

Mr S Jenkins  
Adams Integra Ltd  
55 West Street  
Chichester  
West Sussex  
PO19 1RU

Case Officer: Adrian Ellis  
Direct Dial: 01730 234222  
Fax no: 01730 234348  
Our Ref: SDNP/52418/001  
Your Ref:  
Date: 15 December 2010  
email: [adrian.ellis@easthants.gov.uk](mailto:adrian.ellis@easthants.gov.uk)

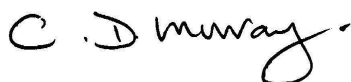
Dear Mr Jenkins

**Proposal:** 213 DWELLINGS, 30 BED SHELTERED ACCOMMODATION, PRIMARY SCHOOL, COMMUNITY BUILDING WITH ASSOCIATED ACCESS, OPEN SPACE AND LANDSCAPING  
THIS APPLICATION INCLUDES AN ENVIRONMENTAL IMPACT STATEMENT

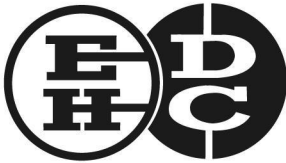
**Site Address:** Land at Causeway Farm, The Causeway, Petersfield

I enclose the Notice of the Council's formal decision in relation to the above application.

Yours sincerely



Chris Murray  
Head of Planning Services

**For: Phillips Build Group**c/o Adams Integra Ltd  
55 West Street, Chichester  
West Sussex  
PO19 1RU**TOWN & COUNTRY PLANNING ACT 1990 (as amended)  
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2010****NOTICE OF REFUSAL: SDNP/52418/001****Proposal:** 213 DWELLINGS, 30 BED SHELTERED ACCOMMODATION, PRIMARY SCHOOL, COMMUNITY BUILDING WITH ASSOCIATED ACCESS, OPEN SPACE AND LANDSCAPING  
THIS APPLICATION INCLUDES AN ENVIRONMENTAL IMPACT STATEMENT**Site Address:** Land at Causeway Farm, The Causeway, Petersfield (Petersfield Parish)

The Planning Authority REFUSES Outline Planning Permission for the following reason(s):

- 1 Having regard to the fact that the site is not needed to meet a 5 year land supply requirement, the conflict of the development of this site with other policy objectives, namely the designation of the South Downs National Park and its associated impact upon the broader landscape of the area, the requirements of PPG7 and the DEFRA Vision and Circular on English National Parks and the Broads to have exceptional circumstances to permit major developments in these areas. The development of this reserve housing site is inappropriate, pending a comprehensive review by the District Council, jointly with the shadow National Park Authority and local community, of the best options for meeting Petersfield's housing needs and other community needs. The proposal would be contrary to the guidance contained in PPS3, PPS7, the DEFRA Vision and Circular on English National Parks and the Broads and Policy H2 of the East Hampshire District Local Plan: Second Review.
- 2 The proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it fails to make the best possible use of opportunities to reduce reliance on the private car and to encourage sustainable modes of transport, and does not propose suitable measures to mitigate the impact of the proposal on the surrounding network. The failure to utilise alternative means of transport to the private car would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality contrary to policies T1 and GS4 of the East Hampshire District Local Plan: Second Review.

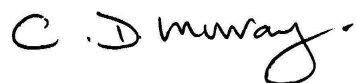
- 3 From the information submitted with the application, it has not been demonstrated that the proposed access road can be implemented to an appropriate standard without adversely impacting upon the Oak tree subject to a Tree Preservation Order (T7 in TPO [EH142]1984) to the detriment of the character and appearance of the locality contrary to Policy C6 of the East Hampshire District Local Plan: Second Review.
- 4 In the absence of a completed legal agreement, no provision has been made to secure public open space provision and its maintenance, in perpetuity, within the proposal contrary to Policy R3 of the East Hampshire District Local Plan: Second Review and the Council's 'Guide to Developers' Contributions and Other Planning Requirements'.
- 5 In the absence of a completed legal agreement, no provision has been secured for a community facility or contributions towards environmental improvements, improvements to the Taro Centre and a community worker, contrary to Policy GS4 of the East Hampshire District Local Plan: Second Review and the Council's 'Guide to Developers' Contributions and Other Planning Requirements'.
- 6 In the absence of a completed legal agreement, no provision has been made to secure the 1.2ha site for a new school together with a financial contribution to be made towards education facilities within Petersfield where, as a consequence of the proposed development, there is a recognised shortage of school spaces contrary to Policy GS4 of the East Hampshire District Local Plan: Second Review.
- 7 In the absence of a completed legal agreement to secure the provision of affordable housing, including the mix of unit sizes and tenures, contrary to Policy H11 of the East Hampshire District Local Plan: Second Review, adopted non-statutory planning guidance on Affordable Housing, the Council's 'Guide to Developers' Contributions and Other Planning Requirements' and the adopted Development Brief for the site.

**The following plans and specifications were considered when making the above decision:**

09.059-04A - Location Plan (amended plan received 08/12/2010)  
09.059 06 - Illustrative Master Plan With Storey Heights  
A061147/SK/01 F - Proposed Site Access  
09.059 05 E - Illustrative Master Plan  
09.059 03 - Topographical Survey  
Design And Access Statement  
Archaeological Investigation  
Landscape And Visual Impact Assessment  
Ecological Impact Assessment  
Flood Risk Appraisal  
Addendum To Planning Statement  
Planning Statement  
Planning Statement Appendix 1

**Reference No: 52418/001**

Statement Of Community Involvement  
Tree Survey And Arboricultural Impact Assessment  
Affordable Housing Statement  
Environmental Impact Assessment - Environmental Statement (received 01/11/2010)  
Transport Assessment  
Heritage Statement  
Air Quality Assessment

A handwritten signature in black ink, appearing to read "C. D. Murray". The signature is written in a cursive style with a horizontal line at the end.

Chris Murray  
Head of Planning Services  
**Date: 15 December 2010**

# Supplementary Information

The following Planning Policies were considered when making the above decision:-

## East Hampshire District Local Plan: Second Review

GS1 - Sustainable Development  
GS3 - Protecting the Countryside  
GS4 - Making the Most of Existing Infrastructure, Services and Facilities  
H2 - Reserve Site Allocations  
H4 - Creating a Mix of Housing Types, Sizes, and Tenures  
H5 - Higher Densities of Residential Development  
C4 - Nature Conservation  
C5 - Local Landscape Features  
C6 - Tree Preservation  
C8 - Flood Protection  
H11 - Affordable Housing within Settlement Policy Boundaries  
HE1 - Design  
E1 - Conservation of Energy  
E2 - Renewable Energy  
R3 - Public Open Space Requirements  
P5 - Light Pollution  
P6 - Privacy and Daylight  
P7 - Contaminated Land  
T1 - General Policy: Land Use and Transport  
T2 - Public Transport Provision and Improvement  
T3 - Pedestrians and Cyclists  
T4 - Protection of Public Footpaths  
T5 - New Recreational Footpaths  
T9 - Highway Issues - Access  
T10 - Highway Issues - Road Layout  
T12 - Parking Standards  
C9 - River Corridors

**NOTIFICATION**  
**Planning permission/refusals**

**Appeals to the Secretary of State**

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice, using a form which you can get from **The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0117 372 8000 or at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)**
2. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use his power unless there are special circumstances that excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.

**Purchase Notice**

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

5. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. The applicant is recommended to retain this form with the title deed of the property.

**Notes Specific to any Grant of Planning Permission**

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

7. Applicants are reminded that any grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:- a) in the case of a footpath or bridleway, for an Authority under Section 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.
8. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.
9. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

**IMPORTANT** - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.