



Havant
BOROUGH COUNCIL

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Dr M Glasgow
Seafeld House
Woodgaston Lane
Hayling Island
PO11 0RL

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/17/00621

Site Address: Seafeld House, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: Repair and renew existing sea defences and slipway.

Further to your application received on 09 June 2017, which was valid from 11 July 2017, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location received 9th June 2017
Block Plan Unique plan reference #00230684-B54346
Supporting Information received 9th June 2017
Photographs dated 7th June 2017
Reason: - To ensure provision of a satisfactory development.
- 3 Prior to the commencement of development further details shall be submitted to and approved in writing by the Local Planning Authority of the proposed junction designs of the new sea wall with adjoining sea defences at Langness and Shallows. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure the integrity of the new sea wall as part of the wider sea defences in the locality and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 Prior to the commencement of development a construction management plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved plan which shall set out as a minimum the following matters:
Methods for ensuring that works with machinery take place from outside the designated SSSI/SAC/SPA and Ramsar sites;
- Methods for ensuring that the proposed construction works and machinery access shall take place so as to reduce the potential impact of the works to on site orchid species;
 - Details of a compound for materials, equipment, fuels and machinery storage in a location away from the designated SSSI/SAC/SPA and Ramsar sites;
 - Confirmation of instruction to contractors as to the need to carry out works in strict accordance with the CMP.
- Reason:** To ensure that the impact of the construction works in relation to designated SSSI/SAC/SPA/Ramsar sites and to on site orchid species is adequately addressed and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbA max) shall be undertaken during the bird overwintering period from 1st October to 31st March inclusive unless otherwise agreed in writing by the Local Planning Authority in consultation with Natural England.
Reason: To ensure that the development does not have a harmful impact on protected overwintering birds having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The timber work to the sea wall and slipway hereby approved shall be untreated in accordance with the submitted details.
Reason: In the interests of the character and appearance of the harbourside and Chichester Harbour AONB and to protect the designated SSSI/SAC/SPA and Ramsar sites having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 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 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) 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 and Development service at the Plaza or by telephoning 023 9244 6015.

- (4) In accordance with paragraphs 186 and 187 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,
- Your application was acceptable as submitted and no further assistance was required.

- (5) In addition to this planning permission, the applicant may need an Environmental Permit from the Environment Agency for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) as the applicant wants to carry out work in, under, over or near a main river and in the flood plain of a main river. There are a number of elements of work which will require an Environmental Permit, such as the proposed new bridges, upgrading of existing bridges, resurfacing of existing right of way, proposed trees/planting and any other permanent or temporary works in under, over or within 16m of the Main River. For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. For any further advice, please contact your local Environment Agency FRA Permitting Office PSOEastSussex@environment-agency.gov.uk
- (6) The applicant is advised that a license for the works may also be required under the Marine and Coastal Access Act 2009, you are therefore advised to consult with the Marine Management Organisation to discuss possible requirements.
- (7) The applicant is advised to contact Chichester Harbour Conservancy with regard to the possible need to obtain a works licence prior to the commencement of development.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

05 September 2017