
APP/26/00616 | Demolition of existing detached dwelling and garage outbuildings and construction of new detached dwelling with garage and ancillary accommodation. | 50 Beach Road, Emsworth, PO10 7HR

From Norton, Tristan <Tristan.Norton@havant.gov.uk>

Date Thu 01/10/2026 11:45

To Fox, Jennie <Jennie.Fox@havant.gov.uk>

Cc Norton, Tristan <Tristan.Norton@havant.gov.uk>; Weaver, Louise <Louise.Weaver@havant.gov.uk>

Dear Jennie,

APP/26/00616 | Demolition of existing detached dwelling and garage outbuildings and construction of new detached dwelling with garage and ancillary accommodation. | 50 Beach Road, Emsworth, PO10 7HR

Thank you for consulting me on this application.

The application is accompanied by an Ecological Impact Assessment (South Downs Ecology, October 2025).

The application site is adjacent to the Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and Chichester Harbour Site of Special Scientific Interest (SSSI). There is clearly potential for any construction activities to result in impacts arising from noise, visual disturbance, and airborne and waterborne pollution. The close proximity of these designated sites means they are well within the likely zone of impact from construction phase impacts.

The site overall is not considered to be of particular ecological value. The dwelling and associated structures do not offer suitability for roosting bats.

It is the responsibility of the applicant to ensure that any application is accompanied by the minimum information requirements in relation to mandatory Biodiversity Net Gain (BNG). In this case, the ecology report states that the self-build and custom-build exemption applies. This exemption was removed for all application submitted on or after 6 August 2026. The application form clarifies that the de minimis exemption is claimed. I am content to agree that the application site is less than 0.2 hectares in extent and that BNG is not required.

Overall, I am content with the information submitted. If you are minded to grant permission, can I suggest the following condition wording:

Development shall proceed in accordance with the ecological avoidance, mitigation, compensation, and enhancement measures as detailed in the Ecological Impact Assessment (South Downs Ecology, October 2025) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological enhancement 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.

The redeveloped site shall incorporate a minimum of one integral or externally mounted roosting unit for bats and one integral or externally mounted nesting feature for birds, installed as per manufacturer's instructions. Reason: to protect and enhance biodiversity in accordance with the

Environment Act 2021, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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 during construction affecting identified ecological features on-site and off-site and should include roles, responsibilities and methods for each specific avoidance and mitigation measure. Reason: to protect biodiversity in accordance with the Environment Act 2021, 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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