Adur District Council

Development Management

Mrs Dawn Appleton
Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015
APPLICATION NUMBER: AWDM/1128/14

Details of Development
OUTLINE APPLICATION (INCLUDING DETAILS OF ACCESS, LAYOUT AND SCALE) FOR THE ERECTION OF 6 NO. 3 BEDROOM DWELLINGS

Location of Development
LANCING MANOR FILLING STATION OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QS

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 20th August 2014.

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

G Peck

Gary Peck
Planning Services Manager
10/11/2015

Adur District Council
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SCHEDULE

Reasons for Refusal

01. The local planning authority is not satisfied that surface water from the proposed development can be satisfactorily drained without resulting in an increased risk of flooding elsewhere in the locality due to potential disturbance to the ground water flows as a result of the proposed underground water storage tanks and the lack of an adequate, functioning drainage connection to enable the safe discharge of surface water from the site. The proposal is therefore contrary to saved policy AP4 of the Adur District Local Plan and paragraphs 100-104 of the National Planning Policy Framework relating to flood risk.

02. The proposed development, due to its close proximity to the A27 trunk road and the resulting traffic noise, would result in a poor residential environment with unacceptable internal and external noise levels causing harm to the residential amenities and enjoyment of future occupiers. The proposal is therefore contrary to saved policy AH2 of the Adur District Local Plan and paragraph 123 of the National Planning Policy Framework relating to noise.

03. The proposed means of noise attenuation, indicated by 2.5m high acoustic fences on the submitted drawings, by reason of their height and position on the frontage of the development, would be visually harmful and intrusive features, out of character with the area and contrary to saved policies AG1 and AH2 of the Adur District Local Plan and paragraphs 56-66 of the National Planning Policy Framework relating to good design.

04. The development would have direct access onto the A27 trunk road and vehicles accessing and exiting the development would, as a result of traffic speeds along this stretch of the road, increase the risk of accidents to the detriment of highway safety. The proposal is therefore contrary to saved policy AH2 of the Adur District Local Plan and paragraph 32 of the National Planning Policy Framework which requires safe and suitable access to be achieved.

05. The site was formerly in use as a petrol filling station and is known to be contaminated. The local planning authority is not satisfied that the proposed residential development is an acceptable use of the land due to the high level of contamination. It has not been demonstrated that the site can be adequately remediated to secure a safe development without causing harm to public health. The proposal is therefore contrary to paragraphs 109 and 120-122 of the National Planning Policy Framework relating to contaminated land.

Cont…/

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly setting these out in the reasons for refusal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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

Drawing No. 2013/32/01 B Title: Proposed Site Plan and Site Sections
Date received 20 August 2014

Drawing No. 201A Title: Drainage Layout
Date received 23 September 2015