

To:
Mr Harding
BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

For: Mr Mengham

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/19/00853

Site Address: Purbrook Cricket Club, Purbrook Heath Road, Purbrook, Waterlooville, PO7 5RU

Proposal: Proposed equipment store with new vehicular access off Purbrook Heath

Further to your application received on 23 August 2019, which was valid from 02 September 2019 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed development including the building access and drainage would result in a loss and reduction in the quality of outdoor playing pitch sporting facilities at the site which are lacking in the Borough. Furthermore the isolated siting of the building which is not overlooked would be likely to lead to antisocial behaviour and potential for vandalism which would impact harmfully on the residential amenities of nearby residents. Finally, the additional access and use of Purbrook Heath access road which is also a public footpath would be likely to result in conflict between additional vehicles and the users of the footpath. The development would therefore conflict with policies CS1, CS8 and CS15 if the Havant Borough Local Plan 2011, Havant Borough Council Playing Pitch Strategy 2017-2036 November 2018 and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework.

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 Our Ref: APP/19/00853

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.gov.uk/pcs
- (3) 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.
- The application is unacceptable as set out in the Officers report.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

14 February 2020