

**BOROUGH OF WORTHING**  
ADMINISTRATIVE COUNTY OF WEST SUSSEX

**WB/665/72**  
Application No. ....  
Please quote in all future correspondence.

Town and Country Planning Acts ~~1962 & 1971~~ 1968  
Town and Country Planning General Development Orders, 1963 to 1969.

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To: **Galliford Estates Ltd., Rosehill, Park Road, Banstead, Surrey.**  
**C/o. Steadman, Roake and Partners, 22 London Road, Kingston-upon-Thames, Surrey.**

In pursuance of its powers under the above mentioned Acts and Orders, the WORTHING BOROUGH COUNCIL, acting on behalf of the Local Planning Authority, hereby notify you that they REFUSE TO PERMIT the following development, that is to say:-

**Outline application for the residential development of land (68½ acres) by the erection of 625 houses, garages and provision of new estate roads, land west of Goring Street, south of Littlehampton Road and north of railway.**

as shown on plan and application submitted to the Council on 20th June, 1972.

The reasons for the Council's decision to refuse to permit the above development are:-

- 1. The land is not allocated for residential development in the Development Plan but is in an area where the Development Plan indicates that it is the intention of the Local Planning Authority that the existing uses of the land shall remain for the most part undisturbed.**
- 2. The proposal conflicts with the Local Planning Authority's intentions regarding residential development as set out in the Development Plan.**
- 3. The Local Planning Authority are satisfied, on the advice of the Ministry of Agriculture, Fisheries and Food, that the use of the land for residential purposes would be contrary to the interests of agriculture.**
- 4. The site lies in a rural area and the proposal would be detrimental to the rural character and amenities of the locality.**
- 5. Any new access on to Goring Street or Littlehampton Road A.259 would cause interference with the free flow of traffic and increase hazards to highway users.**
- 6. Main drainage facilities in this part of the Borough are not at present capable of accommodating the residential development of this land.**
- 7. The land does not fall within a 'growth area' in the Strategic Plan for the South-East and the release of this land for development would be contrary to the provisions of the Plan which recognises the need to conserve the Coastal/Countryside Areas of West Sussex as a positive contribution towards meeting the recreational, holiday and leisure needs of the Region.**
- 8. On the information available, the Local Planning Authority consider that the proposed scheme is unsympathetic to its rural environment and the repetition of this**

DATED

day of

**Fifteenth**

**August,**

Signed.....

Town Clerk.

Town Hall,  
Worthing, Sussex.

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Note:- Your attention is drawn to the note and information overleaf.

Form: WB/T.P.2

**Reason. 8 (Continued).**

**form of tightly-knit terraced housing does not reflect its setting in the landscape and would affect adversely the visual amenities of the area.**

NOTES

TOWN AND COUNTRY PLANNING ACTS, 1962 TO 1968

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within 6 months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order (The statutory requirements include Section 23 of the Industrial Development Act 1966).

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act 1962.

4. This decision does not purport to convey any consent or approval which may be required under the Public Health Acts, Building Regulations and New Streets Byelaws.

5. In the case of permission being granted for a limited period only, if at a later date an extension of the period of this permission is desired, an application for the purpose should be made to the Council before the expiration of the period.