Dear Ian,

APP/25/00729 | Proposed landscaping works, including garden walling and new gate. Replacement greenhouse. Relocation of existing shed. | 9 Harbourside, Havant, PO9 1TJ

Thank you for consulting me on this application. The application is accompanied by an Ecology Note (EcoSupport, September 2025). I have also reviewed the various plans and other associated documents submitted.

The site comprises a large, detached dwelling surrounded by expanses of managed lawn grassland and planted native and ornamental trees and shrubs. The proposals will entail the loss of areas of this grassland as well as a small number of planted shrubs/small trees. Overall, I am content that the site is of limited ecological value, and the proposals will not result in the loss of habitats of ecological value beyond the site scale.

The application site is in very close proximity to the Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). Whilst direct impacts to these designated sites will not occur, there is some potential for indirect impacts associated with construction, such as noise and visual disturbance (to species associated with the designated sites) and airborne and waterborne pollution. Given the close proximity of the proposed works to these highly sensitive sites I would recommend that a Construction Environment Management Plan (CEMP) is secured through condition, to ensure that construction proceeds with full consideration of the potential impact pathways.

The applicant has stated that the proposed development would constitute householder development, and therefore this development would be exempt from mandatory Biodiversity Net Gain (BNG).

If you are minded to grant permission, can I suggest that the following condition is applied to any permission.

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate potential impact pathways affecting the adjacent 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) and should include specific measures to avoid or lessen potential impacts, plus details of those responsible for implementing the measures. Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and 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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