ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0006/10**

Mr John Lavender
Planarch Design Ltd
Kingsway Court
54 Kingsway
Bishop Auckland
Co Durham
DL14 7JF

Details of Development
RESIDENTIAL DEVELOPMENT COMPRISING 14 DETACHED DWELLINGS; NEW 'IN-AND-OUT' ACCESS ROAD WITH ACCESS FROM EXISTING ENTRANCE IN CHURCH LANE AND EXIT FROM FORMER ENTRANCE ONTO WEST STREET; RESTORATION OF EXISTING BOUNDARY WALLS AND SMALL BARN; DEMOLITION OF FLINT WALL WITHIN THE SITE

Location of Development
WEST STREET NURSERY WEST STREET SOMPTING LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 11th January 2010.

The reasons for the Council's decision to refuse to permit the development are stated on the attached schedule.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 31st day of March 2010

SCHEDULE

Reasons for Refusal

01. The site lies within the countryside and outside the built-up area as defined in the Adur District Local Plan and does not constitute previously-developed land as defined in PPS3. The proposal therefore conflicts with the policies of the South East Plan (SP3, CC2), Adur District Local Plan (AG1, AC1), PPS3 and PPS7.

02. The proposal is unacceptable in that it does not relate sympathetically to the linear character of the existing village and the mixture of buildings within it and would extend built development northwards into the countryside, to the detriment of the setting of the village and the character and appearance of the Conservation Area. The proposal therefore conflicts with policies CC6 of the South East Plan, AB4 of the Adur District Local Plan and PPS5.

03. In view of the existence of a 5 year housing land supply sufficient to meet the target set by policies SCT5 and H1 of the South East Plan, it has not been adequately demonstrated by the applicant that there is an overriding and essential need for the development of the site that is sufficient to outweigh the above grounds of refusal.