



Havant
BOROUGH COUNCIL

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Locke Design Ltd
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For: Mr J Butler

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

Application Number: APP/15/00534

Site Address: Shallows, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: **Supplementary wall to existing sea defences; cladding to same with associated earthworks.**

Further to your application received on 14 May 2015, 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 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.

- 3 The development hereby permitted shall take place in accordance with the submitted Scope of works and method statement dated 5th May 2015 specifically including the undertaking of works with machinery from outside the designated SSSI/SAC/SPA and Ramsar sites.
Reason: To ensure that the development does not have a harmful impact on the ecology of the designated sites having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The proposed construction works and machinery access shall take place so as to reduce the impact of the works to on site orchid species as set out in the Scope of works and method statement for supplementary sea defence wall dated 5th May 2015 and the On Site Orchid Distribution Plan.
Reason: To ensure that the impact of the construction works in relation 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 development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound and construction parking within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of nature conservation and having due regard to policies CS12, CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 All those involved in the works hereby permitted shall be informed of the status of the adjacent Special Protection Area, Special Area of Conservation, Site of Special Scientific Interest and RAMSAR designations and their legal obligations in relation to such designations. This information should include the need to comply strictly with the requirements of the conditions imposed in relation to this planning application.
Reason: To ensure that the works are carried out as approved in order to prevent any harmful impacts on the protected areas having due regard to the Habitat Regulations 2010 and policies CS12, CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Notwithstanding the submitted plans the tide gates to the slipways shown on drawing number 002 shall have a minimum height when in use of 3.4m OD.
Reason: To ensure that the flood defence feature is designed to a consistent height to help to avoid flooding having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012 and Technical Guidance to the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
OS map + images of existing Drawing No. 001
Plan sections and elevation of proposed foreshore wall Drawing No. 002
Proposed Retaining Wall and Land Drain Drawing No. 100082-STR-001 Rev P2
Plan - Area of Green Winged Orchids
Scope of works and method statement for supplementary sea defence wall dated 5th May 2015
Reason: - To ensure provision of a satisfactory development.

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.
- (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:

- You sought and were provided with pre-application advice,
 - Your application was acceptable as submitted and no further assistance was required.
- (2) The applicant is advised that a license for the works may 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.
 - (3) 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.
 - (4) The applicant is requested to contact Hampshire Biodiversity Information Centre in relation to on site species of orchid in order to improve their ecological records. The HBIC can be contacted as follows:
Caroline Thompson (Ecologist) Tel: 01962 832321
Caroline.Thompson@hants.gov.uk

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

09 July 2015