



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: AB/36/18/PL

1 To Addressee

Renaissance Retirement
Unit 12
Headlands Business Park
Ringwood
BH24 3PB

2 Site Address

Blastreat Limited & adj Greenhurst
Fitzalan Road

BN18 9JS

3 Description of Development

Demolition of existing buildings & erection of a block of 46 No. sheltered apartments for the elderly (comprising 22 x one bedroom apartments & 24 x two bedroom apartments age restricted to 60 years and over), with associated access electric buggy/cycle stores & refuse bin store & 32 No. parking spaces. Resubmission of AB/77/17/PL. This application affects the character and appearance of Arundel Conservation Area

In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

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This site is identified for future housing development in the Arundel Neighbourhood Plan under Policies 3 and 5 which allocate the site for the provision of 24 dwellings. The extent, number of units and type of development proposed is not in accordance with Policy 5. The lack of housing mix, layout, excessive scale, footprint and site coverage and consequent lack of landscaped space result in an unacceptable overdevelopment of the site which is harmful to the visual amenities of the locality and detracts from the character of the area and the proposal conflicts with policies H DM1, D SP1, D DM1 and SDSP1a of the Arun Local Plan, policy 5 of the Arundel Neighbourhood Plan and the NPPF.

- 2 By virtue of its position on the site, with no significant set back from the Fitzalan Road frontage, excessive site coverage, unacceptable relationship with the neighbouring properties and lack of sufficient detailing in respect of the eastern most unit, the proposal is not in keeping with the character and appearance of the area and fails to adequately retain/incorporate a heritage asset. The proposals will significantly detract from the character of the area in conflict with policies D SP1, D DM1 and HER SP1 and the NPPF.
- 3 Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access design (including visibility splays) for users of the development (including access for fire and rescue vehicles for fire-fighting purposes) and would therefore give rise to increased hazards to occupiers/users of the development and other highway users in conflict with policy TSP1 of Arun Local Plan and the NPPF.
- 4 The proposal does not demonstrate suitable and convenient access by a choice of means of travel, nor encourage and enable an increase in environmentally sustainable means of travel such as walking, access by mobility scooters, cycling and public transport and thereby minimise the impact of car journeys in conflict with policy TSP1 of Arun Local Plan and the NPPF.
- 5 The proposed development fails to make an adequate contribution towards affordable housing provision and other infrastructure requirements and would therefore be contrary to policies AH SP2 and INF SP1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.


Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Date of Decision:

30 November 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

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 this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused 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 (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated).

This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

