

CEMP for flood protection and landscaping works at 9 Harbourside, Havant, PO9 1TJ

- **Prepared to discharge Condition 3 of APP/25/00729, which related to the possible impacts on Langstone Harbour.**

“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 CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.”

1.0 Introduction

This Construction Environment Management Plan will describe how the works will avoid impacting the Langstone Harbour SSSI and associated designations.

This environmentally sensitive area is immediately south of 9 Harbourside.

The CEMP will outline the processes involved in the works, identify any risks to Langstone Harbour and the wider environment, and detail how the project will address any risks.

2.0 Background

9 Harbourside is a residential property constructed in 1990.

The house sits at the northern end of the plot.

The garden is approx. 75 x 40 metres. At the southern end of the garden is a seawall.

The repair of the seawall is covered by APP/24/00822 and detailed ecological reports, including shadow HRA, and CEMP were submitted for that application.

On the night of 9 April 2024, a record high tide over-topped the flood defences at the end of Mill Lane and seawater ran across the fields into the gardens of Harbourside.

Sea level rise will accelerate and the community need to take steps, both individually and together, to reduce the flood risks to properties.

3.0 Outline of the works

Completed in 1990, 9 Harbourside has comparatively little formal landscaping and planting, with the area south of the house laid to a rough lawn.

It was decided to take the opportunity to upgrade the landscaping and to incorporate a flood defence structure discreetly within the landscaping.

The approved works consist of a retaining structure in reinforced concrete encircling the house sufficient to provide protection to approx. 3.80m OD.

The appearance of this walling is softened by adjusting the adjacent ground levels. The existing concrete paving will be lifted and replaced by new natural stone pavings to the new areas as drawn.

The existing summerhouse will be dismantled and removed from site.

The existing small greenhouse will be replaced with a new larger structure.

These works are in the immediate vicinity of the building.

4.0 General site rules

Smoking is not permitted and this includes the use of electronic/vape style cigarettes.

The use of phones, MP3 players, earbuds/headphones and radios etc. is forbidden at any time whilst undertaking works. They may only be used during specified break periods, in designated safe areas.

All minimum site protective equipment to be worn at all times.

Deliveries will be coordinated by the site manager

All refuelling of machines to take place at the northern end of the site.

5.0 Working methods

Site limits

The site is the northern half of the garden of 9 Harbourside, outlined in the site plan.

The southern edge of the site is approx. 30 metres from the high-water mark.

Welfare facilities

As appropriate for the numbers of people on site, from time to time, welfare facilities will be stationed on the driveway north of the house.

Operatives parking

Operatives will be instructed not to park in Harbourside and Mill Lane. These roads are not wide enough to accommodate vehicles parked all day without causing an obstruction and damage to verges.

Site access

Via Harbourside and the driveway of 9 Harbourside

Materials deliveries

The driveway of 9 Harbourside is wide enough to accept trucks reversing into the drive.

The northern timber gatepost is due for replacement, and it is intended to remove this for the duration of the project to make manoeuvring easier.

6.0 The main elements of the works

Flood defence structure.

This is a reinforced concrete L-shaped structure formed by excavating approx. 900mm deep. As ground conditions permit, a narrow trench filled with concrete will be formed beneath the base of the walling to improve the groundwater cut-off.

Concrete will be delivered by volumetric concrete trucks which can reverse into the drive. The concrete will be placed by barrow, dumper or pump.

No concrete will be discharged over the highway.

Excavation and landscaping, including paving

The volumes of the cut and fill are such that excavated soil will remain on site.

Some clean brick and concrete waste will arise from the limited demolitions and the removal of the existing paving. This will be removed using licensed waste skips.

A quantity of 'Type 1' or crushed concrete will be imported to reform the base for the new pavings.

At the completion of the works, clean topsoil will be imported to the planting areas in the landscaping.

7.0 Site Ecology

A separate ecological appraisal has checked for the presence of sensitive wildlife within the site. Tree works will be completed by the end of March to avoid disturbance to nesting birds.

8.0 Designated sites

The southern end of the garden of 9 Harbourside coincides with the northern boundary of Langstone Harbour, a conservation site with SSSI, SAC and SPA designations – A diverse habitat including intertidal mudflats. Significant species include wintering wildfowl and wading birds. The harbour is a bass nursery and shares a colony of seals with Chichester Harbour.

Adjacent features include establishing saltmarsh with Spartina.

The Hermitage chalk stream runs into the Harbour close-by.

9.0 Timing of the works

The works are planned to commence in April 2025 and to be substantially completed by the end of September. It is likely that some elements will be left for completion subsequently, such as the new greenhouse.

Carrying out the heavier parts of the project during the summer will minimise disturbance to wildlife.

10.0 Threats or risks to designated sites.

Noise.

The works are at 50 metres distance from the SSSI. The SSSI boundary is at mean high water mark. It is considered that excavation by a modern medium sized (c. 6 tonne) 360 degree excavator will be sufficiently distant from the high water mark to not cause disturbance to wildlife.

In addition, a significant part of the work is to the north of the house and will be shielded by the house.

Dust

The works are not expected to generate dust. The minor demolition will consist of taking down a short section of brick walling and lifting paving stones. This is small scale domestic construction work.

The high seasonal water table means that excavated soil will be damp.

Nevertheless, if temporarily stored stockpiles of materials are likely to generate dust they will be damped down with a hose or covered with polythene or tarpaulin.

Petrochemical Contamination

Machines will be refuelled at the north of the site, on the driveway, to minimise the risk of accidental spillage contaminating the harbour. In the unlikely event that any soil is contaminated by fuel, hydraulic or lubricating oils it will be carefully excavated and removed from site appropriately.

11.0 Responsible persons

The householder, Mr R Carrell, will ensure that the works are carried out following the procedures and precautions outlined in this document.

R Carrell, 9 Harbourside, Havant

6 January 2026