

QUESTIONNAIRE (Online Version)

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/X1735/A/14/2220161		
Appeal By:	Mr. L. Madgewick		
Address	Land and stables adjacent to Hollybank Cottage Long Copse Lane Emsworth Hampshire		
Postcode	PO10 7UR	Grid Reference: Easting	4752500 Northing 1079500

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **by the date specified in our start letter**. You must include details of the statutory development plan, **even if you** intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1 Do you consider the written representation procedure to be suitable?		☒ YES ☐ NO
Do you wish to be heard by an Inspector at;		
☐ a local inquiry? or		
☐ a hearing?		
How long do you expect an inquiry would last?		days
How many witnesses do you intend to call?		
What are the preferred Inquiry/Hearing dates you have agreed with the appellant/agent? (2 dates should be provided, or more if possible.)		
Note: If the written procedure is agreed the Inspector will visit the site <u>unaccompanied</u> by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.		
2 a.	If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?	☒ YES ☐ NO
b.	Is it essential for the Inspector to enter the site to assess the impact of the proposal?	☒ YES ☐ NO
Please explain:		

- 2 c. Are there any known health and safety issues that would affect the conduct of the site inspection? ☐ YES ☒ NO
-
- 3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry.
- Name Phone
- Email
- 4 Does the appeal relate to an application for approval of reserved matters? ☐ YES ☒ NO
- 5 Was a site ownership certificate submitted with the application? ☒ YES ☐ NO
- 6 Did you give publicity to the application in accordance with either Article 13 of the DMPO 2010, Section 67/73 of the Planning (Listed Buildings & Conservation Areas) act 1990 or Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990? ☐ YES ☒ NO
- ☐ Document provided
- 7 Is the appeal site within;
- a. A Green Belt? ☐ YES ☒ NO
- b. An Area of Outstanding Natural Beauty? ☐ YES ☒ NO
- 8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? ☐ YES ☒ NO
- ☐ Document provided
- 9 a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? ☐ YES ☒ NO
- Please give our reference numbers and if necessary attach details:*
-
- ☐ Document provided
- b. Are there any other appeals or matters relating adjacent or close to the site still being considered by us or the Secretary of State? ☐ YES ☒ NO
- Please give our reference numbers and if necessary attach details:*
-
- ☐ Document provided
- 10 Would the development require the stopping up or diverting of a public right of way? ☐ YES ☒ NO
- Please provide an extract from the Definitive Map and Statement for the area, and any other details.*
- ☐ Document provided
- 11 a. Is the site in a Conservation Area? ☐ YES ☒ NO
- Please attach a plan of the Conservation Area*
- ☐ Document provided
- b. Does the appeal relate to an application for conservation area consent? ☐ YES ☒ NO
- c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? ☐ YES ☒ NO

12	a. Does the proposed development involve the demolition, alteration or extension of a listed building? Date of listing: b. Would the proposed development affect the setting of a listed building? <i>Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.</i> c. If YES to (a) or (b), was English Heritage consulted? <i>Please attach a copy of any comments.</i>	☐ YES ☒ NO ☐ I ☐ II* ☐ II ☐ YES ☒ NO ☐ Document provided ☐ YES ☐ NO ☐ Document provided
13	Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	☐ YES ☒ NO
14	a. Would the proposals affect an Ancient Monument (whether scheduled or not)? b. Was English Heritage consulted? <i>Please send a copy of any comments.</i>	☐ YES ☒ NO ☐ YES ☐ NO ☐ Document provided
15	Is any part of the site subject to a Tree Preservation Order? <i>Please send a plan showing the extent of the Order and any relevant details.</i>	☒ YES ☐ NO ☒ Document provided
16	Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site? <i>Please attach a copy of the relevant order.</i>	☐ YES ☒ NO ☐ Document provided
17	Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	☐ YES ☒ NO
18	a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? <i>Please attach the comments of Natural England</i> b. Are any protected species likely to be affected by the proposals? <i>Please attach details.</i>	☐ YES ☒ NO ☐ Document provided ☐ YES ☒ NO ☐ Document provided

19 Environmental Impact Assessment

Environmental Statement (ES)

Schedule 1

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

☐ YES ☒ NO

(ii) Under which description of development? (ie Nos 1-21)

Schedule 2

- b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

☐ YES ☒ NO

(ii) Under which description of development in Column 1? (ie Nos 1-13)

(iii) Is the applicable threshold/criteria in Column 2 exceeded/met?

☐ YES ☒ NO

- c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

☐ YES ☒ NO

☐ Document provided

Please provide details in the box below:

Screening

- d. (i) Have you issued a screening opinion (SO)?

Please attach a copy of the SO that was placed on the planning register, and any other related correspondence.

☐ YES ☒ NO

☐ Document provided

(ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?

☐ YES ☒ NO

☐ Document provided

If you decided that the proposed development is not EIA development as defined by EIA Regulations, please attach brief descriptions for your opinion.

Environmental Statement (ES)

- e. Has the appellant supplied an environmental statement?

Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 2/99.

☐ YES ☒ NO

☐ Document provided

Publicity

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 13 of the DMPO 2010, as required for EIA development.

☐ Document provided

- 20 Have all the notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

☐ YES ☒ NO

☐ Document provided

Please attach copies of any comments that you received in response.

21 Copies of the following documents must, if appropriate, be attached to this questionnaire;
Tick the 'Applies' checkbox to the right of each applicable document, then select whether you intend to send it by post or attach it now.

a. a copy of the letter with which you notified people about the appeal; ☒ Applies

b. a list of the people you notified and the deadline you have for their comments to be sent to us; ☒ Applies

Deadline:

c. all representations received from interested parties about the original application; ☒ Applies

d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☒ Applies

e. any representations received as a result of a DMPO 2010 Article 12 (or Regulation 6) notice; ☐ Applies

f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination; ☒ Applies

List of Policies:

g. extracts of any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, that you consider necessary. Please attach a copy of the Direction and a copy of the letter from the Government Office which accompanied the Direction. ☐ Applies

List of Policies:

h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐ Applies

i. extracts from any supplementary planning document, that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached; ☐ Applies

j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us by the date your statement is due. The list must be submitted separately from your appeal statement; ☒ Applies

k. any other relevant information or correspondence you consider we should know about; ☐ Applies

22 For appeals dealt with by written representations only.

Do you intend to send a statement about this appeal?

☒ YES ☐ NO

a. a full list of the plans submitted with the application;

☐ Applies

b. the relevant planning history;

☐ Applies

c. any supplementary reasons for the decision on the application or what the decision notice would have said;

☐ Applies

d. matters which you want the Inspector to note at the site visit;

☐ Applies

e. how the relevant development plan policies relate to the issues of this appeal;

☐ Applies

23 For the Mayor of London cases only

a. Was it necessary to notify the Mayor of London about the application?
Please attach a copy of that notification

☐ YES ☒ NO

☐ Document provided

b. Did the Mayor of London issue a direction to refuse planning permission?
Please attach a copy of that notification

☐ YES ☒ NO

☐ Document provided

Council's Reference:

☒ I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

Completed by

(name)

On behalf of

council.

STATEMENT

Do you wish to attach your statement of case?

☐ YES ☒ NO

☐ Document provided

Appeal Ref:	APP/X1735/A/14/2220161
Appeal by:	Mr. L. Madgewick
Site Address:	Land and stables adjacent to Hollybank Cottage Long Copse Lane Emsworth Hampshire PO10 7UR

The following documents should be sent to us within 2 weeks of the 'starting date' *(unless otherwise specified)*

Description	No. Sent
***** * The Documents Listed Below Will Follow By Post * ***** ** 15. A plan showing the extent of the Tree Preservation Order and any relevant details ** 21a. A copy of the letter with which you notified people about the appeal ** 21b. A list of the people you notified and the deadline you gave for their comments ** 21c. All representations received from interested parties. ** 21d. The planning officers report on the application and any other relevant documents. ** 21f. Extracts from any relevant statutory development plan policies ** 21j. A list of comprehensive conditions which you consider should be imposed if planning permission is granted.	

Completed By	Mrs Karen Wooden	Date	20 June 2014
LPA	Havant Borough Council		

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

PLANNING PROPOSAL

Application Number: **14/00381/**

Proposed development at: **Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth**

I give notice that:

Mr Madgwick is applying to **HAVANT BOROUGH COUNCIL** for permission for:

Extension to existing private stable block to provide feed / cart store for continued private use.

The reason for this notice is that the proposal :-

Is considered to be a Minor Development likely to be of wider interest

Copies of the applications, the plans and other documents submitted with it can be viewed on the Council's website at www.havant.gov.uk, using 'Search and view planning applications' on the home page. You can also view these online at the Customer Service Centre on the ground floor at the Public Service Plaza. between 9.00am and 5.00pm Monday to Friday

Anyone who wishes to make representations about this application should write to the case officer, Mrs D Haywood, Public Service Plaza, Civic Centre Road, Havant, Hants PO9 2AX or e-mail representations@havant.gov.uk by:

To check on the progress of an application please email: planning.development@havant.gov.uk

All objections and representations will become available for public inspection. No action can be taken on letters indicating that they are to be dealt with in confidence and no reliance should be placed on having made representations as to a similar application in the past.

Under the provisions of the Local Government (Access to Information) Act 1985, any written comments that you submit will be made available for both inspection and copying. They will also be copied to the Planning Inspectorate in the event of an appeal. You should therefore only include information that you are happy to be seen by the public and available over the internet.

The Council operates a deputation scheme enabling individuals, including applicants, to speak at Committee meetings when a decision is being taken. If you wish to arrange this please contact the case officer by telephoning Customer Services Reception on 023 9244 6015.

Mr Chris Murray
Service Manager (Planning Development)
On behalf of Havant Borough Council
Date: 14 April 2014

Havant
BOROUGH COUNCIL

Reference: PLAN19193E

Planning proposals online comment form

Name*

Dr. and Mrs. D. Mason

Address*

Hollybank Cottage,
Long Copse Lane,
Emsworth,
Hants.

Post Code*

PO10 7UR

Your telephone number

Your email address

Planning application ref. no. eg
05/1234/00

APP/14/00381

Application site address

Land - Stables adjacent to Hollybank Cottage, Long Copse Lane,
Emsworth.

Applicant's name

Mr. Madgwick

Why you think permission should
or should not be given

We do not object to this application. Mr. Madgwick appears to be making a good job of the stables.

One thing we are not clear about is what carts the cart store will contain. From our point of view it would be very nice if the cart currently containing used straw and manure from the stables was housed in it. Currently this is placed about 10 metres from our patio. If there is an east wind, the smell from the cart is quite strong. Also, it seems to be attracting many more flies to our patio on warm days, which land on the food and are a health hazard. So we would really appreciate it if the cart was housed in the new store.

Michelle Houghton

From: Daphney Haywood
Sent: 02 June 2014 15:46
To: bst shared
Subject: FW: Acolaid Case APP/14/00381 landscape response for meridio and web please

From: Louise Gilbertson
Sent: 02 June 2014 15:07
To: Daphney Haywood
Subject: FW: Acolaid Case APP/14/00381

To confirm re: our conversation.

I agree that the fence is contrary to policy CS11.1. It is not complementary to the character of the lane, it appears urbanised because of it's height and form. The removal of so much existing vegetation from the adjacent boundaries is also regrettable.

I also believe that the positioning if the cart store-elongating the length of the buildings along the Long Copse lane boundary is also out of character. It would create a rather blank façade against the lane which is not seen within the area..

Collectively these works already carried out - namely the fence, and the proposal for the cart store have made a considerable alteration to the character of the lane and countryside and could be considered to have begun to erode the character of the Emsworth-Westbourne Gap.

Kind Regards

Louise Gilbertson CMLI
Landscape Architect
Tel: 023 92446 537 Fax: 023 9249 8031

From: Louise Gilbertson
Sent: 15 May 2014 15:50
To: Daphney Haywood
Cc: Jamie Gargett
Subject: RE: Acolaid Case APP/14/00381

Daphney, following our site visit to the address at Long Copse Lane, I have the following observations and comments.

The fence that has been constructed is out of character with the rest of the lane, and gives it an over-urbanised effect. The height of the fence implies that the foundations for the fenceposts will also have been quite deep and the fence posts in some locations are very close to TPO trees. There is little hedge coverage in front of the fence line to soften the effect of a fence this height nor is there much space on the bank to plant more. Viewed in spring there is little coverage and this will look more sparse in winter.

the open style fencing at the entrance and gate are suitable and a low fence would have been more suitable along this boundary.

The surfacing of the car parking area is not a good quality grade and has little compaction quality giving little support for vehicles and increasing the possible impact on adjacent TPO root zones.

relevant LCA extract to support these comments.

Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character

Specific local key issues

- o Loss of boundary hedgerows leading to large fields and poor edge treatment
- o Encroachment of urban character into adjacent rural areas
- o Increased use of farmland for horse grazing

Landscape and built form strategy and guidelines

The landscape strategy is **conserve** and **enhance** the local character. The following guidelines apply:

Land management

- o Retain and manage characteristic small hedged paddocks.
- o Retain and manage the treed hedgerow character

Built form and development

- o Retain rural character of the intermittent linear settlement to the east of New Brighton, with open grass verges, boundary hedgerows or low flint walls. Avoid urbanizing trends i.e. close boarded wooden fencing, high brick walls, outside lighting and railings

Kind Regards

Louise Gilbertson CMLI
Landscape Architect
Tel: 023 92446 537 Fax: 023 9249 8031

Direct Phone: 023 9244 6513



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

The Occupier / Owner
Sunnyside
54 Long Copse Lane
Emsworth
PO10 7UR

Our Ref: APP/14/00381

Your Ref:

Direct Line:(023)92 446529 **Ask For:**
Mrs K Wooden

17 June 2014

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Site : Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth

Proposed Development: Extension to existing private stable block to provide feed / cart store for continued private use.

Planning Application Number: APP/14/00381

Planning Inspectorate's Appeal Reference: APP/X1735/A/14/2220161

Appeal Start Date: 13 June 2014 **Appellant's Name:** Mr Madgwick

I am writing to let you know that an appeal has been made to the First Secretary of State in respect of the above site. The appeal form as completed by the applicant/agent for the appellant is available for public viewing at the Council Offices. Should you wish to view this and/or the original planning application file you may do so. As the file may be being worked on by the case officer, you are requested to give at least 24 hours notice if you wish to view the file/papers. Whilst the appeal form and the planning application file are immediately available for inspection, the Council's completed questionnaire will not be available until 2 weeks and the Council's statement until 6 weeks following the appeal start date. Additionally, the appellant's further statement may not be available until 6 weeks after the start date. If you wish to see this please contact the officer named above. The appeal is to be decided by an Inspector following an exchange of written statements by the appellant and the Council and a site visit.

Any written representations made to the Council about the original application for planning permission (unless they are expressly confidential) will be forwarded to the Planning Inspectorate and copied to the appellant and will (unless withdrawn in writing within six weeks from the appeal start date) be considered and taken into account by the Inspector in deciding the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the Planning Portal at www.planningportal.gov.uk/pcs or from us.

Should you wish to make representations concerning the appeal, or withdraw, modify or add to any previous comments you may have made, you must forward three copies, in writing, direct to The Planning Inspectorate, Room 3/10a, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting the Planning Inspectorate's Appeal Reference noted in the heading to this letter to ensure they are received no later than 18 July 2014. You may also request your own copy of the appeal decision letter upon application in writing to the Planning Inspectorate at the address detailed above. In some circumstances, the Inspector may agree to view the proposed development from neighbouring land, if you wish him/her to do so I suggest that you include such a request in any correspondence with the Planning Inspectorate.

Yours faithfully

Mr Chris Murray - Service Manager (Planning Development)

APP/14/00381

Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth

NEIGHBOURS/REPRESENTES

1	Dr & Mrs D Mason Hollybank Cottage Long Copse Lane Emsworth PO10 7UR	Type
3	The Occupier / Owner Sunnyside 54 Long Copse Lane Emsworth PO10 7UR	Type
4	Councillor R Galloway 28a Clovelly Road Emsworth PO10 7HL	Type
5	Councillor B Gibb-Gray 6 Chequers Quay 37 Queen Street Emsworth PO10 7AD	Type
6	Councillor C Mackey 19 Queen Street Emsworth PO10 7BJ	Type

APP/14/00381

Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth

CONSULTEES

1	FAO Chief Planning Officer Chichester District Council 8 North Pallent CHICHESTER PO19 1TA	Type XCOND
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Site Address: Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth
Proposal: Extension to existing private stable block to provide feed / cart store for continued private use.
Application No: APP/14/00381
Applicant: Mr Madgwick
Agent: Mr Kirk
Ward: Emsworth
Expiry Date: 04/06/2014
Team: Team 2
Case Officer: Daphney Haywood
Creative Heritage Ltd

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is situated to the east of Hollybank Cottage in Long Copse Lane, Emsworth. Hollybank Cottage is the adjacent residential property to the application site and is a large detached dwelling. This is the only residential dwelling within the immediate vicinity of the site. The site comprises of a large open field with mature planting/trees along some of the boundaries. The site is used for keeping horses and a stable block is located in the north east corner. The field is accessed from the south-west corner via Long Copse Lane. There are a number of trees within and abutting the site that are subject to a Tree Preservation Order.

2 Planning History

APP/74070/000: Discharge of Condition No's 4, 13 and 14 of Planning Permission 10/74070/000.**Approved**

APP/10/00527
Discharge of Conditions No's 2, 3, 4, 5, 6, 13 and 14 of Planning Permission 10/74070/000.**SPLIT DECISION 2, 3 5 and 6 approved and 4, 13 and 14 refused.**

10/74070/000 Change of use of land and erection of stable block with tack room, entrance gate, landscaping and associated access/ground works. (Part Retrospective).Permit 21/07/10

09/74070/000 & 001
Temporary Stop Notice served 02/10/09

- 2.1 It was brought to the Council's attention in October 2009 that unauthorized activities were being carried out at the site. The works related to the commencement of provision of a hard surface and preparatory work in relation to the provision of a sewer/pipe. A large ditch had been dug along the west boundary of the site to facilitate the pipe. The ditch has affected the roots of a mature oak tree adjoining the garden of Hollybank Cottage. The Council's Enforcement Officer visited the site and met the applicant to discuss the unauthorised works. The applicant indicated his intention to voluntarily cease operations at the site. The only works to continue following the visit and prior to the cessation of works on site were the removal of a pile of spoil, the removal of the vehicles present on site and the creation of a bund across the site to the south west corner of the land. The bund was created by the applicant for security

reasons.

- 2.2 The Council served a temporary stop notice on 02 October 2009 to prevent any further works for the provision of a hard surface and a sewer/pipe.

3 Proposal

Extension to existing private stable block to provide feed / cart store for continued private use.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Tree ()

Preservation Order

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Chief Planning Officer, Chichester District Council

No comments received.

Landscape Team

I agree that the fence is contrary to policy CS11.1. It is not complementary to the character of the lane, it appears urbanised because of its height and form. The removal of so much existing vegetation from the adjacent boundaries is also regrettable.

I also believe that the positioning of the cart store-elongating the length of the buildings along the Long Copse lane boundary is also out of character. It would create a rather blank façade against the lane which is not seen within the area..

Collectively these works already carried out - namely the fence, and the proposal for the cart store have made a considerable alteration to the character of the lane and countryside and could be considered to have begun to erode the character of the Emsworth-Westbourne Gap.

Officer's note - The fence is not part of this application and is being investigated separately.

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: 2

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: No objection but request that the cart store containing straw and manure be housed in the proposed building as currently the cart is 10m from our patio and smells and attracts flies which are a health hazard.

Comment: Noted and forwarded to Environmental Health for investigation.

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) Residential Amenity
- (iii) Effect on surrounding trees

(i) Principle of development

7.2 The application site is situated within a countryside location outside the settlement of Emsworth and within the gap between Emsworth and Westbourne. The application seeks to construct an attached cart and feed store following the change of use of the land and erection of a stable block granted in 2010. Policy CS11.1 of the Core Strategy seeks to ensure that development accords with the Havant BC landscape assessment and CS11.9 requires that development should maintain the gap between Emsworth and Westbourne.

7.3 In respect to policy Cs11.1 The landscape assessment for this location identifies the area to be of Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character.

Specific local key issues are identified as :-

- Loss of boundary hedgerows leading to large fields and poor edge treatment
- Encroachment of urban character into adjacent rural areas
- Increased use of farmland for horse grazing

And The landscape strategy is *conserve* and *enhance* the local character and avoid

urbanizing trends

- 7.4 Whilst small scale facilities for non intensive recreation may be acceptable in such areas this should be of a scale and form such as not to adversely impact the rural character of the area . A 7m by 10m (plus canopy) extension to the existing stable block is in itself sizable and when considered in combination with the existing stable block results in a significant bulk of development equivalent in size to a small bungalow. As such it would increase the built up nature of the site detrimental to its rural character. Additionally the development would have a visual impact, (which is further considered below) eroding the gap between Emsworth and Westbourne.
- 7.5 The store would measure 7m by 10m and be attached to the existing stable block which comprises of a timber tack room and three stables 12.2m in length and 8.4m in width located in the south-east corner of the site abutting Long Copse Lane. The site lies in the countryside and within the gap between Emsworth and Westbourne. The approved stable block due to its siting adjacent existing trees along the eastern boundary was considered to be acceptable. The present proposal will significantly add to the bulk and will be prominent from Long Copse Lane. The 2010 planning permission was subject to landscaping condition to provide screening. As the stables have only recently been occupied this has yet to be carried out, but given the significant increase in bulk of development especially along Long copse Lane, and that the site lies on higher ground it is considered in this case that planting would not fully mitigate the adverse visual impact. It is noted that a close boarded fence has recently been constructed along the boundary with Long Copse lane contrary to the approved plans for the existing stables which indicated a open post and rail fence.
- 7.6 The site has an area of less than a hectare. It currently accommodates 3 stables in addition to a field shelter. The further development of the site would result in a disproportionate extent of built form for this rural site with the associated detrimental impact on the character of the area and visual amenities identified above.

(ii) Residential Amenity

- 7.7 To the west of the application site is Hollybank Cottage, a large detached residential dwelling. The stables would be sited in the south-east corner of the site and over 70m from this neighbouring residential property. The stables were sited in this location as it was the furthest point away from Hollybank Cottage. The access to the site remains in the south-west corner of the site, adjacent to Hollybank Cottage. It is considered that the extension of the stables with a store would not adversely affect the amenity of the occupants/occupiers of Hollybank Cottage.

(iv) Effect on Surrounding Trees

- 7.8 The development would be constructed on the existing hard surfaced apron to the stables and as such no additional ground works impacting trees on the site are required.

8 Conclusion

- 8.1 The proposal is considered to have a detrimental impact and is recommended for refusal.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
REFUSE PERMISSION for application APP/14/00381
for the following reasons/

- 1 The proposal represents a non-essential intensification of the existing leisure development involving undesirable building works in the countryside and in the Gap between Emsworth and Westbourne, adversely impacting the open rural character of the area and eroding the Gap between Emsworth and Westbourne contrary to CS11.1 and CS11.9 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.

The Natural Environment and Our Heritage

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):
 - (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
 - (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
 - (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.
8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

8. Spatial Distribution and Strategic Sites

Policy CS17 Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that:

1. Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloo, Emsworth and Hayling Island, as shown on the Proposals Map.
2. Prioritises development on previously developed land, including redundant, derelict or underused land and buildings within the urban area.
3. Broadly distributes the new housing and employment development in the five areas of the borough as indicated on the Spatial Distribution Map (Key Diagram).

Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy.

- 8.01 The overall character of the borough is largely urbanised. There are less developed parts of the borough on Hayling Island and between the main settlements on the mainland, some of which are still actively farmed. The Core Strategy identifies the most suitable areas for growth and development to meet the requirements set out for the borough in the South East Plan. The priority for locating new development is in the existing urban areas where there are existing facilities to use and new development would have least impact on the range of highly protected biodiversity designations.
- 8.02 The South East Plan defines built up and urbanised places as the urban areas. There is a national presumption that development should be concentrated in these areas. The areas beyond the urban areas (previously countryside) are now defined as non-urban areas. The boundary definition for the urban and non-urban areas is identified on the Proposals Map.
- 8.03 The council has undertaken a number of assessments to understand and evaluate the development capacity of the borough's urban areas. The assessments included the Strategic Housing Land Availability Assessment (SHLAA), the Employment Land Review (ELR), the Open Spaces Plan, the Landscape Sensitivity Assessment and the Sustainability Appraisal. Despite prioritising future developments within the existing urban areas, it is clear that these areas cannot fully accommodate the housing and employment growth targets. As a result, the council has concluded that the urban areas must be extended in order to meet the South East Plan development requirements. The urban areas identified on the Proposals Map incorporate the strategic site urban extensions. Additional urban extensions will be identified in the Development Delivery (Allocations) Plan. The urban area will therefore be revised as part of that plan.
- 8.04 The Spatial Distribution Map (Key Diagram) Figure 8.1 shows the five areas of the borough and how the housing and employment development required by the South East Plan will be distributed. The housing numbers are shown as a range in order to comply with the requirements of PPS3 for a flexible supply of housing land and ensure that the South East Plan target of 6,300 homes is met. These potential sites have been identified in the Strategic Housing Land Availability Assessment (SHLAA). The housing figures do not include windfalls.
- 8.05 The spatial distribution has taken account of a wide variety of research evidence, stakeholder comments and the actual availability of sites. The Core Strategy sets out the overall distribution

of development. The detailed allocation of all types of sites will follow in the Development Delivery (Allocations) Plan.

- 8.06 Whilst the Development Delivery (Allocations) Plan will identify the majority of the housing, employment and other types of development, the Core Strategy identifies five strategic sites that are fundamental to the delivery of the overall vision, although only providing a proportion of the overall housing and employment requirements.
- 8.07 All the major sites in the borough were considered in relation to their potential to be identified as strategic sites. There are potential sites that are of a similar size to the strategic sites (at least 250 dwellings or 5,000 square metres of other uses) that have not been identified as strategic. This is because strategic sites are not just about size. They have been identified because they are strategically important in relation to the majority of the seven key themes of the Core Strategy. As such they are critical to achieving the borough's vision up to 2026.

Policy CS18 Strategic Site Delivery

The strategic sites are critical to achieving the Core Strategy vision. The council will permit development at the following strategic sites in accordance with the Development Requirements set out in the strategic site profiles:

- 1. Havant Public Service Village**
- 2. Havant Thicket Reservoir**
- 3. Dunsbury Hill Farm**
- 4. Major Development Area and Waterlooville Town Centre Integration**
- 5. Woodcroft Farm**