TOWN AND COUNTRY PLANNING ACT 1990

EG/44/93

Renewal of unimplemented outline permission EG/79/90 for the construction of two buildings of 15,874 sq.ft.gross external area each for B1 use class

Existing engineering works
Fordingbridge Ind Estate
Barnham Road Barnham
West Sussex

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 plan for the reasons stated.

TO: Mr D J Atkins
188 Chislehurst Road
Petts Wood
Kent
BR5 1NR

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

12th January 1994

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REASON 1 : The site lies in a rural area and the proposal, being unrelated to the needs of agriculture, forestry, recreation, the extraction of minerals or disposal of waste, conflicts with policy C1 of the Structure Plan and policies EVT6 and EVT7 of the Arun District Local Plan which seek to protect the countryside, safeguard agricultural land, and ensure that the amount of land taken for development is kept to a minimum consistent with the provision of high quality and adequate space within the built environment and to resist the consolidation of linear or sporadic development.

REASON 2 : The proposal would involve development within the local gap between Eastergate & Barnham and would threaten the objects of maintaining the gap which are to prevent the coalescence of the settlements and retain their separate identities; it therefore conflicts with policy EVT5 of the Arun District Local Plan.

REASON 3 : The site is not allocated in any Local Plan or otherwise identified for industrial or commercial use and the Local Planning Authority considers that sufficient land has been made available by allocation or permission for such uses to provide adequately for necessary economic growth and to meet the need for jobs locally.

REASON 4 : The proposal is unacceptable to the Local Planning Authority in that sufficient provision has been made for new business, industrial and warehousing development in Arun District for the period 1990-2006 to meet the requirements of the Structure Plan, it therefore conflicts with policies E1/E5 of the Structure Plan and policies EMP2, EMP4 and EMP5 of the Arun District Local Plan for business, industry and warehousing.