Havant
BOROUGH COUNCIL

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To:
Mr G Duffett
2 Church Orchard
St Peters Road
Hayling Island
Hants
PO11 0RT

For: Wilsons of Hayling Ltd

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/10/00953
Site Address: Boatyard, Marine Walk, Hayling Island, PO11 9PG
Proposal: Construction of Sea Defence Works. (Retrospective application.)

Further to your application received on 26 November 2010, which was valid from 06 January 2011, Havant Borough Council as Local Planning Authority **Grants Planning Permission Retrospectively** 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 your application, as amended by documents received on 1 March 2011; and

(ii) The following conditions:

Conditions:

1 Within 1 month of the date of this planning permission a scheme of compensatory habitat replacement with a plan showing the area involved and a schedule for implementation shall be submitted to the Local Planning Authority. The scheme subsequently approved shall be fully implemented and maintained in accordance with the approved details and schedule.
Reason: To ensure that the development provides satisfactory compensatory habitat in the interests of ensuring the bio-diversity of Chichester Harbour Area of Outstanding Natural which is designated as an SSSI, Special Protection Area, Ramsar Site and Solent Maritime Special Area of Conservation and having due regard to policies CS11, CS12 and DM8 of Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 9.

Other Important Information:

In reaching its decision the Council has had regard to the policies of the Havant Borough Core Strategy 2011, forming part of the Havant Borough Local Development Framework and National Planning Policy Guidance:-

Havant Borough Core Strategy

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS2	(Employment)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)
CS15	(Flood and Erosion Risk)

Havant Borough District Wide Local Plan 1996-2011

EMP9	(Marine Related Development)

National Policies

PPG17	(Planning for Open Space, Sport and Recreation)
PPG20	(Coastal Planning)
PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)
PPS 7	(Sustainable Development in Rural Areas)
PPS 9	(Biodiversity and Geological Conservation)
PPS25	(Development and Flood Risk)

The Council, 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 effect on the Area of Outstanding Natural Beauty and character and appearance of the Coast, the effect on protected species and flood risk 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.gvo.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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

(4) The applicant is advised of the requirements for a retrospective Harbour Works Licence for the works. It is understood that such a licence is likely to require two mud berths being relinquished as compensation for the loss of intertidal habitat resulting from the sea defence works. This is also a requirement of the planning condition imposed on this planning permission. Further advice in relation to this requirement can be obtained from Linda Park at Chichester Harbour Conservancy (Tel: 01243 510982).

for Julia Potter
Executive Head of Planning and Built Environment

03 March 2011