Havant
BOROUGH COUNCIL

Civic Offices
Civic Centre Road
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Cancord Cliffs Architects
28 Haven Road
Cancord Cliffs
Poole
Dorset
BH13 7LP

For: Marina Developments Ltd

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

Application Number:APP/11/00935
Site Address:Complete Marina Site, Northney Marina, Hayling Island
Proposal:**Use of land as external events area. (Renewal of Temporary Consent.)**

Further to your application received on 14 April 2011, Havant Borough Council as Local Planning Authority **Grants Planning Permission for a limited period expiring** 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, and

(ii) The following conditions:

Conditions:

1 This permission shall be for a limited period expiring on the 30th June 2014, on or before which date the use of the land for events shall be discontinued permanently and the site shall be restored to a storage area unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The use is of a type not considered suitable for permanent retention and having due regard to policies DM8, DM9 and CS12 of the Havant Borough Core Strategy, which forms part of the Local Development Framework, Planning Policy Statement 9 and Planning Policy Statement 13.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing No. 12: Location of proposed events area
Design and Access Statement dated 14th April 2011.

Reason: - To ensure provision of a satisfactory development.

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 District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011

CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS15	Flood and Coastal Erosion
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 9	(Biodiversity and Geological Conservation)
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 effect on the Area of Outstanding Natural Beauty, flood risk issues, the effect on protected species and the effect on neighbouring sites. 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 Town and Country Planning Act, 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 site of the proposed temporary events area is located within an area of land shown as flood zone 1 on the Environment Agency's indicative flood zone map. This land is considered to have a low probability of tidal flooding (< 0.1%) at the current day. However, sections of the access road serving the site are located within tidal flood zone 3 which is considered to have a high probability of flooding.

It is accepted that there is an existing marina and associated infrastructure such as service buildings located at the site and so the proposed temporary events area is unlikely to increase overall flood risk at the site. However you are strongly advised to enrol in the Environment Agency Floodline Warnings Direct system if you have not already done so, details of this system can be found through the following link: http://www.environment-agency.gov.uk/homeandleisure/floods/31622.aspx

You are also further advised to consider producing a flood management plan for the site that might deal with such issues as flood warning and evacuation procedures.

Julia Potter
Executive Head of Planning and Built Environment

09 June 2011