



Havant
BOROUGH COUNCIL

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To:
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Cadscapes Ltd
40 Knowle Road
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ME14 2BB

For: Mrs Dalton-Harrison

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

Application Number: APP/15/00480

Site Address: Fair Acre, Church Lane, Hayling Island, PO11 0SB

Proposal: Erection of 1No. 4 bed dwelling and detached garage.

Further to your application received on 01 May 2015, which was valid from 06 May 2015, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The proposal represents the undesirable addition of a dwelling in an area outside the built up area for which there is no overriding justification. The dwelling would be located in an unsustainable location remote from services, education facilities, leisure and employment opportunities where the occupiers would be heavily reliant on the use of the private car. The proposal therefore conflicts with policies CS17 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.
- 2 This part of Hayling Island has been assessed in Havant Borough: Landscape Character in Havant Borough: Landscape Character Assessment (February 2007) as more than any other Landscape Character Area in the Borough retaining much of its authentic rural settlement pattern and character. The proposed development of this small field with a two storey house beyond the strong vegetated edge of the existing settlement (formed by existing garden boundaries) would result in the encroachment of built form extending the existing settlement pattern into the open countryside. This would erode and harm the character and appearance of this sensitive relatively flat and open landscape close to Chichester Harbour. The proposal would therefore conflict with policies CS11, CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of Havant Borough Local Plan (Allocations) 2014, Northney and Tye Village Design Statement and the National Planning Policy Framework 2012.

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- 3 The proposed development site is located close to important areas of nature conservation including Chichester and Langstone Harbours Special Protection Area (SPA)/Ramsar and Langstone Harbour Site of Special Scientific Interest (SSSI). On the basis of the information available the application fails to satisfactorily demonstrate that the proposals would not have a harmful effect on the interest features of the SPA site or the SSSI. The proposal also fails to demonstrate that the development would not be harmful to feeding and roosting sites used by Brent Geese and Waterfowl. The proposal therefore conflicts with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM23 of Havant Borough Local Plan (Allocations) July 2014 and the National Planning Policy Statement 2012.
- 4 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Disturbance Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to policies CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012

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 2012.

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.gov.uk/pcs
- (1) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.

(2) In accordance with paragraphs 186 and 187 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,
- Your application was considered unacceptable in principle.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

01 July 2015