

Consultee Comments for Planning Application APP/24/00822

Application Summary

Application Number: APP/24/00822

Address: 9 Harbourside, Havant, PO9 1TJ

Proposal: Rebuild the existing concrete walling and revetment to the east of the slipway. Reduce the footprint of the concrete defences and return part to foreshore. Height of the new defence will be at 4.0m OD, raising by 5-10cm max. Reinforce the earth embankment to the west of the slipway with sheet piling, and raise bank by approx 50cm.

Case Officer: Arleta Miszewska

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 Arleta,

APP/24/00822 | Rebuild the existing concrete walling and revetment to the east of the slipway. Reduce the footprint of the concrete defences and return part to foreshore. Height of the new defence will be at 4.0m OD, raising by 5-10cm max. Reinforce the earth embankment to the west of the slipway with sheet piling, and raise bank by approx 50cm. | 9 Harbourside, Havant, PO9 1TJ

Thank you for consulting me on this application.

The site is within an extremely sensitive location, comprising areas of international, national and local nature conservation value namely Chichester Harbour Site of Special Scientific Interest, Solent Maritime Special Area of Conservation, and Chichester & Langstone Harbours Special Protection Area and Ramsar site.

The proposal needs to be accompanied by detailed assessment of the potential impacts of proposed works, to include an analysis of how the proposal would potentially affect the nearby sensitive sites both directly and indirectly. Key considerations at this location would be the effects of noise and visual disturbance and the direct loss of protected habitats. The proposed works will certainly require assessment under the Habitats Regulations. I would suggest that cumulative assessment alongside the proposals for APP/24/00890 are necessary. I understand and acknowledge the reasons behind the works but there are legal obligations for the Local Planning Authority in respect to this highly sensitive location and sufficient information must be provided at the application stage.

I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment will determine whether there is any evidence of designated sites, and protected and notable habitats and species, and whether the proposed works are likely to result in impacts to those sites, habitats and species. Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected sites, habitats and species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures. The proposal will be eligible for mandatory Biodiversity Net Gain, and I would strongly advise the applicant to engage the expertise of a professional ecologist with BNG experience to ensure that any statutory BNG requirements can be met.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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