

Ryan Johnson
6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

Our Ref: SDNP/21/04848/FUL
Contact Officer: Richard Ferguson
Tel. No.: 01730 819268

15th July 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

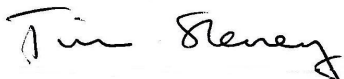
**Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Applicant Name: Cove Construction Ltd, Peter Catt, Vincent Catt and Neil Cat
Proposal: Development of 37 dwellings (including affordable homes), alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works

Site Address: Liss Forest Nursery , Petersfield Road, Greatham, Liss, GU33 6HA

Please find enclosed the Decision Notice in relation to the above application.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

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TOWN AND COUNTRY PLANNING ACT 1990
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Application No: SDNP/21/04848/FUL

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REFUSAL OF PLANNING PERMISSION

In pursuance of its powers under the aforementioned Act, the South Downs National Park Authority, as the Local Planning Authority, hereby **REFUSE** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 23rd September 2021 for the following reasons:

1. Based on the information provided, it has not been satisfactorily demonstrated that the proposed development cannot deliver an on site affordable housing provision that is greater than the proposed 21.6%, and that the provision of 50% on-site affordable housing cannot be achieved. The proposals are therefore contrary to policy SD28 of the South Downs Local Plan 2019, the National Planning Policy Framework 2021, the adopted Affordable Housing Supplementary Planning Document (2020), the English National Parks and the Broads: UK Government Vision and Circular 2010 and statutory duty of a National Park.
2. In the absence of a completed S106 Legal Agreement to secure the following:
 - Measures to secure the public open space requirements of the development;
 - On-site affordable housing;
 - Suitable measures to mitigate increased recreational pressures upon the Wealden Heaths Phase II Special Protection Area (SPA) and the Woolmer Forest Special Area of Conservation (SSSI and SAC).
 - Financial contribution and measures to support sustainable modes of transport.
 - To secure a permissive path between Petersfield Road and the eastern site boundary for improved accessibility to the adjacent Public Right of Way.

The proposals fail to mitigate against its direct impacts and does not satisfy policies SD1, SD9, SD10,

SD19, SD20, SD28 and SD71 of the South Downs Local Plan 2019, National Park Purposes and statutory duty of a National Park.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Site Location Plan	150715/LP		23.09.2021	Not Approved
Plans -	150715/37/HT/L ON/EL	C	31.05.2022	Not Approved
Plans -	150715/37/HT/L ON/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/L ON_VYN_LO N/EL	C	31.05.2022	Not Approved
Plans -	150715/37/HT/L ON_VYN_LO N/FP	C	31.05.2022	Not Approved
Plans -	150715/37/HT/L ON_VYN/EL	G	31.05.2022	Not Approved
Plans -	150715/37/HT/L	E	31.05.2022	Not Approved

	ON_VYN/FP			
Plans -	150715/37/HT/P EM/EL	E	31.05.2022	Not Approved
Plans -	150715/37/HT/P EM/FP	D	31.05.2022	Not Approved
Plans -	150715/37/HO U/EL	E	31.05.2022	Not Approved
Plans -	150715/37/HT/ HOU/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ DEA-D/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ DEA/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ DEA-S/EL	C	31.05.2022	Not Approved
Plans -	150715/37/HT/ DEA-S/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ DEA_PEM/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ DEA_PEM/FP	C	31.05.2022	Not Approved
Plans -	150715/37/HT/ HYD/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ HYD/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ OAK/EL	C	31.05.2022	Not Approved
Plans -	150715/37/HT/ OAK/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ ALV/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ ALV/FP	E	31.05.2022	Not Approved
Plans -	150715/37/HT/ D	D	31.05.2022	Not Approved

	AVI-I/EL			
Plans -	150715/37/HT/ AVI-I/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ AVI/EL	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ AVI/FP	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ HIL/EL	C	31.05.2022	Not Approved
Plans -	150715/37/HT/ HIL/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ HIL-H/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ HIL-H/FP		31.05.2022	Not Approved
Plans -	150715/37/HT/ ORM-T/EL	C	31.05.2022	Not Approved
Plans -	150715/37/HT/ ORM-I/EL	A	31.05.2022	Not Approved
Plans -	150715/37/HT/ ORM/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ ORM-DG/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ ORM-DG/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ ORM-DG/FP	C	31.05.2022	Not Approved
Plans -	COVE21437- 03D	SHEET 1 OF 2	23.09.2021	Not Approved
Plans -	COVE21437- 03D	SHEET 2 OF 2	23.09.2022	Not Approved
Plans -	891.1/01	A	23.09.2021	Not Approved
Plans - Lighting Plan	0904-DFL-LSD- 001	G	23.09.2021	Not Approved

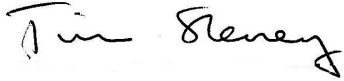
Plans - Visibility Splays	096.0004.014	A	23.09.2021	Not Approved
Plans -	150715/37/AB/S GI/EP	B	23.09.2021	Not Approved
Plans -	150715/37/AB/S CPI/EP		23.09.2021	Not Approved
Plans -	150715/37/AB/ DCPI/EP	B	23.09.2021	Not Approved
Plans -	150715/37/AB/ DCPI-G/EP		23.09.2021	Not Approved
Plans -	150715/37/AB/S CPI-G/EP		23.09.2021	Not Approved
Plans -	150715/37/AB/S UB/EP	A	23.09.2021	Not Approved
Reports -	ARBORICULTU RAL IMPACT ASSESSMENT		23.09.2021	Not Approved
Reports -	DESIGN AND ACCESS STATEMENT		23.09.2021	Not Approved
Reports -	ECOSYSTEMS SERVICES STATEMENT		23.09.2021	Not Approved
Reports -	ENERGY AND SUSTAINABI LITY STATEMENT		23.09.2021	Not Approved
Reports -	ENVIRONMEN TAL NOISE IMPACT ASSESSMENT		23.09.2021	Not Approved
Reports -	FINANCIAL VIABILITY STATEMENT		23.09.2021	Not Approved
Reports -	FLOOD RISK ASSESSMENT/D RAINAGE STRATEGY		23.09.2021	Not Approved

Reports -	HERITAGE ASSESSMENT		23.09.2021	Not Approved
Reports -	LVIA		23.09.2021	Not Approved
Reports -	LIGHTING IMPACT ASSESSMENT		23.09.2021	Not Approved
Reports -	SITE INVESTIGATION REPORT		23.09.2021	Not Approved
Reports -	PLANNING STATEMENT		23.09.2021	Not Approved
Reports -	TRANSPORT STATEMENT		23.09.2021	Not Approved
Reports -	ECOLOGY REPORT		23.09.2021	Not Approved
Reports -	DRAINAGE TECHNICAL NOTE		09.11.2021	Not Approved
Reports -	SUSTAINABILITY STATEMENT		31.05.2022	Not Approved
Reports -	VIABILITY REVIEW RESPONSE		31.05.2022	Not Approved
Plans - Refuse plan	150715/SL37/06 /RP	J	31.05.2022	Not Approved
Plans - Planning layout	150715/SL37/01	4	31.05.2022	Not Approved
Plans - Storey heights plan	150715/SL37/02 /SH	J	31.05.2022	Not Approved
Plans - Coloured streetscenes	150715/37/CSS	E	31.05.2022	Not Approved
Plans - Dwelling types plan	150715/SL37/03 /DT	H	31.05.2022	Not Approved
Plans - Parking Plan	150715/SL37/05 /PP	J	31.05.2022	Not Approved

Plans - Materials plan	150715/SL37/07 /MP	P	31.05.2022	Not Approved
Plans - Colour site layout	150715/SL37/08 /CSL	H	31.05.2022	Not Approved
Plans - Enclosures Plan	150715/SL37/09 /EP	E	31.05.2022	Not Approved
Plans - Private enclosures plans	150715/SL37/10 /PA	D	31.05.2022	Not Approved
Plans - Potential solar panels plan	150715/SL37/11 /SP	C	31.05.2022	Not Approved
Plans - Hardstanding comparison	150715/SL37/12 /HCP	C	31.05.2022	Not Approved
Plans -	150715/37/HT/ ROM_VYN/EL	D	31.05.2022	Not Approved
Plans -	150715/37/HT/ ROM_VYN/FP	C	31.05.2022	Not Approved
Plans -	150715/37/HT/ VYN-T/EL	E	31.05.2022	Not Approved
Plans -	150715/37/HT/ VYN-PB/EL	E	31.05.2022	Not Approved
Plans -	150715/37/HT/ VYN/FP	E	31.05.2022	Not Approved
Plans -	150715/37/HT/ VYN-D/EL	F	31.05.2022	Not Approved
Plans -	150715/37/HT/ VYN-D/FP	B	31.05.2022	Not Approved
Plans -	150715/37/HT/ VYN_LON_VY N/EL	F	31.05.2022	Not Approved
Plans - Site Layout	150715/SL37/04 /TP	J	31.05.2022	Not Approved
Plans -	150715/37/HT/ VYN_LON_VY N/FP	C	31.05.2022	Not Approved

Plans -	150715/37/HT/ VYN_LON_VY N/FP	C	31.05.2022	Not Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



TIM SLANEY
Director of Planning
South Downs National Park Authority
15th July 2022

NOTES TO APPLICANTS / AGENTS

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 under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

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 reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

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.

