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BOROUGH COUNCIL

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To:
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For: Mr House
Wilson House Developments Ltd

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

Application Number: APP/14/00510

Site Address: Dolphin Quay, Queen Street, Emsworth

Proposal: Demolition of the single storey shop, two-storey office building and associated outbuilding and the boatyard. Erection of 4no. houses (3x 3no. bedrooms and 1x 2no. bedrooms) fronting onto Queen Street and associated parking and erection of an apartment building (4 x 2no bedrooms and 1 x 3no. bedrooms) fronting onto to the Mill Pond with associated parking.

Further to your application received on 15 May 2014 which was valid from 27 May 2014 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 application site is within the Emsworth Conservation Area, it occupies an important and prominent location and forms an important part of the setting of several listed buildings in the vicinity and is within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The proposal, by reason of its scale, mass and design is considered to be excessive and inadequately related to the scale, character and design of surrounding development. It would constitute an incongruous and strident form of development, out of keeping with its surroundings, which would seriously harm the appearance and character of the Conservation Area, the setting of listed buildings and the character of the AONB. The loss of space would also reduce important views which provide visual connection between Queen Street, including the setting of the former Flour Mill building to the north, and the Harbour. As such it is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012 and Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011. These policies are further amplified in English Heritage Guidance: The Setting of Heritage Assets (2011) and the adopted Supplementary Planning Document: Havant Borough Design Guide (2011) and the related Conservation Area Character Appraisal and Management plan for Emsworth (2010), also in the extant Practice Guidance to the former National Planning Policy Statement PPS5: 'Planning for the Historic Environment' and National Planning Practice Guidance (2014), including: 'Conserving and Enhancing the Historic Environment' and 'Natural Environment'.

- 2 On the basis of the information submitted, the Local Planning Authority is not satisfied that it has been demonstrated that the site is no longer fit or is unsuitable or financially unviable for employment uses and the use of a shop; the Authority is not satisfied that a suitable comprehensive marketing exercise has been carried. Therefore the proposal is contrary to policies DM2 and DM3 of the of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 On the basis of the information submitted, the Local Planning Authority is not satisfied that clear arrangements and responsibilities would be in place to ensure that adequate defences against flood risk would be put in place as part of the proposed development. Therefore the proposal is contrary to policy CS15 of the of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 In the absence of binding arrangements to secure a contribution towards the Solent Disturbance Mitigation project, the proposal would not ensure that provision is made for mitigation of significant effects of development upon nearby designated area for nature conservation: Special Protection Area (SPA). The proposal is therefore contrary to the policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM24 of the Havant Borough Local Plan (Allocations) Submission Document (2013) and the National Planning Policy Framework 2012.
- 5 In the absence of binding arrangements for the provision of 'affordable housing', the proposed development is contrary to policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

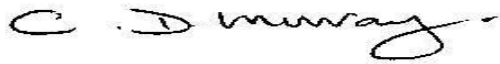
In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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) 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit,
- (4) 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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

22 July 2014