



Havant
BOROUGH COUNCIL

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To:
Mr Peacock
Environment Agency
Guildbourne House, Chatsworth Road
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/11/01100

Site Address: Cockle Point, Marine Walk, Hayling Island, PO11 9PQ

Proposal: Reconstruct 230m sea defence to the original design height, within environmental footprint of existing defence apart from a 1.5m encroachment onto shingle foreshore. Profile the embankment prior to installation of Rip-rap with an 1800mm foundation. Reinstate existing beach profile over foundation.

Further to your application received on 06 June 2011, which was valid from 30 June 2011, 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 in connection with 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 stone that is to be used for the rip-rap shall be darker Purbeck Stone, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and protecting the character of the Area of Outstanding Natural Beauty in accordance with Policy CS12 of the Havant Borough Core Strategy.
- 3 The vegetation on the landward slope of the existing sea defence shall be retained. In the event that this vegetation becomes damaged or destroyed through the construction works, replacement vegetation of an identical species/type shall be planted no later than the following planting season after works have been finished.

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Reason: In the interests of visual amenity and protecting the character of the Area of Outstanding Natural Beauty in accordance with Policy CS12 of the Havant Borough Core Strategy.

- 4 No construction materials or plant shall be stored on the intertidal area.

Reason: In the interests of visual amenity and protecting the character of the Area of Outstanding Natural Beauty and coastal area in accordance with Policies DM8, DM9 and CS12 of the Havant Borough Core Strategy.

- 5 Prior to the commencement of the development, details of the movement of construction vehicles, including the route to the site, where they are to be confined, and the methods of protection the surrounding coastal zone from these shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The works shall go ahead in accordance with these agreed details unless the LPA gives its written consent to any variation.

Reason: In the interests of visual amenity and protecting the landscape and character of this coastal area and the Area of Outstanding Natural Beauty in accordance with Policies DM8, DM9 and CS12 of the Havant Borough Core Strategy.

- 6 The construction work shall take place to ensure that the maximum distance is achieved between the work hereby approved and East Cockle Point by the end of October 2011. No work shall take place after this time unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and protecting the character of the Area of Outstanding Natural Beauty in accordance with Policy CS12 of the Havant Borough Core Strategy.

- 7 The public footpath shall be reinstated using material that shall match the existing surface treatment, or another such material of which the details shall have been previously submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and protecting the character of the Area of Outstanding Natural Beauty in accordance with Policy CS12 of the Havant Borough Core Strategy.

- 8 Prior to the commencement of the development details of the compound, including its position, size and any means of enclosure shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The works shall take place in accordance with these agreed details unless otherwise agreed in writing by the LPA.

Reason: In the interests of visual amenity and protecting the character of the Area of Outstanding Natural Beauty in accordance with Policy CS12 of the Havant Borough Core Strategy.

- 9 No later than two years from the date of the substantial completion of the works hereby approved (unless the Local Planning Authority gives prior written approval for any variation), written confirmation shall be submitted to the Local Planning Authority, including verification by a qualified ecologist, that the habitat compensation works included in the proposals, have been implemented.

Reason: In order to compensate for ecological impacts of the scheme in accordance with the Havant Borough Core Strategy 2011, the European Habitats Directive 92/43/EEC of 21 May 1992 and The Conservation of Habitats and Species Regulations 2010.

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

DCBART/SK/001 P0 (Rock Revetment Sections)

5100818/WA/-/-/005/0 (Services)

5100818/WA/-/-/001/0 (Location Plan Site Access and Constraints)

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

National Policies

PPG20	(Coastal Planning)
PPS 1	(Delivering Sustainable Development)
PPS 1	(Delivering Sustainable Development)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the impact on the AONB, the appearance and effectiveness of blending in with the surroundings, the impact on the SSSI, SPA, SAC, Ramsar and on biodiversity and other issues. 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) The grant of planning permission does not entitle you to obstruct a public right of way and, 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 the appropriate authority:
 - (a) in the case of a footpath or bridleway, to Havant Borough Council under Section 257 of the Town and Country Planning Act 1990;

in any other case, to the Department of Communities and Local Government under Section 247 of the Town and Country Planning Act 1990.

- (5) You are advised that consent may be required from Chichester Harbour Conservancy to build in the vicinity of, or within the Chichester Harbour. You are advised to contact the offices of the this body for further information.



Julia Potter
Executive Head of Planning and Built
Environment

30 September 2011