

Comments for Planning Application 23/01165/FUL

Application Summary

Application Number: 23/01165/FUL

Address: Pilot House Embankment Road Bembridge Isle Of Wight PO35 5NR

Proposal: Demolition of dwelling & commercial building; proposed replacement dwelling (C3 (a) Dwellinghouses) & 19no. industrial units (B2 General industrial & B8 (storage or Distribution)

Case Officer: Maria Bishop

Customer Details

Name: Mr Chris Andreae

Address: Laburnum Cottage, Station Road, Bembridge, Isle Of Wight PO35 5NN

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Seven years ago, further down Embankment Road, the 'Ark' was completed, a mixed residential/commercial unit building, on the site of an existing residential building. A number of conditions were imposed by the IWC for its construction. These were made after various surveys, reports and risk assessments had been made. These included, in no particular order:

Flood Risk Assessment, based on

(1) the Flood and Water Management Act 2010

(2) the Eastern Yar Flood and Erosion Risk Management Strategy 2010 (Environment Agency)
and

(3) IOW Strategic Flood Risk Assessment - all 93 pages of it [the 'tide' was not mentioned once, let alone Highs and Neaps]

Wildlife Survey (Natural Enterprises)

Asbestos survey

Bat survey

Tree survey and Arboricultural Implications Assessment (including for Japanese Knotweed)

Soil Analysis Survey

The last of these involved four 10m holes being drilled into the ground on the site and around 600 samples taken. These were tested for nearly fifty toxins. These latter included arsenic, cadmium, lead, chromium and other metals; organics such as found in paints, varnishes, solvents etc; and a group of chemicals likely to be found in coal (eg anthracene) and its derivatives. All this on a site that in its 150 year history had had on it a squash court, a chestnut tree and a car park....

As a result of the flood risk assessment, the building had to be raised by 600mm, with space

underneath left open for floodwater. With the harbour silting up the Embankment is unlikely to flood for a very long time, by the sea anyway, so that should not be a problem.

For myself, the area at present is a mess and would benefit from tidying up, new build or no, but whether such development would pass the tests above remains to be seen - if indeed such tests are mandated since they were not done so for the planned developments on what was once a coal wharf, at the other end of the Harbour, and on the site next to the boatyards on the Duver (Council note).

We shall see.