



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

For: Mr Laundon
Yachthaven (Hayling) Limited

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

Application Number: APP/13/00317

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

Proposal: Construction of 6No. 5 bed detached houses, 1No. detached residential 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.)

Further to your application received on 28 March 2013, which was valid from 18 April 2013, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS 1:2500 Site Location Plan
Site Location Plan Drawing No 1103 rev D
Existing Plan/Site Survey Drawing No 1104 rev C and 1104/1 rev C
Site Layout Proposed (scale 1:500) Drawing No 1105 rev R and 1105/1 rev C
Site Layout Proposed (scale 1:200) Drawing No 1106 rev C
Site Layout Proposed (scale 1:1250) Drawing No 1107 rev C
House Type A Plans/Elevations Drawing No 1200 rev A
House Type C Plans/Elevations Drawing No 1201 rev A
House Type B Plans/Elevations Drawing No 1202 rev A

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Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials, including balcony railings and screenings, have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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

- 4 The boatstores and office hereby approved shall be used only for purposes incidental to the use of the approved dwellings within the site, or for the purposes of the Even Keel sailing charity. Furthermore they shall not be used as habitable accommodation.

Reason: In the interests of clarity, to prevent the occurrence of unplanned residential development in the countryside and to control the amount activity in this environmentally sensitive location, in order 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).

- 5 No more than 12 no. boats may be moored at the site at any time and these shall be confined to the pontoon moorings hereby approved and no boat shall exceed 12m in length. There shall be no other moorings along the shore or mud moorings within the site.

Reason: In the interests of clarity, to control the number, size and location of moorings in this environmentally sensitive location, in order 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) 2011.

- 6 The moorings hereby approved shall be used only for mooring purposes incidental to the use of the approved dwellings within the site, or for the purposes of the Even Keel sailing charity.

Reason: In the interests of clarity, to control the use of the moorings and amount of associated activity in this environmentally sensitive location, in order 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) 2011.

- 7 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for the improved slipway, new concrete sea defences, all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

- 8 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.
Reason: To ensure the impact of the development in its surroundings is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011.
- 9 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure to be provided around the hereby approved residential dwellings and other boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a stock netting fence, details to be agreed, to be erected along the landward side of the coastal path adjacent the proposed Coastal Meadow and Conservation Grassland. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening and fencing provision as is thus approved by the Authority. At all times thereafter, all of that screening and fencing provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property; to prevent dogs disturbing feeding or roosting birds, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The dwellings hereby permitted shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas and garages shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Schedule 2, Part 1, Classes A, B and E of the 2015 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To protect both adjacent residential amenity and the visual impact of further extensions on the landscape in this sensitive area, in accordance with Policy CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east elevation of plots 3 & 6 without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 Any external lighting, including security lights, shall only be installed on site after lighting details have been submitted to and approved by the Local Planning Authority. Such details shall include type of light, position, height, illumination levels, hours of use and method of timing/cut out. Thereafter only the approved lighting shall be installed and operated on site. There shall be no flood lighting / lighting on the site other than as thereby approved.

Reason: In the interests of the visual amenity of this countryside location having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 Construction of plots 2 & 3 shall not commence until details of a fire safety sprinkler system has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full prior to the occupation of the dwellings on plots 2 and 3.

Reason: To ensure compliance with fire safety requirements having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 15 Construction of the buildings hereby permitted shall not commence until a specification for the provision to be made for the storage and disposal of refuse, including a refuse collection point, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the implementation of such refuse provision has been completed in accordance with the approved specification.

Reason: To ensure a satisfactory form of development for future occupiers, in accordance with policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 16 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), produced by Cowan Consultancy, ref.no. EG/320573/EG and dated 02 January 2012 and the following mitigation measures detailed within the FRA:

1. Identification and provision of safe route(s) into and out of the site at a level no lower than 4.250m above Ordnance Datum (AOD), as specified on page 6 of the FRA. As a safe means of access the access road must achieve a level of at least 4.250m AOD.

2. Finished floor levels of the residential units are set no lower than 5.10 m above Ordnance Datum (AOD), as specified on page 5 of the FRA.

Reason: To ensure safe access and egress from and to the site and 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.

- 17 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage (SUDS) principles and an assessment of the hydrological and hydrogeological context of the development and measures to avoid pollution from any contamination, and including drainage for the access driveway, 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.

- 18 No infiltration of surface water drainage into the ground within the application site is permitted unless the prior written approval of the Local Planning Authority is first obtained following the submission of details, (which approval may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters).

Reason: As contamination may be present at the site the use of infiltration systems could cause contaminants to become mobilised and potentially pollute controlled water, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 19 No development hereby permitted shall commence until details of all foul drainage provisions and connections, together with written confirmation from Southern Water that the arrangements are adequate, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 20 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and Receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: Information provided within the planning application indicates that contamination is likely to be present as a result of the historic uses of the site. Any contamination present poses a risk to groundwater, surface water and the harbours, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 21 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons: To demonstrate that any remediation required is carried out in accordance with the agreed remediation strategy, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 22 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons: To protect controlled waters, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 23 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons: Piling or any other foundation designs using penetrative methods could cause the mobilisation of the potential contamination at the site and create preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of controlled water, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 24 Prior to the commencement of the works, a working method statement to cover all construction works shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The method statement shall cover the following requirements:

- Timing and duration of works
- Methods used for all channel, foreshore/ bankside water margin works
- Machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.)
- Protection of areas of ecological sensitivity and importance
- Site supervision
- Bunding of potential pollutants

Reasons: To ensure the works being undertaken minimise any impacts on the intertidal habitat and on Chichester Harbour WFD water body, having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 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 and such revised plan has been submitted to and approved by the Local Planning Authority. 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.

- 26 No development including site clearance shall commence on the site until all trees / shrubs and / or other natural features, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 27 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered. If the requirement of condition 16 above to have the access road at least 4.250m above AOD should result in a disturbance or change to the level beneath the adjacent trees, then the resultant level difference and method of soil movement shall first be submitted to and agreed with the local planning authority.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 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) 2011.

- 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).

- 30 The Mitigation and Enhancement Measures set out in the Revised Ecological Assessment Report submitted with this application shall be adhered to in the undertaking of all development works hereby approved, including measures to minimise the risk of sediments arising from works to the foreshore and intertidal zone.
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) 2011.
- 31 The development shall be carried out in accordance with best practice for operating machinery to reduce unnecessary noise; and in particular no percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the northern site boundary) shall be undertaken during the bird over wintering period - October to March inclusive - unless the existing noise level measured from the sensitive receptor already exceeds 69dbAmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the southern site boundary.
Reason To minimise disturbance to over wintering and nesting birds, and having due regard to policy DM9 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and advice from Natural England.
- 32 No development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 33 No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.
Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy DM9 of the Havant Borough Local Plan (Core Strategy) 2011.
- 34 Following completion of archaeological fieldwork a report shall be produced in accordance with a programme that has been submitted to and approved by the Planning Authority, including where appropriate, post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available and having due regard to policy DM9 of the Havant Borough Local Plan (Core Strategy) 2011.

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.

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- (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 were updated about issues after the initial site visit.
- (5) A formal application for connection to the public sewerage system is required in order to service this development. It is recommended that the applicant contacts Southern Water to initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (Tel 01962 858688), or www.southernwater.co.uk.
- The Council's Access officer also notes: A public sewer is located in the existing access road for plots 4, 5 and 6. This should be identified on site as the garages for plots 5 and 6 may be positioned within 3m of a public foul sewer.
- (6) **During construction the applicant is required to set up on site facilities for:-**
- i) wheel washing
 - ii) measures to control the emission of dust and dirt during construction
 - iii) measures to control noise and vibration during construction
 - iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- (7) **Hours of work:** demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
- (8) Public Footpath 86 crosses the site and the grant of planning permission does not entitle you to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development permitted to be carried out you should apply without delay to either; Havant Borough Council in the case of a footpath or bridleway (under Section 257 of the Town and Country Planning Act 1990) or the Department of Communities and Local Government (CLG) for any other issues (under Section 247 of the Town and Country Planning Act 1990).

(9) The Crime Reduction Officer has commented on this application as follows: *The site is fairly isolated and can be approached from both the land and the sea. The boundary treatments have not been specified but are unlikely to be substantial enough to prevent access. I recommend the security accreditation of the external doors and windows i.e. PAS24, or British Standard 7950 as referred to at page 50 of 'Safer Places the Planning System and Crime Prevention'. Boat stores should conform to Loss Prevention Standard (LPS) 1175 SR 2.*

(10) The Environment Agency have commented on this application as follows: *The site lies above the Lambeth Group, a secondary (A) aquifer and is adjacent to the Chichester and Langstone Harbours that are designated SPA, RAMSAR, SAC and SSSI sites. Please note, in relation to the proposed development, in so far as it relates to land contamination, we only consider issues relating to controlled waters.*

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

2. Refer to the 'Environment Agency Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

3. Refer to our website at www.environment-agency.gov.uk for more information.

(8) The applicant is advised that any works at the site that fall within 15 metres of a sea defence must have the prior written permission of the Environment Agency in the form of a Flood Defence Consent. This requirement is separate from and in addition to any planning permissions required. Upon formal submission of an application the Environment Agency has two months in which to provide a decision. Please note that this development may also require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. The applicant must ensure that the operations at the site are in accordance with the Environmental Permitting Regulations 2008. The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506 or information can be found through the following link:

<http://www.environment-agency.gov.uk/business/topics/permitting/32330.aspx>

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 a permit.

(9) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 26 November 2015 which requires:

- (i) Various measures related to the management of land;
- (ii) Various measures related to the management of moorings and eelgrass;
- (iii) A contribution towards the Solent Recreation Mitigation Partnership; and
- (iv) Monitoring fees

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

27 November 2015