

Comments for Planning Application APP/17/01092

Application Summary

Application Number: APP/17/01092

Address: Emsworth Sailing Club, 55 Bath Road, Emsworth, PO10 7ES

Proposal: Installation of wooden stakes as part of an erosion plan to protect the main slipway at Emsworth Sailing Club and prevent further erosion of mudland.

Case Officer: Daphney Haywood

Customer Details

Name: Consultee Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Comment Details

Commenter Type: Consultation modified

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Emsworth Sailing Club is located on the southwest corner of Emsworth Mill Pond. Water from the Mill Pond through the sluice has formed a channel that is causing the gradual erosion of the mud bank next to Emsworth Sailing Club slipway. There is evidence of existing (rotten) wooden stakes in the mud bank. The issue of the erosion was brought to the attention of the Conservancy, Natural England and the Environment Agency in 2016.

We have considered the application in accordance with the Conservancy's Planning Principle PP11 'Intertidal Structures', which states that intertidal structures will be assessed for their impact on the visual land/seascape, nature conservation and navigational safety.

The site lies within the designated SPA/SAC/Ramsar site and therefore any application should demonstrate that there would be no harm to these nature conservation interests through, for example, direct land take or through disturbance during construction. Applications are normally required to submit an assessment of how the proposed structure would impact on the protected mudland and if there are any direct impacts, how this would be mitigated or compensated for. Furthermore, a method statement is normally required which sets out how the proposed structure will be put in place, the machinery used, the timings, and the methods etc.

Following only a site location plan being uploaded onto the Council's website, further information has now been uploaded including an ecological report, a summary statement outlining the planning application, and a layout plan showing the location of the proposed wooden stakes.

The Conservancy is supportive in principle of the proposed reinstatement of stakes to protect the Sailing Club slipway from being undercut and prevent further erosion of the mudland surrounding

it, and is satisfied, on the basis of the additional information now made available for viewing, that there would not be any significant harm to the natural beauty of the AONB in this location or to the nature conservation interests of the site.

We would support the comments of Natural England in requesting that suitable conditions be included on any permission granted to ensure that only coatings and treatments that are suitable for use in the marine environment are used, in order to prevent pollution of the Harbour; and that any equipment, debris or machinery be removed from the site upon completion of the works. We would also ask that a suitable condition be included to ensure that the method of construction if carried out in accordance with the recommendations set out at paragraph 6.1 of the Ecological Report forming part of the application, in order to ensure there is no significant disturbance or damage to the designated site.

The Local Planning Authority is therefore advised that the Conservancy has no objection to this application, but asks that suitably worded conditions be included in any permission granted to ensure that:

- The wooden stakes are only coated (if required) with treatments that are suitable for use in the marine environment;
- The works be carried out in accordance with the recommendations set out at paragraph 6.1 of the Ecological Report forming part of the application (including that the timing of the works be carried out outside the overwintering bird period, which is October - March inclusive).
- Any equipment, debris or machinery be removed from the site upon completion of the works.