



HAVANT BOROUGH
COUNCIL

- 6 OCT 2017

RECEIVED

Civic Offices
Havant
Hampshire PO9 2AX
T 023 9244 6015
F 023 9248 0263

Application for Planning Permission.
Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: Mr First name: MICHAEL
Last name: GEARY
Company (optional): EMSWORTH SAILING CLUB
Unit: House number: 55 House suffix:
House name: EMSWORTH SAILING CLUB
Address 1: 55 BATH ROAD
Address 2:
Address 3:
Town: EMSWORTH
County: HAMPSHIRE
Country: UK
Postcode: PO10 7ES

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

EROSION PLAN TO PROTECT THE MAIN SLIPWAY
AT EMSWORTH SAILING CLUB AND PREVENT
FURTHER EROSION OF MUDFLAT

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 55 House suffix:
House name: EMSWORTH SAILING CLUB
Address 1: BATH ROAD
Address 2:
Address 3:
Town: EMSWORTH
County: HAMPSHIRE
Postcode (optional): PO10 7ES
Description of location or a grid reference.
(must be completed if postcode is not known):
Easting: Northing:
Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre application submission)

Details of pre-application advice received?
HBC HAVE PROVIDED VERY HELPFUL BACKGROUND ADVICE ON THE PROCESS

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐



Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1 PLANNING APPLICATION STATEMENT 2 LOCATION PLAN
3 RED LINE PLAN 4 EROSION CONTROL PLAN 5 ECOLOGICAL REPORT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces: NOT APPLICABLE

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage NOT APPLICABLE

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk NOT APPLICABLE

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Mains sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No SEE ECOLOGICAL REPORT

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

INTERTIDAL MUD BETWEEN
NEAR HIGH WATER AND LOW
WATER LEVELS

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

NOT APPLICABLE

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Social Rented							Social Rented								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Intermediate							Intermediate								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Key worker							Key worker								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Total proposed residential units (A + B + C + D) =							Total existing residential units (E + F + G + H) =								

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above, please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

NOT APPLICABLE

	Full time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed: NOT APPLICABLE

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.009

circa 90 sq metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

THE USE OF HAND TOOLS AND
A MINI DIGGER.

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material for tonnes if solid waste or litres if liquid waste	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

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Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates:

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
CHICHESTER HARBOUR CONSERVANCY	HARBOUR OFFICE, ITCHENOR, WEST SUSSEX	* 30 Jan 2017
	* WORKS LICENCE APPROVED SUBJECT TO SECURING PLANNING PERMISSION (IF REQUIRED), CONSENT FROM NATURAL ENGLAND AND THE MMO AND CONSENT FROM ANY OTHER RELEVANT AUTHORITIES	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

4/10/2017

24. Ownership Certificates and Agricultural Land Declaration (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE C****Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
 - All reasonable steps have been taken to find out the names and addresses of the other owner* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.
- * "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:



Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

☒ The correct fee.

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☒ The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

☒ The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings).

*National legislation specifies that the applicant must provide 1 original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

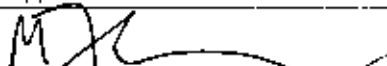
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed Applicant:

Signed Agent:

Date (DD/MM/YYYY):



4/10/2017

(date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code: National number:

Extension number:

01243 372850

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

secretary@emsworthsc.org.uk

28. Agent Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

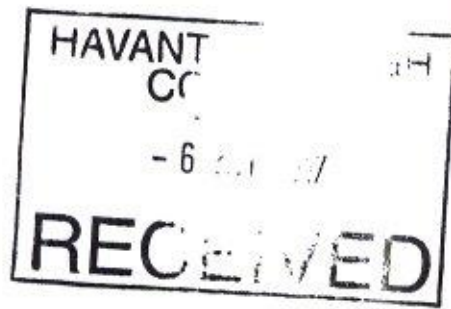
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



2017

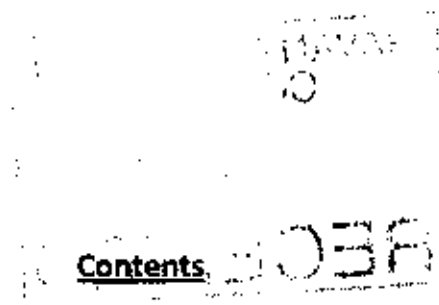
Ecological Report to assess the impact of the insertion of wooden stakes to retain mudbank to protect existing slipway at Emsworth Sailing Club



Mr John Blamire: B.S.C. (Hons), M.S.C.

J.R.B. Environmental Ltd

10/7/2017



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Emsworth Sailing Club Ecological Report

1. Introduction and Terms of Reference

- 1.1. The purpose of this report is to describe the habitat of the beach and foreshore mud land being eroded adjacent to the slipway at Emsworth Sailing Club. The cause of erosion is identified and an acceptable solution is offered to prevent further erosion to the foreshore from taking place whilst safeguarding protected species and habitats. This report will provide supporting information for submission with a planning application to Havant Borough Council.
- 1.2. The club wishes to protect the existing mud bank to the northeast of the existing concrete slipway. To achieve this, the club proposes to insert wooden stakes along the line of the existing mud bank at the same height as the existing mud bank. They then wish to backfill mud from the eroded bank to its original level to protect the existing concrete slipway owned by the club and prevent it from being undermined.

2. Location of site and designations

- 2.1. Emsworth Sailing Club is located in Chichester Harbour A.O.N.B. and the mud bank/channel is below mean high water. A site and location plan is provided with the planning application attached to this report. For information the site for the proposed works lies within International Ramsar site; a designated Special Protection Area for birds, (SPA); Special Area of Conservation (SAC); Site of Special Scientific Interest, (SSSI). The proposal seeks to maintain the existing mud bank and slipway for an existing harbour user with least impact to protected species and habitats within Chichester Harbour AONB as recommended in Chichester Harbour Conservancy's Planning Principles First Edition Policy, PP11 Intertidal structures. This proposal recognises the value of this habitat and assumes a principle of ensuring no habitat loss or alteration occurs as a result of works undertaken, complying with the Havant Borough Core Strategy 2011 Policies CS11, CS12 and DM9.

3. Methodology – Survey

- 3.1. I undertook a site visit early morning on Saturday 13th May 2017 in fair weather conditions at low tide. This was to assess the existing level of erosion of the bank and the whether the proposals outlined in paragraph 1.2, will have any impact on the ecological features of the designated sites listed in paragraph 2.1. And if any mitigation is required. I took photos of the existing area to enable good analysis.

4. Discussion and Analysis of Results

- 4.1. Photos 1, 2 and 3 show how water from the tidal mill pond outfall has become channeled over time towards the side of the slipway causing erosion to a clay bank as the tide goes out. This channel is now starting to undermine the foreshore beach and mud bank that supports the base of the slipway.
- 4.2. This erosion will have the effect of increasing the depth of water alongside the slipway and may increase the hazard to users launching from this facility. It may ultimately undermine the concrete base to the slipway. The movement of this channel has clearly resulted in erosion to the foreshore shingle and clay deposits forming an earth bank alongside this slipway.
- 4.3. This channel has historically cut through the designated intertidal mud land habitat recognised for its importance for marine macro invertebrates used by winter waders and breeding seabirds as feeding grounds. There has been no loss of any vegetated shingle or spartina beds from the foreshore as this habitat is not present (as clearly shown from the photographs of the site in Appendix 1).
- 4.4. The erosion to the foreshore beach is eroding clay earth not previously exposed to sea water. Photo 1 shows a large lump of clay earth that has fallen into the outfall channel. Loose shingle provides a small foreshore beach between the slip way and the seawall covering the clay earth deposit which is being undermined by the discharge water from the tidal mill pond.

5.0. Conclusions.

- 5.1. There are some positives to be concluded which are:
 - Discharge water is not causing erosion to the lower mud flat habitats or causing vertical scour (deepening of this channel). Therefore placing proposed wooden stakes to fix the location of this channel will not result in any habitat loss of mudflats but help to maintain the current location of this channel.
 - The proposed wooden stakes will then protect/prevent erosion or scour to the foreshore beach and clay earth bank deposits (occurring as a result of this historic man made outfall).
 - The proposal of installing a row of wooden stakes in front of this vertical bank will not impact the existing open mudflat habitats which are the key habitat in this location.
 - Over time the foreshore may recover and allow the establishment of marine vegetated shingle or lower spartina beds currently not present. However it should be recognised this is unlikely because of the exposed nature of this site and there is a historic loss of such habitats in this location.



6.0. Recommendations

- 6.1. To enable a minimal impact on the habitat and disturbance to species the works would need to be:
- Undertaken outside of the bird wintering period October – March.
 - The mud bank would need to be hand dug. The proposed wooden stakes to keep the bank in place would need to be driven in by hand, or alternatively, use a long reach excavator to push posts in from Emsworth Sailing Club slipway without impacting marine sediments and mudland.
- 6.2. The installation of wooden stakes will help to fix the position of the outfall channel and therefore prevent erosion to the foreshore beach and slipway bank. The mudland to the east of the channel will remain unaffected by this work.

Appendix 1

Photo 1. Existing channel from the slipway looking due north back towards club house and mill pond outfall.



Photo 2. View of existing channel in its wider context from Sailing Club to the southwest showing slipway and outfall channel.



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Photo 3. Existing channel from the foreshore to the east





Planning Application

Erosion to mud-land adjacent to main slipways – Erosion Control Plan.

Summary

Emsworth Sailing Club (ESC) wishes to install a set of wooden stakes to protect the main slipway from erosion from a stream of water that is created when the Mill Pond is emptied by the Environment Agency.

1 Background

The gully adjacent to the slipway containing the stream is created in the main by water draining from the Emsworth Millpond from a sluice gate that is used to empty the Mill Pond. Further down the stream the channel widens and this has been created by the ebb of the tide draining water from the mudflats until it reaches Fowley Rythe.

See ESC Location Plan and ESC Red-line Plan

2 Situation March 2010

Photographs taken a member in March 2010 (photographs 1&2). They show no significant erosion to the mud adjacent to the Emsworth Sailing Club main slipways five years ago.

3 Situation Autumn 2015

The situation in 2010 can be compared with the photographs taken in the Autumn of 2015. Significant erosion can be seen to have taken place (photograph 3).

4 Situation Autumn 2016

Erosion continues to take place (photograph 8)

4 Mill Pond

The erosion appears to be created by the water flow in emptying the Mill Pond. The Mill Pond seems to be emptied more often in recent years. The power of this water flow is considerable (photographs 4-7).

5 Damage.

If the main slipway is not protected from this water flow it is likely that within the next 12-24 months the slipway will be undermined and serious structural damage will occur.

6 Solution

The mud bank on the Club Side of the stream needs to be reinstated by wooden stakes and backfilled. This is to a certain extent like for like replacement as existing stakes have rotted away. Other solutions have been considered but 'hard engineering' solutions using concrete or digging a new channel were thought to have a possible adverse impact on the environment.

7 Legal Issues.

For a relatively small issue there are many stakeholders. The Mill Pond is owned by Havant Borough Council. However The Environment Agency are managing the water flow across an area where

Natural England and the Chichester Harbour Conservancy have statutory obligations. The mud-land in the adjacent to the slip way is in part owned by Chichester Harbour Conservancy and partly owned by Emsworth Sailing Club.

8 Consultation.

ESC has had an initial meeting with representatives from Chichester Harbour Conservancy, Natural England and the Environment Agency. As a result an application for a Works Licence was made to CHC.

A Works Licence has now been approved by the Chichester Harbour Conservancy, (pending planning permission, Natural England and Marine Management Organisation approvals).

As a further action from this meeting an independent Environmental Assessment was commissioned. (see ecological report).

9 Conclusion

Emsworth Sailing Club needs to instigate an erosion protection plan or its property will be undermined. This has an additional advantage in environmental terms as there will be some environmental gain. A small area of mud land that is currently being eroded will be conserved.



Photograph 1 - Emsworth Sailing Club 2010



Photograph 2 - Emsworth Sailing Club 2010



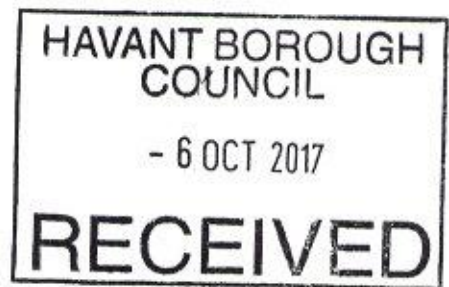
Photograph 3 - Emsworth Sailing Club Autumn 2015



Photograph 4 – Emsworth Sailing Club Autumn 2015



Photograph 5 – Emsworth Sailing Club Autumn 2015



Photograph 6 – Emsworth Sailing Club Autumn 2015



Photograph 7 – Emsworth Sailing Club Autumn 2015



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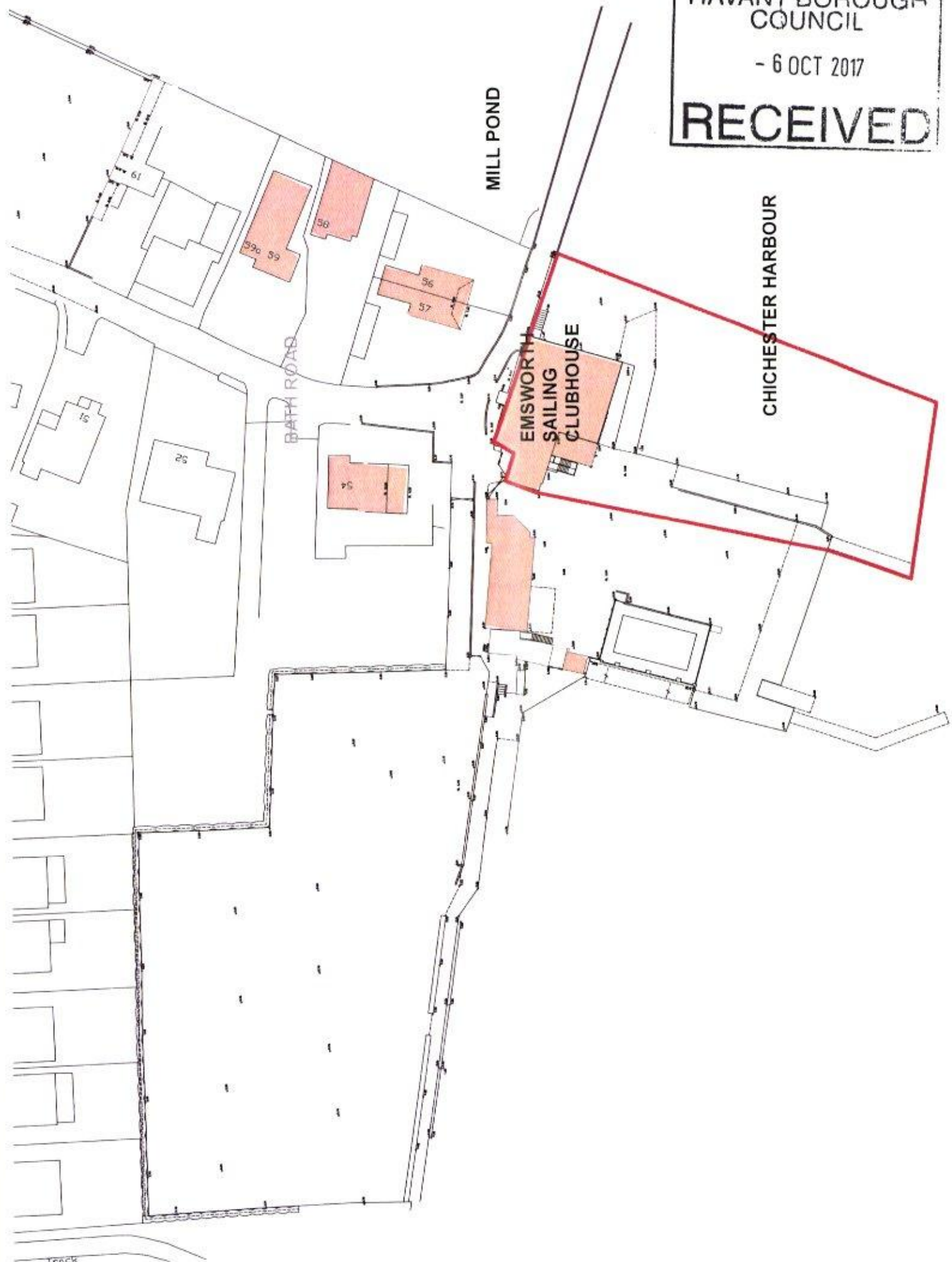
MILL POND

CHICHESTER HARBOUR

BATH ROAD

EMSWORTH
SAILING
CLUBHOUSE

Track



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PROPOSED EROSION
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SWIMMING
POOL

EXISTING
MUD BANK

APPROXIMATE LIGN OF
PROPOSED WOODEN
STAIRS TOP OF
N-7 LEVEL OF
STAIRS

BACK FILL HUP
ELECTRO BANK, BACK
TO ORIGINAL
LEVEL

EXISTING CHANNEL

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