

Application for Outline Consent

DECISION NOTICE

Application Ref: A/270/21/OUT

1 To Addressee

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

2 Site Address

Land off Arundel Road
Angmering

3 Description of Development

Hybrid application comprising:

- a) Demolition of existing buildings;
- b) Full planning application for the development of 160 No. dwellings with open space, landscaping and sustainable drainage systems (SuDS), and two vehicular access points from Arundel Road;
- c) Outline application with all matters reserved except access for up to 1,393 square metres of Class E floor-space with associated parking provision and 2.1 hectares of sports pitch land.

This site is a Departure from the Development Plan

- 1 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.

The Reason below refers to the 'OUTLINE' matters within the planning application

1) The submitted Transport Statement (March 2022) does not provide sufficient information for the LPA and National Highways to conclude that the proposal would not generate unacceptable impacts on highways safety or capacity, therefore it does not accord with policy T SP1 and T DM1 of the Arun Local Plan and the NPPF.

- 2 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.

The Reasons below refer to the 'FULL' matters within the planning application

1) The proposed residential development for the erection of 160 dwellings would result a poorly

designed scheme, that does not demonstrate high quality design, does not reflect local distinctiveness, nor reflect the local design features of Angmering Village. The scheme results in a car dominated and cramped environment which reflects a poor layout, with inappropriate landscaping, density, mix of dwellings and inadequate spacing between dwellings. As such, the proposed development is in conflict with policies D DM1, LAN DM1, D SP1, QE SP1, HWB SP1 and OSR DM1 of the Arun Local Plan, HD4, HD5, HD6 and HD7 of the Angmering Neighbourhood Development Plan, the Arun Design Guide, and the NPPF.

2) The proposed development significantly deviates from the council's Strategic Market Housing Assessment (SHMA), and proposes easily distinguishable affordable housing in clustered groups. The proposed housing mix is deemed unacceptable and does not provide a provision of housing that would meet the needs and does not respect the setting of the site. The scheme also underprovides the necessary amount of housing suitable for the elderly or infirm and this provision is also entirely within the affordable tenure which is not appropriate to meet all future needs. The development is therefore contrary to policies H DM1 and AH SP2 of the Arun Local Plan and Angmering Neighbourhood Development Plan policy HD3.

3) The submitted Transport Statement (March 2022) does not provide sufficient information for the LPA and National Highways to conclude that the proposal would not generate unacceptable impacts on highways safety or capacity, therefore it does not accord with policy T SP1 and T DM1 of the Arun Local Plan and the NPPF.

4) In the absence of a signed Section 106 agreement, the development fails to make any affordable housing provision contrary to the aims and objectives of the NPPF (in particular paragraphs 63-65) and policy AH SP2 of the Arun Local Plan.

5) In the absence of a signed Section 106 agreement, the development makes no provision for the mitigation of the strategic highway network contrary to the requirements of policy TSP1 of the Arun Local Plan and para 110 of the NPPF.

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 reason(s) for the refusal, approval has not been possible.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **9th February 2023**

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 6 months 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

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).