TOWN AND COUNTRY PLANNING ACT 1990

FG/129/89

Outline application for
residential development
including landscaping

Land at Brook Lane Caravan
Park
Brook Lane Ferring
Worthing 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 R J Maile BSc FRICS
72 Portland Road
Worthing
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BN11 1QG

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

20th December 1989

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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 ENV2 of the Structure Plan which seeks to protect the countryside, safeguard agricultural land and ensure that the amount of land taken for development is kept to a minimum.

REASON 2 : The proposal would involve development within the Ferring and East Preston/Kingston strategic gap, which policy ENV3 of the Structure Plan and Policy EVT5(ii) of the Arun District Draft Local Plan requires should be permitted only in compelling circumstances; these are not considered to exist in the present case.

REASON 3 : The proposal is unacceptable because the land is not allocated in any Local Plan or otherwise identified by the Local Planning Authority for residential use and the proposal would not constitute infilling or redevelopment within an existing built up area. It therefore conflicts with housing policy H2 of the Structure Plan.

REASON 4 : The proposal is unacceptable to the Local Planning Authority which seeks to control very strictly all residential development outside the built up areas and, in particular, require that permission will not normally be granted for the rounding-off of existing development, the extension of isolated groups of houses or the consolidation of linear or sporadic development, and therefore conflicts with housing policy H3 of the Structure Plan and environmental policy EVT6 of the Arun District Draft Local Plan.

REASON 5 : The Local Planning Authority is of the opinion that the advice contained in Department of the Environment Circular 15/84 has been followed and sufficient land has been made available for residential development within the district to meet housing demand for at least 5 years in accordance with policy H2 of the Structure Plan.

REASON 6 : The proposal would generate a volume of traffic and activity which would be prejudicial to the environment and present character of the area and detrimental to the amenities and quiet enjoyment of existing properties in the locality.