

Consultee Comments for Planning Application APP/23/01057

Application Summary

Application Number: APP/23/01057

Address: Land opp 56 Bath Road, Emsworth, PO10 7ES

Proposal: Erection of a 0.77 m high flood prevention wall running 13.2 m in length and incorporating a temporary flood barrier gate at the top of the beach access steps.

Case Officer: Joseph Toole

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 Joe,

APP/23/01057 | Erection of a 0.77 m high flood prevention wall running 13.2 m in length and incorporating a temporary flood barrier gate at the top of the beach access steps. | Land opp 56 Bath Road, Emsworth, PO10 7ES

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. The site is in a sensitive location, adjacent to areas of international, national and local importance for biodiversity. The proposed works are within close proximity to Emsworth Mill Pond Site of Importance for Nature Conservation (SINC) and to Chichester Harbour Site of Special Scientific Interest (SSSI), Solent Maritime Special Area of Conservation (SAC), and Chichester & Langstone Harbours Special Protection Area (SPA). Whilst the proposed works are relatively limited in scale, and will not occur within intertidal habitats, there is clearly potential for construction activities to result in impact pathways such as noise and visual disturbance and airborne and waterborne pollution. Any works would need to ensure that correct permissions are in place and that appropriate measures are in place to avoid impacts to the natural environment.

In this instance I would not suggest that full ecological assessment is required. However, due to the potential for impacts to international designated sites, it is the responsibility of the applicant to provide sufficient information to demonstrate that these potential impacts have been considered and can be avoided and/or mitigated. This should take the form of a shadow Habitats Regulations Assessment (HRA) and, ultimately, a Construction Environment Management Plan (CEMP).

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

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Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX