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THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
Grant of Planning Permission

Application Number: APP/12/00999

Site Address: Foreshore at South Hayling, Sea Front, Hayling Island

Proposal: Construction of a new rock armour revetment, together with three new groynes. In addition there will be two access and drainage points, a beach recharge, refurbishment of the splash wall and improved access and stop logs at Bosmere and Nutbourne Road.

Further to your application received on 27 September 2012, 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 Clearance, and construction works shall take place only between 1 April and 30 September, with provision that works may also take place in March and October with the prior written agreement of the Local Planning Authority and Natural England.
Reason: In the interests of nature conservation and to manage the environmental impact of works in accordance with policies of the Havant Borough Local Plan (Core Strategy) 2011, including CS8, 11, 15, 16 and DM10, and in accordance with the National Planning Policy Framework 2012.
- 3 Clearance, and construction works shall take place only between the hours of 0600 and 22.00 hours on Mondays to Fridays and 08.00 and 13.00 hours on Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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- 4 Deliveries (excluding sea deliveries) shall only be taken and/or dispatched from the site between 09.30 and 15.00 hours Monday to Friday and 09.30 and 13.00 hours on Saturdays and not at all on Sundays and recognised Bank Holidays.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. It shall contain measures for the management of the following:

- 1) Best practical means to avoid pollution from fuels, oil, chemicals or any materials relating to the development
- 2) Best practical means for the avoidance of nuisance from noise and vibration
- 3) Measures to manage public access and restrictions from the development area during works, including safety provisions
- 4) Arrangements for surveying and seed collection from and re-seeding of vegetated shingle
- 5) Arrangements for the storage of materials, including security.

The development shall be undertaken only in accordance with the measures thereby agreed.

Reason: In the interests of nature conservation, neighbouring amenities, safety, crime prevention and wider public amenity, in accordance with policies of the Havant Borough Local Plan (Core Strategy) 2011, including CS8, 11, 15, 16 and DM10, and in accordance with the National Planning Policy Framework 2012.

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

SE13_792 Eastoke Point Works 2012 Planning Permission Drawing Nutbourne Road Access Ramp
SE13_793 Eastoke Point Works 2012 Planning Permission Drawing Bosmere Road Access Ramp
SE13_858 Eastoke Point Works Site Area Plan
SE13_893 Eastoke Point Works Offices, Car Park & Compound Location
SE13_894 Eastoke Point Works Overall Plan of Proposed Works
SE13_895 Eastoke Point Works Section through new Revetment in Front of Houses
SE13_896 Eastoke Point Works New Revetment in front of Nature Reserve
SE13_897 Eastoke Point Works Typical Cross Section through Rock Groyne
SE13_898 Eastoke Point Works Plan of Eastoke Point Revetment showing Access and Drainage Ramps
SE13_899 Eastoke Point Works Detail of Access and Drainage Points
SE13_900 Eastoke Point Works Simplified Site Area Plan
SE13_901 Eastoke Point Works Existing Site Locations
Planning statement
Environmental Statement
Landscape and Visual Impact 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 And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS19	Effective Provision of Infrastructure
CS8	Community Safety
DM10	Pollution
DM8	Conservation, Protection and Enhancement of Existing Natural Features
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 coastal/flood defence, landscape and visual impact, neighbouring amenities, nature conservation and environmental impact, recreation, traffic and other environmental impacts. 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.

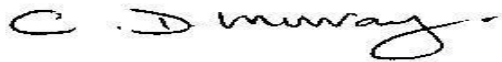
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 Civic Offices or by telephoning 023 9244 6015.

- (4) 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, and,

In this instance, in order to help you:

- Planning officers provided with pre-application advice on your request,
- Officers updated you about issues after the initial site visit, with opportunity to make minor additions and adjustments to draft planning conditions, which it is hoped will assist in the implementation of your project



Mr Chris Murray
Service Manager (Planning Development)

14 December 2012