

Mr Palmer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015**

Approval of Details

Application Number: APP/24/00053

Site Address: Multi Storey Car Park, Bulbeck Road, Havant

Proposal: Application to determine whether prior approval is required for the method of demolition of multi storey car park including slab removal and the proposed restoration of the site.

Further to your application received on 22 January 2024, which was valid from 02 February 2024 Havant Borough Council, as Local Planning Authority, having determined that prior approval is required for the method of demolition and any proposed restoration of the site, **Grants Approval** for the method of demolition and any proposed restoration in accordance with the details submitted.

This approval is subject to:

- (1) Compliance with the plans and other documents submitted with regards to your application, and
- (2) The demolition commencing before the expiration of 5 years from the date on which this approval was given.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (General Permitted Development) (England) Order 2015 . It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

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- (2) Any failure to adhere to the details of the submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details in any way you should contact the Planning and Development service at the Civic Offices or by telephoning (023)9244 6015.
- (3) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial consultation responses
- (4) The submitted Health and Safety Plan gives rise to requirements for temporary TROs to suspend any parking which can occur along Bulbeck Road during the period of demolition works, and secure a footway diversion.

Further information on the temporary TRO process can be found at the following link: [Traffic management | Hampshire County Council\(hants.gov.uk\)](https://www.hants.gov.uk/traffic-management)

The applicant is reminded that the temporary TRO and traffic management procedures and the licenses required to facilitate the demolition activities are a separate statutory process and the relevant parties will need to be satisfied with the measures upon applying for the licenses.

- (5) You are advised of the following flood risk-related advice received from the Environment Agency:

Solid timber hoarding

Under section 3.4 of the Tender Stage Method Statement document, you refer to erecting solid timber hoarding around the perimeter of the site. As this site is in flood zones 2 and 3 (1/100-year fluvial flood events), the flow of flood waters may be obstructed by the installation of this structure. This will reduce the existing floodplain storage capacity of the site and could cause increased flood risk to adjacent properties. We advise the applicant to consider implementing space below the timber hoarding structure to allow flood waters to inundate the site.

Signing up to flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

- (6) Please be advised that Portsmouth Water have requested the following:

We request to be informed, in advance, of the start date so that we can arrange a site visit.

- (7) Attention is drawn to the provisions of the Environment Act 2021, the Wildlife and Countryside Act 1981 as amended, the Conservation (of Habitats and Species) Regulations 2017, the Natural Environment and Rural Communities (NERC) Act 2006, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996).

It is an offence to kill or harm the following species, and to damage or disturb their breeding sites and resting places:

- Bats (all species)
- Badgers
- Hazel Dormouse
- Otter
- Water Vole
- Certain other mammal species
- Reptiles
- Great Crested Newt
- Wild bird species - active nests, eggs, young and adults
- Certain invertebrates
- Certain plant species

It is the legal responsibility of the applicant and their appointed agents to ascertain whether any protected or notable species are present on site, before works commence, and to ensure that offences are not committed. If such species are found or their presence is suspected, you must cease work immediately and obtain professional specialist advice before works recommence.

Licences may be required for proposals that would affect certain protected species or their habitat. Planning consent does not over-ride the need to obtain such licences.

Alex Robinson

Alex Robinson
Executive Head of Place

31 July 2024

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.