

APP/18/01312 | Demolition of existing house and construction of 1No. 4bed dwelling, garage and boatstore. (Revised application). | 24 Beacon Square, Emsworth, PO10 7HU 19.0083

Thank you for consulting me on this application.

The application is accompanied by a Shadow Appropriate Assessment and Biodiversity and Mitigation Plan (Ecology Surveys Ltd, May 2019). This document includes measures that can be incorporated into a CEMP.

This document provides a sound assessment of the potential for construction operations to result in impacts to the adjacent SPA. Detailed measures have been provided for restricting the potential impacts of noise and visual disturbance and construction-phase pollutants. These measures are acceptable and the Council's own appropriate assessment should therefore conclude that impacts to site integrity are not likely.

My assessment here does not include drainage. Although the ecology report does include details on preventing construction-phase run-off, it does not discuss surface water drainage. The submitted drainage report (Thomasons, May 2019) provides recommendations for the treatment of surface water drainage and concludes that in terms of flood risk and water quality, the proposed catch pit system, prior to entering the mains sewer system, would provide adequate surface water drainage treatment. I would recommend that Natural England's views on the suitability of this proposal are sought.

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**