prevention. If carried out during the overwintering bird season (October to March inclusive), there should be a restriction on percussive or other intensive noise events. Current Natural England advice is that noise levels at or below 67dB are acceptable.

If you are minded to grant permission can I suggest that a Construction Environment Management Plan (CEMP) is secured by condition. This should include details of measures to avoid construction impacts to the adjacent designated sites arising from noise, visual disturbance, airborne and waterborne pollution.

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

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