



Havant
BOROUGH COUNCIL

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For: Marina Developments

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

Application Number: APP/15/00464

Site Address: Complete Marina Site, Northney Marina, Hayling Island

Proposal: **Use of land as external events area, with associated reception lodge, for temporary 3 year period.**

Further to your application received on 28 April 2015, which was valid from 11 May 2015, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission for a limited period expiring** 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 This permission shall be for a limited period expiring on the 30th June 2018, on or before which date the use of the land for events shall be discontinued permanently, the Reception Lodge removed from the land and the site shall be restored to a storage area unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The use is of a type not considered suitable for permanent retention and having due regard to policies DM8, DM9 and CS12 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement Ref: RW/PE/2250-43 (Rev B)

Site Plan received 11th May 2015

Location, site plan, Floor plan and elevations Drawing No.12 Rev A

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/15/00464

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 Town and Country Planning Act, 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 Civic Offices or by telephoning 023 9244 6015.
- (1) 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:

- Your application was acceptable as submitted and no further assistance was required.

- (2) The site of the proposed temporary events area is located within an area of land shown as flood zone 1 on the Environment Agency's indicative flood zone map. This land is considered to have a low probability of tidal flooding (< 0.1%) at the current day. However, sections of the access road serving the site are located within tidal flood zone 3 which is considered to have a high probability of flooding.

It is accepted that there is an existing marina and associated infrastructure such as service buildings located at the site and so the proposed temporary events area is unlikely to increase overall flood risk at the site. However you are strongly advised to enrol in the Environment Agency Floodline Warnings Direct system if you have not already done so, details of this system can be found through the following website:

<https://fwd.environment-agency.gov.uk/app/olr/home>

You are also further advised to consider producing a flood management plan for the site that might deal with such issues as flood warning and evacuation procedures.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

06 July 2015