



Havant
BOROUGH COUNCIL

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To:
Chris Flint Ass Ltd
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For: Mr Ruffle

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Refusal of Planning Permission**

Application Number: APP/13/00198

Site Address: Land North of 132, Havant Road, Hayling Island

Proposal: Construction of 2No. 3 bed and 2No. 4 bed detached houses with associated parking and landscaping, with access from Havant Road.

Further to your application received on 25 February 2013 which was valid from 25 February 2013 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 site is located in the non-urban area where inappropriate residential development is resisted. The proposed development would by reason of the additional built form result in the loss of an important gap between residential properties and be harmful to the character and visual amenities of the area. The proposal therefore conflicts with policies CS11, CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework 2012.
- 2 The site is located within Flood Zone 3 and on the basis of the information available the proposal has failed to demonstrate that it is safe for the future occupants of the development. Furthermore the application fails to demonstrate to the satisfaction of the Local Planning Authority that the necessary sequential test is satisfied to demonstrate that there are no more suitable sites for development available. The proposal therefore conflicts with policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 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 and the National Planning Policy Statement 2012.

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- 4 The proposed development of this prominent site would by reason of the design, form and materials of the proposed dwellings together with the removal of important frontage screening (already carried out) lead to a visually intrusive form of development out of keeping with the character and appearance of the area. The proposals therefore conflict with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 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 the National Planning Policy Framework, seeks to ensure that the provision is made from new development towards improvements to the transport infrastructure. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 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.

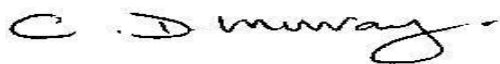
Other Important Information:

- (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 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.
- (3) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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.

Unfortunately, the proposals are considered unacceptable for the reasons given in this Decision Notice.



Mr Chris Murray
Service Manager (Planning Development)

22 April 2013