Shore Prior

Chartered Architects, Town Planners, Management Consultants

7 Swanland Garth, North Ferriby, East Riding of Yorkshire, HU14 3LL,

[redacted]

My ref. 271
Your ref. APP/25/00491

Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire,
PO9 2AX.

29 July 2025

For the attention of Mr R. Riley-Planner, Havant B.C.

Dear Sirs,

Construction Environment Management Plan REVISION A

Planning Application APP/25/00491
Location: Oysters, 25 Tower Street, Emsworth, Hampshire, PO10 7BH,
Applicant: Mr. R. Kennett

I refer to your email message of 25 July 2025 concerning my Environmental Management Plan which was submitted to you on 10 July 2025. In that message you advised that you required me to include specific reference to the “adjacent Chichester and Langstone harbours SPA/Ramsar and Solent Maritime SAC” where reference in the plan is made to protection measures concerning noise, airborne and water pollution.

I now attach my Construction Environmental Management Plan Revision A. This revision incorporates, at section 4.0 Site Operations, minor re-ordering of sub-paragraphs and rewording of the plan to include appropriate references to the adjacent Chichester and Langstone harbours SPA/Ramsar and Solent Maritime SAC which you required.

I trust that that my Construction Environmental Management Plan Revision A now meets your requirements.

Yours faithfully,

Stephen C. Prior

attached Construction Environment Management Plan Revision A

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Chartered Architects, Town Planners, Management Consultants
7 Swanland Garth, North Ferriby, East Riding of Yorkshire, HU14 3LL.

Planning Application APP/25/00491
Oysters, 25 Tower Street, Emsworth, Hampshire, PO10 7BH,
Applicant: Mr. R. Kennett

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (REVISION A)

1.0 Introduction
1.1 Planning ref: APP/25/00491
1.2 Site Address: Oysters, 25 Tower Street, Emsworth, Hampshire, PO10 7BH
1.3 Site Description: The level site fronts Emsworth harbour and is approx. 30 metres long x 16 metres wide. The southern boundary is the sea wall and the western boundary is delineated by a timber fence and the external wall of a shed belonging to the adjacent property to the west. Walls enclose the site on the north (brick-approx.1800 mm high), eastern (brick-approx. 1800 mm high) and southern boundary (brick-approx. 900mm high), above the sea wall. A small garden is positioned on the western side of the plot, laid as lawn, with flower and shrub borders of very limited size. A detached 2-storey dwelling, including integral single garage constructed in 1982, is positioned at the eastern end of the plot, close to Tower Street. No other structures or trees lie within the curtilage and those shrubs and hedges which are present have no planning and very limited environmental significance. The site is surfaced with gravel along the northern boundary to provide parking space for in excess of 4 cars. Though the site lies within the Emsworth Conservation Area there are no historic features within the curtilage of the property..
1.4 Description of works and relevant construction information: The proposals involve alterations to the existing dwelling including construction of a single storey side extension, changes to fenestration, alterations to the existing front boundary wall on Tower Street, including new piers and gates, roof alterations to the eastern elevation, chimney to the side and garage conversion, plus interior partition alterations. New roofing materials, new wall construction and new windows will match the existing in type, colour and texture.

2.0 Site management
2.1 Site personnel: The project is at an early stage of development and no contractor has been appointed. It is intended that the works will be undertaken by a competent contractor, in accordance with the conditions of the JCT Minor Works Contract. He will be responsible for managing and controlling the works on site in accordance with the requirements of the contract and the Health and Safety Executive's requirements. An architect will be appointed as contract administrator. The house will not be in use during the progress of the works.
2.2 Location of contractor's facilities: No site office is required because of the limited scale of the proposed works. Toilet and washing facilities for contractor's employees are to be provided which will involve the use of a hired temporary site cubicle, meeting Heath and Safety Executive requirements. This is to be located on the existing drive on the north side of the site. The drive will also be used to store materials, provide parking space for the contractor's vehicles and skips required by the contractor to temporarily hold waste materials before disposal to a licensed tip. The site is to be maintained in a neat and tidy condition throughout the duration of the works.

3.0 Implementation
3.1 Monitoring, and corrective action The contract administrator will undertake regular site inspections on a weekly basis to monitor compliance with the construction management planand to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, corrective action will be taken by the building contractor.

4.0 Site operations

4.1 General Access to the site will be from Tower Street via the existing gated access, located at the north eastern corner of the site. The building contractor's working hours are expected to be Monday to Saturday 8 am to 6:00 pm.

4.2 Noise and vibration In order that there is no undue disturbance imposed on the adjacent Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally, all building contractor's equipment plant and vehicles are to be maintained and used in accordance with the manufacturer's specifications and Health and Safety Executive requirements. Effective silencers are to be fitted on all noise generating equipment. Wherever possible mains electricity or battery powered equipment is to be used instead of diesel/petrol powered generators. The handling of materials is to be conducted in such a manner that disturbance from noise is minimised. No speech or music is to be audible beyond the site boundary. All machinery, and vehicles are to be switched off when not in use. The use of any vibrating equipment necessary for undertaking the works is to be carefully monitored and controlled to ensure no undue disturbance arises, which might detrimentally affect the Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally.

4.3 Dust In order that there is no undue disturbance imposed on the adjacent Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally, any equipment used to cut wood, plastic, masonry and other materials is to be operated using water dust suppression equipment or airborne dust suppression filters. Stored materials capable of dust generation, including skips holding waste, are to be covered when not in use.

4.4 Air quality The proposed works are generally classified as "small or minor works" and are of a conventional nature, involving no special processes or unusual materials, which might give rise to concerns over air quality. Furthermore much of the work proposed involves interior alteration of the existing dwelling. The burning of waste on site will be prohibited at all times. For these reasons it is not considered that the proposals will have any materially detrimental impact on the air quality of the adjacent Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC, the Conservation Area and neighbouring property generally.

4.5 Mud, litter and water borne pollution The proposals involve construction processes which are conventional in nature and are generally classified as "small or minor works". Whilst much of the work concerns interior alteration of the existing dwelling, it will be necessary to remove from site surplus materials (including limited amounts of earth) and to receive deliveries of new materials. Vehicles involved in these operations must use Tower Street which will be maintained in a condition free of any mud and waste generated by the operations proposed. No litter, waste construction materials, (including water borne and chemical waste) arising from the site operations is to be allowed to drain, blow or fall from the site into the area covered by the Chichester and Langstone Harbour SPA/Ramsar and Solent Maritime SAC and adjacent property.

4.6 Waste management Waste material generated by the works will be temporarily held in a skip before transfer for disposal to a licensed tip. Any waste materials temporarily stored awaiting disposal which are not suitable for placing in a skip will be allocated space on the existing drive located on the north side of the site and maintained in a neat and tidy state until disposal to a licensed tip. No waste material is to be stored outside the site boundary

4.7 Artificial Lighting No flood lighting or security lighting is required to undertake the proposed works.

5.0 Ecology

5.1 Survey: Emily Luck BSc(Hons), MCIEEM, MRSB of Imprint Ecology was instructed to undertake an ecological survey complying with requirements specified by the Local Planning Authority (L.P.A.). A thorough survey of the site was undertaken during March 2025 and a Bat Dusk Emergence Survey was carried out in May 2025. A copy of the report prepared by Imprint Ecology on 29 May 2025 was submitted as part of the application for planning approval.

5.2 Survey Findings Imprint Ecology found that:
a) structures at 25 Tower Street have low suitability to support roosting and hibernating bats.
b) during a Dusk Emergence Survey no bats were found to have emerged from the dwelling
c) there was no evidence of bats being present within the roof void.
d) no evidence of other protected species was observed during survey visits.
e) the garden has suitability for hedgehogs and nesting birds.

5.3 Action to protect and support local ecology: The building contractor will:

- not use external ALAN (Artificial Lighting at Night) type lighting.
- ensure that no building work is undertaken within 5 metres of an active bird's nest and work sensitively avoiding disturbance to retained shrubs and other vegetation where possible.
- ensure that excavations left overnight are left covered or provided with escape ramps
- ensure that hedgehogs and other animals discovered on site are given time to vacate the site freely.

After completion of the works the applicant will enhance local ecology by:

- not installing external ALAN (Artificial Lighting at Night) type lighting.
- providing an external bat box fitted on the east elevation of the dwelling to meet the objectives of Havant B.C. Local Plan, Core Policy DM8.
- providing an integrated bird nest box box fitted on the dwelling and 2 nest boxes placed in existing shrub planted areas, to meet the objectives of Havant B.C. Local Plan, Core Policy DM8.

Partners:
Stephen C. Prior BA, BArch, RIBA, DipTP, MRTPI, DMS, MBA, MCMI