Havant
BOROUGH COUNCIL

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To:
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For: Portsmouth Water

THE TOWN AND COUNTRY PLANNING ACT 1990
Refusal of Planning Permission

Application Number: 10/61712/001
Site Address: Field south of Bidbury Lane, Havant
Proposal: Car park and new access onto Bidbury Lane.

Further to your application received on 22 February 2010, which was valid from 23 September 2010, 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 proposed car park and access are not essential within the countryside and will change the character of the area by the introduction of an urban character detrimental to this rural area within the Havant Gap. The use to be served by the car park and access has not taken place and therefore the need for the level of parking proposed has not been established. The proposal is therefore considered premature and contrary to saved Policies UF1 and D1 of the Havant Borough District Wide Local Plan, which forms part of the Havant Borough Local Development Framework, Policy CC6 of the South East Plan and Planning Policy Statements 1 and 7.

2 On the basis of the limited information available with respect to the proposed access it has not been demonstrated that the development could be undertaken without causing undue interference with the safety and convenience of users of the adjoining highway. The proposal is therefore contrary to saved Policy T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

3 On the basis of the limited information available with respect to the proposed access the full visual impact of the access on the amenity of the rural character of the locality has not been demonstrated and therefore the development is contrary to saved Policies UF1 and D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policy CC6 of the South East Plan and Planning Policy Statements 1 and 7.

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4 On the basis of the limited information available with respect to the trips to be generated by the proposed car park it has not been demonstrated whether binding arrangements are required to secure a contribution towards the Hampshire County Council Transport Policy. The proposal is therefore 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. The proposal is therefore contrary to saved Policies T10 and IMP1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

In coming to its decision the Council considered plans and other documents submitted with 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, as amended by documents received on 22 October 2010.

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.

Julia Potter
Executive Head of Planning and Built Environment

18 November 2010