

DECISION NOTICE

Application Ref: BE/119/20/PL

1 To Addressee

Bellway Homes Ltd (Wessex)
Bellway House
Embankment Way
Castleman Business Centre
Ringwood
BH24 1EU

2 Site Address

Land West of New Barn Lane
Bersted
PO21 5DN

3 Description of Development

1 No. detached house. This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated).

4 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 proposed development fails to recognise the character and appearance of existing housing to the east and the role that the site performs in providing a satisfactory transition between two distinct residential areas. It would be prominent in views from Winston Crescent and its proximity to the bungalow at No.10 Winston Crescent would make it an alien and discordant feature in the street scene. The proposed development is therefore contrary to Policies D SP1 and D DM1 of the Arun Local Plan 2011-2031 and Policies ES1 and HDQ2 of the Bersted Neighbourhood Plan 2014-2029.
- 2 The proximity of the proposed house to the north-eastern boundary of the site and its orientation would be overbearing and overshadow No.10 Winston Crescent, harming the living conditions of the occupiers. The proximity of the proposed house would also lead to some overlooking of the rear garden of No. 10 Winston Crescent and a loss of privacy for its occupiers. Therefore, the proposed development does not accord with Policy D DM1 of the Arun Local Plan 2011-2031 or with the Arun District Design Guide Supplementary Planning Document 2021.
- 3 Inadequate information has been provided to demonstrate that the proposed development would be capable of being drained in a satisfactory manner, contrary to Policies W SP1 and W DM3 of the Arun Local Plan 2011-2031 and Policy ES2 of the Bersted Neighbourhood Plan 2014-2029.
- 4 In the absence of a completed s.106 agreement, the proposed development fails to make any

contribution towards the infrastructure needed to support the West of Bersted (SD3) Strategic Housing Allocation, contrary to Policies H SP2, H SP2a and INF SP1 of the Arun Local Plan 2011-2031.



Neil Crowther
Group Head of Planning

Case Officer: Raymond Cole

Decision Issued: **23rd March 2021**

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).