Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
ARA Architect
29 Roule Street
Exmouth
Devon
EX8 2SN

For: Parkdean Holiday Parks

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00754
Site Address: Hayling Island Holiday Park, Manor Road, Hayling Island, PO11 0QS
Proposal: 6No. additional caravans and ancillary works.

Further to your application received on 14 October 2010, 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 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 No caravan shall be occupied at any time during the months of January and February in any calendar year.
Reason: The use of the site for all year round residential occupation would conflict with the policy of the Local Planning Authority on the use of caravans for permanent residential development as set out in the Local Plan and having due regard to saved Policy TO4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Statement 7.

3 The caravans hereby approved shall only be used for holiday accommodation and at no time shall they be used as a sole or main residence.
Reason: The use of the site for all year round residential occupation would conflict with the policy of the Local Planning Authority on the use of caravans for permanent residential development as set out in the Local Plan and having due regard to saved policy TO4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework.

4 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring properties and having due regard to saved policies D1 and TO4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Statement 7.

5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to saved policies D1, D3, L7 and TO4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Plannning Policy Statements 7 and 1.

6 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for any external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to saved policies D1, TO4 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework.

7 The public footpath through the Hayling Island Holiday Park, adjacent to the application site, shall remain open and usable at all times throughout the approved development works unless otherwise agreed in writing with the Local Development Framework.
Reason: To ensure highway safety and the retention of a public footpath in accordance with saved policies D1, TO4, T1, T7 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Guidance 13.

8 No development hereby permitted shall commence until plans and particulars specifying the construction methodology, storage of materials during construction and safeguards put in place to protect users of the Public Footpath which lies adjacent to the site and crosses the wider Hayling Island Holiday Park.
Reason: To ensure pedestrian safety and the retention of a public footpath in accordance with saved policies D1, TO4, T1, T7 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Development Framework and Planning Policy Guidance 13.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
D3	(Public Spaces)
IMP1	(Financial Contributions)
L7	(New Landscape Works)
T1	(Proposals to Assist the Development of an Integrated Transport Network)
T11	(Developer Contributions Towards Green Transport Infrastructure)
T7	(Criteria for Access to Development)
T9	(Provision of Vehicle Parking and Turning Facilities)
TO1	(Development and Improvement of Tourist Attractions and Facilities)
TO2	(Protection of Tourist Accommodation and Facilities)
TO4	(Control of Static Holiday Caravan Development)
UA1	(Concentration of Development within the Urban Areas)

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)
PPS 7	(Sustainable Development in Rural Areas)

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 upon amenities of neighbouring properties, the impact upon the character of the locality and highway and public safety considerations. 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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 9th December 2010 which requires a contribution of £9362 towards Sustainable Transportation Initiatives in accordance with Hampshire County Council's Transportation Contribution SPD.

Julia Potter
Executive Head of Planning and Built Environment

15 December 2010

Our Ref: APP/10/00754