

Ecology response for PN/26/100799 Outlook House, Hamble Point Marina, School Lane, Southampton, SO31 4NB

Prior Approval for demolition of Outlook House and associated prefabricated building at Hamble Point Marina under Schedule 2, Part 11, Class B of the GPDO 2015 (as amended)

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This site is near the Solent and Southampton water SPA and Ramsar sites, the Lee-on-the-Solent to Itchen Estuary SSSI and the Solent Maritime SAC.

I have reviewed the Preliminary Roost Assessment for Bats by Green Down Ecology (December 2025). The building was found to have negligible suitability for bats.

The Demolition Method Statement by Portsmouth Demolition and Salvage (January 2026) mentions significant risks that include noise, dust, waste removal and collapse or partial collapse of the structure.

Due to the sensitive location next to the River Hamble, a CEMP is required and must be approved before determination.

The wildlife using the site, adjacent sites and the river must be considered as receptors.

#### Nesting birds

It is possible that nesting birds may try to enter the building when the structure is left open during the demolition process. If possible, this work must be done outside of bird nesting season (March-August) or if this is not possible, then checks for nesting activity must be made by a designated site manager before the start of work each day.

If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

#### Overwintering birds

The Solent Wader and Brent Goose Network site E08 is located in the Solent Coast SPA to the south of the site. These birds are especially vulnerable to visual disturbance.

Precautionary working methods are required to ensure that they are not disturbed when present. In other applications for works at the Hamble Marina the following working method has been approved:

- *Overwintering birds - If temperatures are zero degrees Celsius or lower, at any point within a 24-hour period for seven consecutive days, then works must be suspended. Once temperatures of above zero degrees have been recorded for three consecutive days then works can recommence. This is to ensure no extra pressure is exerted on overwintering birds which use the extensive mudflats around Hamble Point for feeding.*

Harbour seals and grey seals have been recorded in this area. Any potential disturbance to seals must be assessed and mitigated.

### Water pollution

The CEMP must also include a more detailed site plan designating specific bunded areas for refuelling, covered waste storage, and specific measures that will be taken to prevent dust, sediment, waste materials, chemicals and other liquids from entering the nearby surface waters.

Lisa Malter

Ecologist