



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 Atkin
Langness
Woodgaston Lane
Hayling Island
Hants
po11 0rl

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

Application Number: APP/14/00343

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

Proposal: Replacement of existing sea defences and new slipway.

Further to your application received on 31 March 2014, which was valid from 03 April 2014, 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 levels of the development shall be constructed strictly in accordance with the approved plans so as to ensure:
 1. That the proposed height of the sea defence wall is 3.4mAOD in accordance with the provided sea defence plan.
 2. That the top height of the new slipway is set no lower than 3.4mAOD and ties in with the sea defence wall.**Reason:** To ensure that the slipway does not form a low point in the sea wall that will result in an increased flood risk and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 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 letter from Mr Atkin dated 29th August 2014 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.
- 4 The development hereby permitted shall take place in accordance with the submitted Method Statement from Burras Ltd dated March 2013 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.
- 5 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.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location & Block Plans Drawing No. PA/SO/10/013/007 Rev C
Site Layout and Details Drawing No. PA/SO/10/013/006 Rev D
On Site Orchid Distribution Plan
Burras Ltd Method statement Sea defence Works dated March 2013
Letter dated 18th March 2014 from Mr Atkin
Letter dated 29th August 2014 from Mr Atkin
Letter dated 19th January 2015 from Mr Atkin
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) The applicant is advised that Flood Defence Consent is required from the Environment Agency for the proposed works as set out below:

Flood Defence Consent

Under the terms of the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures within 15 metres of the landward side of any sea defences and/or any structures between the low tide mark and the seaward side of the defences.

You are advised to contact the local Environment Agency office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

Contact details:

Miss Verity Giles

Planning Advisor, Environment Agency

Direct dial 01794834590

Direct e-mail PlanningSSD@environment-agency.gov.uk

- (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

(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 were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

26 May 2015