Havant BOROUGH COUNCIL

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Mr M Taylor
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For: Mr Lashley
Away Resorts

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/11/01080
Site Address: Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB
Proposal: Change of use of part of the land for the siting of 31 static caravans.

Further to your application received on 02 June 2011, which was valid from 16 June 2011, 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 This permission shall be for a limited period expiring 25 years from the date of this permission, on or before which date the use of the land for the stationing of static caravans shall be discontinued permanently and the site shall be restored to its former condition as grassland unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To enable the local planning authority to review the situation in the light of rising sea levels and any improvements which may be necessary to the adjacent sea wall, and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, speciesand planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and 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.

5 No development hereby permitted shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.
Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

6 The use hereby permitted shall not be commenced until a detailed scheme for external lighting on the site has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed by the Local Planning Authority such details shall, in the case of each means of illumination, provide for full horizontal cut off. There shall be no lighting on the site other than as thereby approved.
Reason: In the interests of the amenity of the locality and having due regard to policies CS12, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

7 No caravan shall be brought onto site until such time as the external colour of the caravans shall have been first submitted to and agreed in writing with the Local Planning Authority. The caravans shall be finished in accordance with the agreed colour and shall be subsequently maintained as such unless otherwise first agreed in writing with the Local Planning Authority.
Reason: in the interests of the amenity of the locality and having due regard to policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

8 None of the caravans hereby permitted shall be occupied until a flood warning and evacuation plan has been submitted to and approved in writing by the Local Planning Authority.
Reason: To reduce the risk of flooding to future occupants, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

9 The proposed work shall be timed and undertaken to minimise disturbance to overwintering birds. No percussive piling or works with heavy machinery, pneumatic drills, diggers, dumper trucks and lorries, shall be undertaken between 1 November to 31 March inclusive.
Reason: To minimise disturbance to wildlife within the adjacent area which is subject to international and national nature conservation designations and having due regard to Policies CS11 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

10 No equipment, materials or machinery shall be stored or disposed of within the adjacent Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA).
Reason: To protect the nature conservation and landscape interest of the adjacent area which is subject to international and national nature conservation designations and a designated Area of Outstanding Natural Beauty having due regard to Policies CS11 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

11 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by H2OK, ref: J-3472-BW edition 02 and the following mitigation measures detailed within the FRA:
1. Finished floor levels are set no lower than 2.47 m Above Ordnance Datum (AOD), as set out within section 7.0 of the FRA
2. Static caravans are to be securely anchored to the ground to prevent them floating and causing a hazard.
Reason: To reduce the risk of flooding to the proposed development and future occupants, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

12 The caravans hereby permitted shall be occupied for holiday purposes only, and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.
Reason: To ensure that the accommodation hereby permitted is not used for unauthorised permanent residential occupation, and having due regard to policies CS5 and CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

13 The caravans hereby permitted shall only be occupied for a maximum of ten months per year and not all during the months of January and February.
Reason: To ensure that the accommodation hereby permitted is not used for unauthorised permanent residential occupation, and to ensure that the caravans are not occupied during that period most at risk from bad weather and the increased likelihood of extreme high tides, having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

14 The development hereby permitted shall be carried out in accordance with the following approved plans:
3189-500 A - Site Location plan
3189-510 A - Existing site plan and section
3189-540 A - Proposed site plan and section

Planning Policy Statement: Design and Access Statement, Sequential and Exception Test
Flood Risk Assessment
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan (Core Strategy) 2011 and other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS13	Green Infrastructure
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS5	Tourism
DM14	Car and Cycle Parking on Development (excluding residential)
DM3	Protection of Existing Employment and Tourism Sites
DM4	Static Holiday Caravan Development
DM9	Development in the Coastal Zone

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on tourism facilities; the effect on the character and appearance of the area; flood risk issues; the effect on protected species; and highway impact. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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) 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 The Plaza or by telephoning 023 9244 6015.

(4) This permission was granted subject to a planning obligation made under Section 106 of the Town & Country Planning Act 1990 dated 27th January 2012, which requires a payment of £10,831.66 (indexed) to be paid to the Hampshire County Council Transport Contribution Policy before the commencement of the development hereby approved.

(5) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit



Mr Chris Murray
Service Manager (Planning Development)
07 June 2013