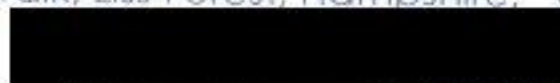
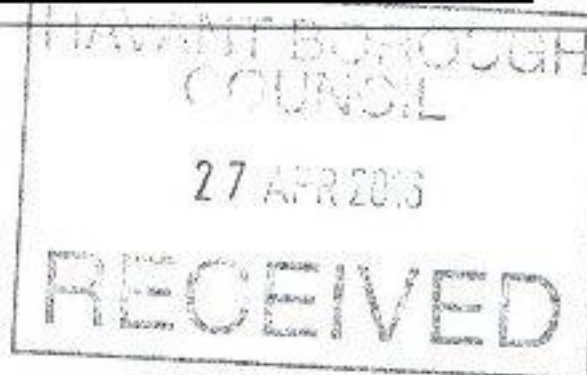


Dr. ALAN J CLARKE
31 Pine Walk, Liss Forest, Hampshire, GU33 7AT.



Daphney Haywood
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant PO9 2AX
by email



27 April 2016

Copy to Steve Weaver, Havant Borough Council

Dear Ms Haywood,

Re: APP/15/01355 Tamarisk Ferry Road Hayling Island PO11 0DG

I understand that the Development Committee meets Thursday 28th April 2016.

I would like to bring to your attention a letter from Havant Borough Council to Mr R Butler, of Pardy Architects for this development, dated 11 June 2015, that lays down conditions for the planning application to be successful, see below.

It is stated that Planning Permission will only be granted (by Havant Borough Council) for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map.

Under the heading of Policy CS9, Item 2 states one criterion: (the development must) maintain and enhance the appearance and distinctiveness of existing settlements and landmarks along the coast.

The planned building looks like a huge, utilitarian, rectangular warehouse the appearance of which is completely incompatible with that of the existing settlements, (the existing houses on Ferry Road) which look like normal family homes. Consequently the planned building does not meet the criteria for granting planning permission.

Furthermore, the Board's Planning Sub Committee rejected an earlier application due to the increased scale of development at the site. The current plans are not significantly different in terms of ugliness, scale and position. This is detailed under the paragraph Policy CS16, High Quality Design, where it is stated that the footprint, height and bulk of the development should not exceed that of the neighbour, The Deck House. The planned property should be set back behind the front and rear of the Deck House, and further articulation may be required to break up the bulk of the property. These points have simply not been addressed in the current plans.

Due to these non-compliances from the specifically required criteria for Havant Borough Council to grant planning permission, I trust that the planned development will not be approved.

One final point: the reference below comes from the Officers report of these plans, section 8 Conclusions. I understand that the referenced statement is incorrect. **An acceptable relationship between the design and the adjacent property has not been achieved.**

Yours sincerely,



Delivered by hand.

Reference: The following supplementary planning information was unavailable when the agenda for the Development Management Committee held on 28 April 2016 was,

Agenda No Item

9(1) APP/15/01355 - Tamarisk, Ferry Road, Hayling Island, PO11 0DG

Officer Report (Pages 1 - 10) **Section 8 Conclusions**

Proposal: Demolition of existing dwelling and construction of new dwelling with associated landscaping and improvements to sea-defences.

The design has had regard to the relationship with the adjacent property to the east at The Deck House and an acceptable relationship is achieved.

No Page 2.

APPENDIX 2: PRE APPLICATION ADVICE.



Havant
BOROUGH COUNCIL

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www.havant.gov.uk

Mr R Butler

Our Ref: GEN/15/00571
Direct Line: (023) 9244 8513
Ask For: Mrs D Haywood
Email: planning.development@havant.gov.uk

11 June 2015

Dear Mr Butler

Site Location: Tamarisk, Ferry Road, Hayling Island, PO11 0DG
Re: Proposed new dwelling.

I am writing to you further to your enquiry received on the 26 May 2015 regarding the above address. Thank you for meeting me on site to view the property.

The site

The site lies at the western end of Ferry Road and comprises a modest 2 bedroom single storey dwelling with a water frontage to the north. It is the last in a line of mainly 2 storey development beyond which lies the compound to Langstone Harbour Board.

The site is located within the open countryside for Development Plan purposes, and within the Coastal Zone and Flood Zone 2 and adjacent to the Langstone Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC).

Flooding

The proposal would substantially increase the extent of living accommodation, and therefore given the location within Flood Zone 2 and adjoining Flood Zone 3 the advice of the Environment Agency is crucial and should be sought on this proposal at an early stage. A previous application for a four bedroom replacement home on this site in 2011 was objected to by the Environment Agency and subsequently withdrawn as the flood risk had not been resolved.

The house adjacent to this property, 'The Deck House' was of a similar size before it gained permission to be rebuilt as a four bedroom home in 2003 (APP/03/81550). However since then two new Local Plans have been adopted and potential loss of life due to flooding is both a more serious local and national consideration, especially in an area where rising sea level has been identified.

The Local Plan

The Local Plan now comprises of the Core Strategy (2011) and the recently adopted Allocations Plan (2014).

The site is outside the urban area (Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements). National Planning Policy Framework policies on housing in rural areas also apply. As there is an existing dwelling on the site, subject to the flood risk issues being resolved, and compliance with the other Local Plan Policies a replacement dwelling would be supported in principle. However, you will need to demonstrate that there is no adverse impact in respect to the other matters raised below.

Document ref 276-01-02



Policy CS9 Development in the Coastal Zone which states is applicable and states:-

Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:

1. Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC's and Local Nature Reserves.
2. Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
3. Contributes positively to the landscape and has regard to best practice in the design of new buildings in coastal locations.
4. Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.
5. Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours.
6. Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.
7. Provides recreational opportunities that do not adversely affect the character and appearance of the coast.

The site also immediately abuts the foreshore of Langstone Harbour that is protected with the following nature conservation designations: Special Protection Area(SPA); Special Area of Conservation (SAC); Ramsar and Site of Special Scientific Interest (SSSI). Accordingly Policy CS11 of the Core Strategy applies which seeks to protect these special landscapes and any development of this site would have to comply with the provisions of this policy, as well as the aforementioned Policy DM9. Development of this site with associated site clearance and introduction of glazing, could have an adverse impact on these designated landscapes. Reflective glazing in close proximity to the water is not normally supported by Langstone Harbour Board. It is further likely that an ecological appraisal of the site would be required to accompany any formal planning application

Additionally the Langstone Harbour Board objected to the 2011 application:-

- Two of the ten key objectives that form the framework in the plan for the management of the Harbour are:
- (i) To conserve and improve the landscape of the Harbour and of the surrounding area visible from the water, including the built environment, and
 - (ii) To encourage land use and management practices on land around the Harbour that will maintain and enhance its value to nature conservation and the quality of its landscape.
- (i) As a result of the proposed increase in scale of development at the site it is the opinion of the Board's Planning Sub Committee that this particular planning application contravenes these two objectives.

Policy CS16 High Quality Design; if the flood risk issue can be overcome, the design of the building will be especially significant given the prominent location on the edge of the harbour. The adjoining development is mainly of 2 stories and will form the back drop for the site. In this respect the footprint, height and bulk of development should not exceed that of the adjacent dwelling, and given the sites location adjoining an open compound in a prominent location the two storey element should be set back slightly behind the front and rear of the adjacent property. In respect to the single storey element there may be scope to extend this slightly beyond the rear elevation, but more detailed plans are required to enable a proper assessment. Additionally further articulation may be required to break up the bulk of the building. //

