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**Havant**
**BOROUGH COUNCIL**

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To:
Douglas Briggs Partnership
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West Sussex
PO18 8EH

For: Mr F Howard

**THE TOWN AND COUNTRY PLANNING ACT 1990**
**Refusal of Planning Permission**

**Application Number:** 10/73876/001
**Site Address:** Land on south side of, Miii Rythe Lane, Hayiing isiand
**Proposal: Erection of 7No. B1/B2 marine related business units with new access to Mill Rythe Lane, incorporating associated landscaping and parking.**

Further to your application received on 16 February 2010, which was vaiid from 17 February 2010, Havant Borough Council as Local Pianning Authority **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse Planning Permission are:

1 The site is situated in a sensitive iocation in that it is outside of the urban area or an area allocated for marine related deveiopment in the Havant Borough District Wide Local Plan 1996-2011. It is also in a coastal zone and Chichester Harbour Area of Outstanding Natural Beauty. In this location, notwithstanding the letters of interest, compelling reasons have not been provided for the development which is considered unacceptable in principle particularly when there remains capacity for further development within the allocated area subject to saved policy EMP9 of the Havant Borough District Wide Local Plan. In addition in view of the location and size of the development it would be detrimental to the character and appearance of the countryside, coastal zone and Area of Outstanding Natural Beauty. The proposal is therefore contrary to saved Policies UA1, C3, L1 and D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies SH1, C3 and RE3 of the South East Plan and Planning Policy Statements 1 and 7.

2 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Hampshire County Council Transport Policy, is contrary to the Council's Policy on contributions towards transport infrastructure which, in accordance with Planning Policy Guidance 13, seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. The proposal is therefore contrary to saved Policies T10 and IMP1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Policies T1 and CC7 of the South East Plan.

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In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development 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 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.

Mrs J A Batchelor
Head of Development & Technical Services

13 April 2010

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