



Havant
BOROUGH COUNCIL

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Mr Murray
I J Murray Associates
173 Rushdene Havant Road
Havant Road
Hayling Island
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For: Mr Murray

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

Application Number: APP/17/00052

Site Address: Poundcroft Stables adjacent 173, Havant Road, Hayling Island

Proposal: Re-profiling of land and associated hardstanding.

Further to your application received on 11 January 2017, which was valid from 16 January 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 engineering works hereby approved shall be implemented in full by 31st August 2017 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory development that regularises the land levels and minimises the flood risk, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The development hereby permitted shall be carried out in accordance with the approved documents *Site plan and sections Drawing Number A102* and *Site and Location plan Drawing Number A100 dated 07/03/2017* and the following mitigation measures detailed within them:
 - The three piles of top soil material will be used to fill the void left by the hard core removal, any excess will only be placed in the pink area on the site as indicated within documents A100 and A102.
 - No land raising or soil deposition shall take place outside of the allocated area within documents A100 and A102

The mitigation measures shall be fully implemented in line with these documents unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development that regularises the land levels and minimises the flood risk on and off site, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and Section 9 of the Planning

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- 3 At no time during the implementation of the hereby approved engineering works shall any top soil or hardcore be placed in the drainage ditches that cross the site and the drainage ditches shall be kept clear during the works.
Reason: To ensure maximum tidal capacity of the ditches to minimise flood risk on and off site, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and Section 9 of the Planning Practice Guidance to the National Planning Policy Framework.

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) Please note that this development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. Any works located in, over, under or within 8 metres of a main river or 16m or a tidal defence, is likely to require a Flood Risk Activity Permit from the Environment Agency. The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506
The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit.
Further details and guidance are available on the GOV.UK website:
www.gov.uk/guidance/flood-risk-activities-environmental-permits
- (5) 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,
 - You were updated about issues after the initial site visit, additional plans requested and forthcoming, making your proposal acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

29 March 2017