



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Application for Outline Consent
DECISION NOTICE

Application Ref: AL/57/18/OUT

1 To Addressee

SHW LLP
 One Jubilee Street
 Brighton

 BN1 1GE

2 Site Address

Land East of Lidsey Road
 Lidsey Road

 PO20 3SU

3 Description of Development

Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3-bed apartments, 8 No. 2-bed apartments & 4 No. 1-bed apartments, communal work hub with associated car parking & landscaping. This application is a Departure from the Development Plan.

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.

- 1 The scheme, by virtue of its layout, location and design will not be seen as an extension to the existing settlement but rather as a self contained community causing harm to the character of this part of Aldingbourne. The proposal therefore conflicts with policies D DM1 & D SP1 of the Arun Local Plan, policy H1 of the Aldingbourne Neighbourhood Development Plan and paragraphs 122, 127, 130 & 131 of the National Planning Policy Framework.
- 2 The proposal represents an incursion into defined countryside and this coupled with the harm to local character and the loss of grade 2 agricultural land makes the proposal unacceptable in principle and in conflict with policies C SP1, SD SP2 & SO DM1 of the Arun Local Plan and EH1 of the Aldingbourne Neighbourhood Development Plan.

- 3 The proposal would not achieve safe 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, cycling and public transport which would thereby minimise the impact of car journeys, and as such the proposal is in conflict with policies T SP1 and T DM1 of the Arun Local Plan, policy GA1 of the Aldingbourne Neighbourhood Development Plan and with the National Planning Policy Framework (paragraphs 108 & 110).
- 4 In the absence of a signed Section 106 legal agreement, the development fails to make an adequate contribution towards local infrastructure (education, libraries, fire & rescue) and is thereby contrary to the aims and objectives of the National Planning Policy Framework and policy INF SP1 of the Arun Local Plan.
- 5 In the absence of a signed Section 106 legal agreement, the development fails to make any affordable housing provision and is thereby contrary to the aims and objectives of the National Planning Policy Framework (in particular paragraphs 62-64), policy AH SP2 of the Arun Local Plan, policy H4 of the Aldingbourne Neighbourhood Development Plan and the Council's Interim Affordable Housing Policy adopted on the 18th August 2010.
- 6 In the absence of a signed Section 106 legal agreement, the development fails to make a contribution towards strategic highway infrastructure as required to help facilitate the realignment of the proposed A29 route and is contrary to the aims and objectives of the National Planning Policy Framework and policies T SP1 and INF SP1 of the Arun Local Plan.
- 7 In the absence of a signed Section 106 legal agreement, the development makes no contribution towards the maintenance of on-site public open space or the provision of on site children's play equipment and is thereby contrary to the aims and objectives of the National Planning Policy Framework, policy OSR DM1 of the Arun Local Plan and the Council's supplementary planning guidance "Open Space and Recreation Standards".

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 discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Date of Decision:

13 March 2019

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).

