ADUR DISTRICT COUNCIL

Ms Claire Newbury
Vincent and Gorbing
Sterling Court
Norton Road
Stevenage
SG1 2JY

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1856/21

Details of Development
ERECTION OF SELF-STORAGE WAREHOUSE (USE CLASS B8) WITH ASSOCIATED PARKING, CIRCULATION AND LANDSCAPING

Location of Development
LORRY AND CAR PARK ALBION STREET SOUTHWICK 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 8th October 2021.

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

G Peck

Gary Peck
Planning Services Manager
07/02/2023

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its height, scale, design and form, would be a dominant development which would have a harmful impact on the character and appearance of the street scene, would fail to make a positive contribution to the quality of the environment and would represent a poor use of the site generating only limited employment opportunities and would not involve the relocation of businesses from elsewhere in the Shoreham Harbour Regeneration Area. The proposal is there contrary to policies 4, 8 and 15 of the Adur Local Plan, policies SH3, SH9 and CA6 of the Shoreham Harbour Joint Area Action Plan and the relevant paragraphs of the National Planning Policy Framework.

Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-

Reference/Drawing Number	Version	Date Rec
EXISTING SITE PLAN	4687-SK01	08.10.2021
SITE LOCATION PLAN	4687-SK02(PL)	08.10.2021
SYNERGY BS LETTER- BREEAM		08.10.2021
BREEAM 2018 PRE-ASSESSMENT REPORT		08.10.2021
PRELIMINARY RISK ASSESSMENT & GEO-ENVIRONMENTAL ASSESSMENT	PART 2	08.10.2021
PRELIMINARY RISK ASSESSMENT & GEO-ENVIRONMENTAL ASSESSMENT	PART 3	08.10.2021
PRELIMINARY RISK ASSESSMENT & GEO-ENVIRONMENTAL ASSESSMENT	PART 4	08.10.2021
PRELIMINARY RISK ASSESSMENT & GEO-ENVIRONMENTAL ASSESSMENT	PART 5	08.10.2021
PLANNING STATEMENT		08.10.2021
TOPOGRAPHICAL LAND SURVEY	SDS 207638.01	08.10.2021
SEQUENTIAL TEST & EXCEPTIONS TEST ASSESSMENT		08.10.2021
TRANSPORT STATEMENT PART 2	APPENDIX F	08.10.2021
VIEW VERIFICATION REPORT		23.12.2022
FLOOD RISK AND SUDS ASSESSMENT	21058-FRA-TN-01 REV C06	23.12.2022
LANDSCAPING PLAN	1293 REV D	23.12.2022
PROPOSED SECTIONS	SK13(PL) REV D	23.12.2022

Reference/Drawing Number	Version	Date Rec
DESIGN & ACCESS STATEMENT		23.12.2022
PROPOSED SITE PLAN UNDERCROFT OPTION	SK03(PL) REV M	23.12.2022
PROPOSED FLOOR PLANS	SK04(PL) REV F	23.12.2022
PROPOSED FLOOR PLANS	SK05 REV D	23.12.2022
PROPOSED ELEVATIONS	SK06(PL) REV H	23.12.2022
PROPOSED SITE PLAN MATERIALS	SK15(PL) REV E	23.12.2022
TRANSPORT STATEMENT	D002 VERSION 1.3	23.12.2022
PRELIMINARY RISK ASSESSMENT & GEO-ENVIRONMENTAL ASSESSMENT	Part 1 Dec 2022	23.12.2022
EMISSIONS MITIGATION ASSESSMENT	Dec 2022	23.12.2022
ENERGY EFFICIENCY & SUSTAINABLE DEVELOPMENT REPORT	Issue 3 Nov 2022	23.12.2022
PHOTOS - VERIFIED VIEWS		20.01.2023
DAYLIGHT AND SUNLIGHT REPORT	V2	24.01.2023
PROPOSED STREET SECTIONS	4687-SK12 REV F	24.01.2023
GATE AND FENCE DETAILS	SK16(PL)	05.08.2022

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him 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.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses 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.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

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Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).