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**Householder planning permission  
Notification of Decision: Approve**

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**Application Number:** APP/24/00822

**Site Address:** 9 Harbourside, Havant, PO9 1TJ

**Proposal:** Rebuild the existing concrete walling and revetment to the east of the slipway. Reduce the footprint of the concrete defences and return part to foreshore. Height of the new defence will be at 4.0m OD, raising by 5-10cm max. Reinforce the earth embankment to the west of the slipway with sheet piling, and raise bank by approx 50cm.

Further to your application received on 8 October 2024 which was valid from 28 October 2024, Havant Borough Council, as Local Planning Authority, **Approve** 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:**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| 1 | <p>The development must be begun not later than three years beginning with the date of this permission.</p> <p><b>Reason:</b> To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>                                                                                                                                                                                                                                                                                    |
| 2 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location plan (1:1250)</p> <p>Block Plan Proposed: Works to sea defences (October, 2024); Uploaded 15 April 2025</p> <p>Site Plan and Block Plan: Works to sea defences (October, 2024); Uploaded 15 April 2025</p> <p>Construction Environmental Management Plan (CEMP) by Cowan Consultancy Ltd, ref: EG/466661/EG, 13 January 2025; Uploaded 28 January 2025</p> <p>Elevation and Typical Sections: Works to sea defences (October, 2024); Uploaded 28 Oct 2024</p> |

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|   | <p>Sections through Seawall: Works to sea defences (October, 2024); Uploaded 28 Oct 2024</p> <p>Typical section through the proposed walling and apron: Works to sea defences (October, 2024); Uploaded 28 Oct 2024</p> <p>Shadow Habitats Regulations Assessment (EcoSupport, 10th April 2025, updated 22nd August 2025)</p> <p>Highways Information Revised 18 November 2025</p> <p>Highways information Further notes 22 12 2025</p> <p>Flood Risk Assessment: Works to Sea Defences, October 2024</p> <p>Environmental Statement (EcoSupport, 14th April 2025)</p> <p>Design and Access Statement (October, 2024)</p> <p>Heritage Impact Statement: Sea Defence Works</p> <p>Block Plan as Existing: Works to sea defences (October, 2024)</p> <p><b>Reason:</b> - To ensure provision of a satisfactory development.</p>                                                                                                                 |
| 3 | <p>Development shall proceed in strict accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed in the Shadow Habitats Regulations Assessment (EcoSupport, 10th April 2025, updated 22nd August 2025), Environmental Statement (EcoSupport, April 2025), and Construction Environment Management Plan (Cowan Consulting, 13 January 2025) unless otherwise agreed in writing by the Local Planning Authority. All ecological avoidance, mitigation, compensation and enhancement measures shall be implemented as per the submitted details and in accordance with instructions from the appointed Ecological Clerk of Works.</p> <p><b>Reason:</b> to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, Environment Act 2021, Wildlife &amp; Countryside Act 1981, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.</p> |

### Informatives:

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| 1 | <p>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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> |
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|   | <p>In this instance:</p> <p>You sought and were provided with pre-application advice,</p> <p>You were updated about issues raised by consultees and invited to address them.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2 | <p><b><i>Please be advised of the following consultation advice received in connection with your planning application, which may require action on your part:</i></b></p> <p><b>Environmental permit</b> - The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:</p> <ul style="list-style-type: none"> <li>• on or within 8 metres of a main river (16 metres if tidal)</li> <li>• on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence</li> <li>• involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert</li> <li>• in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission For further guidance please visit <a href="https://www.gov.uk/guidance/flood-risk-activities-environmental-permits">https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</a> or contact the National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a>. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.</li> </ul> <p><b>Marine Licensing</b></p> <p>Works activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009.</p> <p>Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Applicants should be directed to the MMO's online portal to register for an application for marine licence <a href="https://www.gov.uk/guidance/make-a-marine-licence-application">https://www.gov.uk/guidance/make-a-marine-licence-application</a> You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in English waters.</p> |

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|  | <p>The MMO is also the authority responsible for processing and determining Harbour Orders in England, together with granting consent under various local Acts and orders regarding harbours.</p> <p>A wildlife licence is also required for activities that that would affect a UK or European protected marine species.</p> <p>The MMO is a signatory to the coastal concordat and operates in accordance with its principles. Should the activities subject to planning permission meet the above criteria then the applicant should be directed to the follow pages: check if you need a marine licence and asked to quote the following information on any resultant marine licence application:</p> <ul style="list-style-type: none"> <li>• local planning authority name,</li> <li>• planning officer name and contact details,</li> <li>• planning application reference.</li> </ul> <p>Following submission of a marine licence application a case team will be in touch with the relevant planning officer to discuss next steps.</p> <p><b>Environmental Impact Assessment</b></p> <p>With respect to projects that require a marine licence the EIA Directive (codified in Directive 2011/92/EU) is transposed into UK law by the Marine Works (Environmental Impact Assessment) Regulations 2007 (the MWR), as amended. Before a marine licence can be granted for projects that require EIA, MMO must ensure that applications for a marine licence are compliant with the MWR. In cases where a project requires both a marine licence and terrestrial planning permission, both the MWR and The Town and Country Planning (Environmental Impact Assessment) Regulations <a href="http://www.legislation.gov.uk/ukxi/2017/571/contents/made">http://www.legislation.gov.uk/ukxi/2017/571/contents/made</a> may be applicable.</p> <p>If this consultation request relates to a project capable of falling within either set of EIA regulations, then it is advised that the applicant submit a request directly to the MMO to ensure any requirements under the MWR are considered adequately at the following link</p> <p><a href="https://www.gov.uk/guidance/make-a-marine-licence-application">https://www.gov.uk/guidance/make-a-marine-licence-application</a></p> |
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#### Other Important Information:

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| 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 |
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|    | 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 <a href="http://www.planningportal.co.uk">www.planningportal.co.uk</a>             |
| 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  
10 February 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](mailto: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](mailto: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.