

**DECISION NOTICE****COPY**

Application Ref: P/113/99/

1 To Addressee

George Wimpey PLC
7 Jayes Park Courtyard
Ockley
Surrey
RH5 5RR

2 Site Address

Sefter Road
Rose Green

3 Description of Development

Outline application for residential development comprising up to 300 dwellings together with access road, landscape buffer & public open space including affordable housing provision & scout facilities and provision of a pedestrian / cycle track and emergency link (Departure from the Development Plan)

- 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 plan for the reasons stated.

- REASON 1 The proposed development would be unsustainable by reason of its location and would therefore be contrary to Policy G3 of the West Sussex Structure Plan 1993, Policies G1 and G5 of the West Sussex Structure Plan (not formally adopted) 1998 and Policies GEN1, GEN2 and GEN4 of the Arun District Local Plan Revised Second Review Deposit Draft.
- REASON 2 The proposed development is premature in that it would prejudice the Council's approach to meeting housing land supply through the Arun District Local Plan Revised Second Review Deposit Draft and the review of the West Sussex Structure Plan.
- REASON 3 The site lies in the 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 West Sussex Structure Plan 1993, Policy C1 of the West Sussex Structure Plan (not formally adopted) 1998, Policy EVT6 of the Arun District Local Plan and Policy GEN3 of the Arun District Local Plan Revised Second Review Deposit Draft.
- REASON 4 The proposed development would involve the loss of high grade agricultural land contrary to Policy EVT6 of the Arun District Local Plan, Policy C4 of the West Sussex Structure Plan 1993, Policy AREA12 of the Arun District Local Plan Revised Second Review Deposit Draft and Policy C4 of the West Sussex Structure Plan (not formally adopted) 1998.
- REASON 5 No provision has been made for the requirements of infrastructure directly required to service the proposed development. The proposal is therefore contrary to policies G4 of the West Sussex Structure Plan, G6 of the West Sussex Structure Plan (not formally adopted) and GEN8 of the Arun District Local Plan Revised Second Review Deposit Draft.
- REASON 6 The proposed development makes no provision for affordable housing and therefore conflicts with policy DEV 18 of the Arun District Local Plan Revised Second Review Deposit Draft and policy H4 of the West Sussex Structure Plan 1998 (not formally adopted).
- REASON 7 The proposal would involve development within the Chichester and Bognor Regis strategic gap, and would threaten objects of maintaining the gap which are to prevent the coalescence of the settlements and retain their separate identities; it therefore conflicts with Structure Plan policy C5 and Revised Second Review Deposit Draft policy Area 10.
- REASON 8 The proposal would result in an excessive amount of development being dependent on a single point of access.
- REASON 9 The creation of a new access at this point would be contrary to Policy T14 of the Structure Plan 1993 and Policy T8(a) of the Structure Plan (not formally adopted) 1998.
- REASON 10 The details in respect of the road layout and its connection with the access as shown on the deposited plan dated 20th June 2000 do not conform to the West Sussex Local Authorities' Design Guide ('Access and Parking for Residential Development') and are therefore unacceptable.
- REASON 11 The proposal is unacceptable to the Local Planning Authority in that the landscaping proposals as indicated on the concept plans do not demonstrate that they can be incorporated satisfactorily in the development of the site for 300 dwellings, and in the absence of a tree survey, a substantial number of trees may be removed, contrary to the visual amenity of the locality. The proposal is therefore contrary to policies GEN29 and GEN7 of the Deposit Draft Plan, and policy EVT7 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr A Lee

17th August 2000

Decision notice Issued:

