



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: A/36/18/OUT

1 To Addressee

Mr Gladman Developments
 Gladman House
 Alexandria Way
 Congleton Business Park
 Congleton
 CW12 1LB

2 Site Address

Land off Arundel Road
 Angmering
 BN16 4ET

3 Description of Development

Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. 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 site lies outside the built up area boundary as defined in the Arun Local Plan 2011 - 2031 and Angmering Neighbourhood Development Plan and by reason of the site area and number of dwellings proposed would represent a significant encroachment of built form into the countryside to the detriment of the character of the area and use of the land for agricultural purposes. The proposal would therefore be contrary to policies SD SP2, C SP1, DDM1, DSP1 and SO DM1 of the Arun Local Plan 2011-2031, policies HD1 and HD5 of the Angmering Neighbourhood Development Plan and the National Planning Policy Framework.
- 2 In the absence of a signed Section 106 legal agreement, the proposed development makes no contribution towards the infrastructure required to mitigate its impacts and is therefore in conflict with policy INF SP1 of the Arun Local Plan 2011 - 2031.

- 3 The proposed development fails to identify an adequate affordable housing tenure split and is thereby contrary to policy AH SP2 of the Arun Local Plan 2011 - 2031.
- 4 Insufficient information has been provided to enable an assessment of the ability of the highway network to accommodate the development without adding to the hazards of highway users to an unacceptable degree in conflict with policy T SP1 of the Arun Local Plan, policy TM1 of Angmering Neighbourhood Plan and the National Planning Policy Framework.
- 5 The proposal would result in loss an established employment site and fails to ensure its protection contrary to policies EMP DM1 of Arun Local Plan and policy ER2 of Angmering Neighbourhood 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.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Date of Decision:

7 September 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).