



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: WA/76/17/PL

1

To Addressee

Neame Sutton Limited
 West Suite
 Coles Yard Barn
 North Lane
 Clanfield
 PO8 0RN

2

Site Address

Land South of Wandleys Farm
 Wandleys Lane

 BN18 0QR

3

Description of Development

Application of four Affordable Intermediate Sale Homes and one Full Market home with associated car parking, garaging, landscaping and bin storage and the creation of 2 new accesses onto Wandleys Lane. This application is a Departure from the Development Plan.

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 development does not constitute sustainable development by reason of its unsustainable location in the countryside, its lack of lit footpath access to bus stops and local shops. The proposal will be car reliant with unacceptable environmental harm contrary to Policy GEN7 of the Arun District Local Plan, Policy HP1 of the Walberton Neighbourhood Plan, Policies C SP1, SD SP1, T SP1 and T DM1 of the emerging Local Plan and the National Planning Policy Framework.

2

The proposed creation of two independent accesses on Wandleys Lane would have an out of character and unacceptable urbanising impact on the existing rural character of the lane contrary to policy GEN7 of the Arun District Local Plan (ADLP), policy HP13 of the Walberton Neighbourhood Plan, policy D DM1 of the emerging Local Plan and the National Planning Policy Framework (NPPF).

- 3 The development by reason of its lighting levels will detract from the existing unlit nature of the lane and surrounding area contrary to Walberton Neighbourhood Development Plan policy VE8.
- 4 The proposal is not in keeping with the character of the area and the proposed housing is not similar in scale and design and is therefore in conflict with policy H SP3 c. of the emerging Local Plan.
- 5 In the absence of an acceptable signed Section 106 legal agreement, the proposed development will not secure the proposed affordable housing in conflict with policies DEV18 of the ADLP and policy H SP3 of the emerging Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Neil Crowther
Group Head of Planning

Case Officer: Mr J Baeza

Date of Decision:

8 June 2018

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 12 weeks 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.

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).

