TOWN AND COUNTRY PLANNING ACT 1990

FN/59/95

41 no. houses including
9 retirement homes

Convent of Our Lady of Sion
Nepcote Lane
Findon

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: Nigel Upchurch Associates
3 Graphite Square
Vauxhall Walk
London SE11 5EE

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

9 retirement homes — Nepcote Lane
Findon

REASON 1 : The proposal conflicts with Structure Plan policies G1, G7, C2 and B2 and Arun District Local Plan policies EVT3, EVT7, HSG5 and ROS1 in that it involves the loss of open space and trees which are important to the locality and a scale of redevelopment which would give rise to a level of traffic generation and highway improvements which would be seriously detrimental to the character, appearance and amenities of the locality in particular and the Area of Outstanding Natural Beauty generally.

REASON 2 : RH9 Housing/Residential.....Structure Plan - representing a suburban Amenities. estate development/large in scale/ infrastructure inadequate.

REASON 3 : RN1 Highways.....Increased use would add to highway hazards.

REASON 4 : RN13 Highways.....Development does not conform to Design Guide.