

Dear Rachael,

APP/16/01079 | Demolition of existing dwelling and erection of 1No.3 bed replacement dwelling with associated landscaping and improvement of sea defences. | 26 The Kench, Ferry Road, Hayling Island, PO11 0DF 16.2045

Thank you for consulting me on this application.

The site is in very close proximity to Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). These sites are designated for their nationally- and internationally-important ecology and are thus extremely sensitive to potential impacts arising from development works in such close proximity.

Whilst there are not to be any direct impacts to these sites (in terms of land-take), there is a real possibility of indirect impacts arising from the proposed works. In particular, there is potential for pollution (e.g. fuels and other inorganic substances, dust, litter, run-off) entering the designated sites and for disturbance to the populations of birds which utilise the sites (e.g. through the use of breaking equipment, heavy plant, other machinery and general construction noise).

Therefore, it is imperative that the applicant is able to ensure that no such damage/disturbance occurs throughout the entire timeframe of the proposed works. Impacts such as diffuse pollution can occur at any time, whilst impacts to birds are most likely during the period October to March inclusive.

The applicant proposes to submit a Construction Method Statement, detailing measures to mitigate any potential impacts to the adjacent sensitive sites. If you are minded to grant permission can I suggest that this Method Statement is secured by condition.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted for approval to the Local Planning Authority. The CEMP shall include details of all measures to protect the adjacent nationally- and internationally-designated nature conservation sites. Development shall proceed in strict accordance with the approved CEMP. Reason: to protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with and with Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

Tristan Norton

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