



Havant
BOROUGH COUNCIL

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To:
Mr Weymes
Les Weymes Planning Consultancy Ltd
18 Limberline Spur
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For: Ravenswood Developments Ltd

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

Application Number: APP/12/00736

Site Address: Land adjacent to 2 New Road, Havant, PO9 1DE

Proposal: **Construction of 1No. two storey building containing 2No. 2 bed flats with associated car parking, bin and cycle stores, landscaping and 2m acoustic fence, with access to New Road.**

Further to your application received on 17 July 2012, which was valid from 25 July 2012, 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 close proximity to the Portsmouth to London (Waterloo) railway line and to the B2149 (New Road) and due to this the levels of noise recorded on the site are not acceptable for a housing development when there are alternative sites more suitable for housing within the Borough. In addition the levels of noise, dust and vibration affecting the site in association with the use of the external amenity space, would result in an unacceptably poor living environment for the occupiers of the proposed residential units. As such, the proposal would be contrary to Policy CS16 and DM10 of the Core Strategy, which forms part of the Havant Borough Local Development Framework and The National Planning Policy Framework, March 2012.
- 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. It is therefore contrary to policies CS21 and DM12 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

Our Ref: APP/12/00736

In coming to its decision the Council considered plans and other documents submitted with regard to 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.



Mr Chris Murray
Service Manager (Planning Development)

19 September 2012