Havant BOROUGH COUNCIL

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Hampshire PO9 2AX

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www.havant.gov.uk

The Town and Country Planning (Development Management Procedure) (England) Order 2015
Notification of Decision: Approve with Conditions

Application Number: APP/24/01027
Site Address: Land at Northney Farm, south and west of Northney Road, Hayling Island, PO11 0RX
Proposal: Proposed siting, design and external appearance of a polytunnel and a metal storage container for the purposes of cut flower growing.

Further to your application received on 25 November 2025 (which was valid from 25 November 2025 Havant Borough Council , as Local Planning Authority **Approve with Conditions** 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	The development hereby permitted shall be carried out in accordance with the following approved plans: Mitigation proposal for loss of Habitat Plan - Uploaded 30th September 2025 Proposed Site Plan – Uploaded 13th March 2025 Proposed Elevations – Uploaded 13th March 2025 Amended Location Plan – Uploaded 27th January 2025 Existing and Proposed BNG plans Rev B – Uploaded 15th January 2026 Biodiversity Net Gain metric calculation tool Rev B – Uploaded 15th January 2026 **Reason:** - To ensure provision of a satisfactory development.
3	The materials shall be in accordance with the details contained within the plans hereby approved unless otherwise agreed by the local planning authority.

	Reason: In the interests of the amenities of the area and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
4	All soft landscape works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first use of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority. **Reason:** In the interest of visual amenity and policies CS11, CS12 and CS16 Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
5	There shall be no external lighting erected on the development hereby approved or within the approved polytunnel, unless otherwise agreed in writing by the Local Planning Authority. **Reason:** In the interest of visual amenity and to protect the dark skies of Chichester Harbour National Landscape. In accordance with policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
6	The development shall proceed in full accordance with the ecological mitigation measures set out on the Mitigation proposal for loss of Habitat Plan uploaded 30th September 2025. The 1,000sqm of winter wheat shall be planted ever year that the polytunnel and/or storage container remains in situ. Should the use of the polytunnel or storage container cease, the planting of winter wheat shall continue until both the polytunnel and storage are fully removed from the land and the land shall be restored to its condition before the development took place, unless otherwise agreed in writing by the Local Planning Authority. **Reason:** To mitigate the loss of within land identified as a secondary support area for Solent Waders and Brent Geese and to safeguard the integrity of European sites, in accordance with Policy DM23 of the Havant Borough Local Plan (Allocations Plan), the NPPF and The Conservation of Habitats and Species Regulations 2017 (as amended).
7	At no time shall there be direct sales to customers from the application site, unless otherwise agreed in writing by the Local Planning Authority. **Reason:** In the interest of amenity and highway safety and in accordance with Policies DM12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
8	A Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Net Gain Metric (Bethan Knights, January 2026) and must include: (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat; (2) the pre-development biodiversity value of the on-site habitat; (3) the post-development biodiversity value of the on-site habitat;

	(4) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development; (5) any biodiversity credits purchased for the development; and (6) any such other matters as the Secretary of State may by regulations specify. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include: (7) a non-technical summary; (8) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (9) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (10) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and (11) the monitoring methodology and frequency in respect of the created or enhanced habitat. Notice in writing shall be given to the Council when the: (12) HMMP has been implemented; and (13) habitat creation and enhancement works as set out in the HMMP have been completed. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. **Reason:** In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
9	There shall be no hardstanding installed, unless otherwise approved in writing by the Local Planning Authority. **Reason**: In the interests of the amenities of the area and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1	Granted Perm Working with Applicant In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions 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: You were updated about issues after the initial site visit.
2	The site is at risk of flooding. In order to ensure that precautions can be taken and staff are offsite in the event of a flood event, you are advised to sign up to the Environment Agency's Flood Warning system via the following link: https://www.gov.uk/get-flood-warnings

Other Important Information:

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 6571.
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.co.uk
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 Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
20 January 2026

PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ ALONGSIDE YOUR NOTIFICATION OF DECISION

1: APPEAL INFORMATION

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

· These notes are for information only and do not purport to set out the law on the subject.

· Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

· If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

· If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

· If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

· If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.

· If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/appeal-householder-planning-decision for householder applications; https://www.gov.uk/appeal-planning-decision for full applications; https://www.gov.uk/planning-inspectorate for anything else.

· The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

· The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: https://www.hants.gov.uk/transport/parking/droppedkerbs

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development and

2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention

Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely

SGN personnel will contact you accordingly.