

Harrison, Liz

From: Boyd, Sarah
Sent: 30 January 2026 19:11
To: Harrison, Liz
Subject: RE: O/25/99506 - Navigator Quarter - Outstanding consultations

Dear Liz

Sorry for the delay.

Outline CEMP: This looks ok. Obviously, the detailed CEMPs (which must be conditioned) are where the required level of detail is going to be prior to construction beginning. Appendix 3 (list of details to be covered by future detailed CEMPs) appears to have everything covered although some aspects are covered more broadly than others. I don't think this is necessarily a problem but to lay everything out clearly at this stage could be helpful to prevent any surprises.

For example, one area which has not been specifically mentioned in Appendix 3 (but theoretically could be covered in bullet points 2 and 8) is the protection of soils where habitats will be created (and obviously where also retained). Details (a plan) of protective fencing to be submitted in the detailed CEMP must ensure the protection of these soils, as well as the retained trees and other habitats.

Regarding construction, the HRA for the outline application can only be passed if we are certain that there will be no likely significant effects on the SAC. Although the details of protective measures are fairly scant at this stage, the next stage and on-site responsibilities have been clearly laid out, and I believe the detailed CEMP can provide, and the site facilitate, the required protective measures. The condition for each phase must only be discharged when the measures in the detailed CEMP are deemed sufficient and deliverable.

Please note, the detailed CEMP for each phase must not be considered in isolation as it will be essential to forward think the delivery of later phases to ensure the required level of protection is achievable for every phase.

Thanks
Sarah

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