
Site Address:	132 Havant Road, Hayling Island, PO11 0LJ		
Proposal:	Proposed sand surface extension to existing sand surface.		
Application No:	APP/17/00596	Expiry Date:	28/07/2017
Applicant:	Mr Ruffell		
Agent:	Mr Weymes	Case Officer:	David Eaves
	Les Weymes Planning		
	Consultancy Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located to the east of Havant road and accessed off a long drive which also serves commercial uses . There is an existing stables complex and an existing sand school for horses. To the west of the site beyond open grazing land are residential properties set back from Havant Road. To the west is new banking recently installed.

2 Planning History

04/58256/001 - Application for Certificate of Lawfulness for use of land for: 1 - Commercial Sales Yard, 2 - General Dealers Yard, 3 - Builders Yard., WD,27/01/2005

05/58256/002 - Application for Certificate of Lawfulness for continued siting of a residential mobile home., PERM,22/08/2006

APP/12/00461 - Outline application for construction of 4No. detached two storey houses with access from Havant Road and all other matters reserved., REF,05/07/2012

APP/13/00198 - Construction of 2No. 3 bed and 2No. 4 bed detached houses with associated parking and landscaping, with access from Havant Road., REF,22/04/2013

APP/15/01234 - Application for Certificate of Lawfulness relating to continuous use of land to rear of 132 Havant Road for the business of horsebox and coachworks, parking of vehicles, loading and unloading of vehicles and open storage for a number of companies., PERM,29/04/2016

APP/16/00735 - Use of land for open storage comprising vehicles and scaffolding (use class B8) and perimeter landscaping works., PERM,03/02/2017

3 Proposal

Proposed sand surface extension to existing sand surface.

The application has been amended to reduce the size of the proposed.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering Services, Havant Council

Access to adjacent ditch system to be clearly maintained and not compromised by proposed development

Environment Agency

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

Environmental Health Manager, Community Group

No comments received

Natural England Government Team

Natural England has no objection to the proposals.

The site at 132 Havant Road, Hayling Island falls within a much larger parcel of land identified as uncertain for waders and brent geese. There are records for occasional use by oystercatcher, curlew and brent geese. However, the proposal is an extension to an existing sand enclosure which is currently used for the exercise of horses and there is existing disturbance due to the operations at the farm.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 5 letters (7 names)

Comment	Officer Comment
Comments on original scheme:	
Size somewhat excessive to current plot.	Size now reduced to be similar in size to standard sand school.
If granted this would give cart blanche for more units to be placed in that area resulting in ugly view from properties overlooking.	Other uses would require separate planning permission.
More containers/caravans undergoing repair or commercial activities would lessen quality of life enjoyed by residents.	As above
Size and use of area questioned	Now reduced
Location questioned	Site attached to existing sand school and considered appropriate.
Impact of old Dew pond and wildlife	The surface would remain permeable and the development represents a relatively modest area in the wider fields. No objection from Natural England
Flood risk concerns	As above
Impact on wildlife - functional link to Langstone Harbour SPA/Ramsar site. Impact on waders/Brent Geese and other wildlife.	See above
Noise from use of sand pit.	The area is set off the boundary with residential properties. Any additional noise from the use of the area is likely to be limited.
Equine Laminitus - need for sand pit questioned. Other methods of controlling this.	Noted
Flood zone 3 flood risk concerns.	The development engineer and EA raise no objections
Single main drain carries waste water.	The site appears to be set off the route of the public sewer.
Depreciation of property prices - Officer Comment - This is not a matter that can be taken into account in relation to a planning decision.	

Loss of open space	Noted, however the land will still be open in terms of its appearance in the wider landscape.
Following re advertisement of new plan:	
Difficult to understand the real rationale for this application.	Relates to existing equestrian uses

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flood risk
- (v) Wildlife/Ecology

(i) Principle of development

The application is for a use that is considered appropriate in the non-urban area being related to an existing equestrian use taking place at the site and extends an existing sand school area.

(ii) Impact upon the character and appearance of the area

The proposal would extend the existing sand school area roughly doubling its size. The existing area is enclosed by a post and rail fence. The surface is currently dark and this is considered to reduce its visual impact. A condition is recommended in relation to enclosure and surfacing, subject to this it is considered that the proposal would have a very limited and acceptable impact on the landscape and character and appearance of the area.

(iii) Impact upon residential amenity

The site is set off the nearest residential properties by approximately 60m and extends an existing use. Whilst it is appreciated that there may be more use of the area and a potential increase in noise, given that the use is appropriate to the non-urban area and that the site is set off the nearest properties it is not anticipated that any additional noise would warrant a refusal of planning permission.

(iv) Flood risk

In relation to flood risk it is noted that the site is located within flood zone 3. The proposed use would incorporate a porous surface and is not likely to result in additional run off. There have been no objections from the EA or the Councils Drainage Engineer. Access to the ditch system and its maintenance is required and an informative is recommended.

(v) Wildlife/Ecology

In relation to ecology, the site is adjacent to the protected harbour environments and Natural England have been consulted in relation to both direct impacts and supporting habitats impacts (for example in relation to Brent Geese and Waders). Given the existing equestrian uses on the site and the relatively modest area of the wider fields and the consultation response from Natural England it is not considered that the proposed development would be harmful to the protected harbours or have an unacceptable impact on wildlife.

8 **Conclusion**

In conclusion, the proposed development is considered to be acceptable in principle, to have a limited and acceptable impact on the character and appearance of the area. In addition the impacts on neighbouring residents are considered limited and subject to management of existing drainage systems flood risk should not be increased. Finally the impacts on wildlife are considered limited and acceptable.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00596

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Planning Design and Access Statement 1st June 2017
Location and Context Plan Drawing No. 1015-5300
Photographs
Amended Plan - Reduces Sand Surface Area dated 24th July 2017
Reason: - To ensure provision of a satisfactory development.
- 3 The development hereby permitted shall not commence until details of the proposed surfacing and sub-base materials and finished levels in relation to surrounding land together with details of any enclosures to the sand surface have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the character and appearance of the area and to ensure that the area is suitably drained having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed sand surface extension hereby approved shall be used for equestrian purposes only in association with the existing equestrian uses at the site.

Reason: To accord with the terms of the application and to ensure that the use of the area does not result in inappropriate activity in the non-urban area and in the vicinity of residential properties having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and AL2 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 The sand surface area hereby approved shall at no time be illuminated by flood lighting.

Reason: In the interests of the character and appearance of the area and residential amenity having due regard to policy CS16 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.