



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Thompson
PWP Architects
61 South Street
Havant
Hampshire
PO9 1BZ

Our Ref: APP/13/00317
Direct Line: (023)
Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
17 January 2018

Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application

Application Number: APP/13/00317

Site Address: Yacht Haven Development Site, Copse Lane, Hayling Island

Description: Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building, 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15). Request to Discharge Condition No.s 8 Appendix 6.1; No.9 Appendix 4.1 & 4.1a; No.20 Appendix 8.1, 8.2 and 8.3; No.25 Appendix 4.1, 4.2, 4.12, 4.13 and 4.1a; No.28 Appendix 10.1 and 3.2; No.29 Appendix 3.2; No.31 Appendix 7.1 (18.5.17). Request to Discharge Condition Nos 26 and 27 (25.8.17). Request to Discharge Conditions 7, 16-19, 26 and 27 (21.11.17).

This decision relates to your request to discharge conditions which was valid from 18/05/2017.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/13/00317.

The conditions in respect of which information has been submitted are:

Condition 25:

No development hereby permitted shall be commenced until the Landscape Strategy Plan, Drawing no 2313 -101 dated September 2013 has been updated to provide more native species. Thereafter, the implementation of all such approved landscaping shall be completed in full accordance with the Planting Method Statement by TGA Landscape Ltd, dated 16th October 2013. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Appendix 4.1, 4.2, 4.12, 4.13, 4.1a

Condition 28:

Prior to commencement of the development hereby approved, a Habitat Creation Strategy and timetable for the "wildlife enhancement" area shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved timetable. The Creation Strategy shall include details of how the works will be undertaken in order to avoid any impacts upon the designated sites and include the means by which habitat is to be restored through removal of structures from within the intertidal area.

Reason: To protect and enhance biodiversity in accordance with NPPF, the Wildlife & Countryside Act 1981, the Natural Environment and Rural Communities Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy).

Details submitted:

Appendix 10.1, 3.2 and 3.3

Condition 29:

Prior to commencement of the development hereby approved, a detailed site-wide Ecological Management Plan shall be submitted for written approval to the Local Planning Authority. The Ecological Management Plan should include details of mitigation and enhancement measures designed to protect and enhance populations of legally-protected species throughout the development process and should include (but not necessarily be restricted to): species capture and translocation measures, timing and methods of habitat clearance, habitat creation and planting, details of the site lighting scheme and proposed enhancements such as bat and bird boxes. Development shall subsequently proceed in accordance with any such approved details.

Reason: To protect and enhance biodiversity in accordance with NPPF, the Wildlife & Countryside Act 1981, the Natural Environment and Rural Communities Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy).

Details submitted:

Appendix 3.2 and 3.3

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. 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.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 17 January 2018