Adur District Council

Planning, Regeneration and Wellbeing

South Downs National Park Authority

PLEASE NOTE:
This application lies within the **South Downs National Park**. The application was determined by Adur District Council acting as an agent for the South Downs National Park Authority.

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: ADC/0032/11

Mr Paul Burgess
Lewis and Co Planning
Paxton Busines Centre
Portland Road
Hove
East Sussex
BN3 5SG

Details of Development
USE OF AGRICULTURAL LAND FOR HOLDING CAR BOOT SALES ON 6 DAYS PER CALENDAR YEAR (IN ADDITION TO SALES CURRENTLY HELD ON 14 DAYS PER CALENDAR YEAR UNDER PERMITTED DEVELOPMENT RIGHTS)

Location of Development
LAND NORTH WEST OF WATER SUPPLY WORKS AND WEST OF STEYNING ROAD SHOREHAM-BY-SEA 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 February 2011.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
06/05/2011

ADUR DISTRICT COUNCIL
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Ref: ADC/0032/11

SCHEDULE

Reasons for Refusal

01. The site is in a prominent location within the South Downs National Park which has the highest status of protection in relation to the natural and scenic beauty of the landscape and which should be given great weight in planning policies and decisions on applications. The proposal conflicts with PPS7 and the Adur District Local Plan (policies AG1, AC1, AC2, AC3) which require that within this area development (including changes of use such as that proposed) resulting in harm to the visual quality and essential characteristics of the landscape will only be permitted in compelling circumstances. In this instance, there is no evidence of compelling circumstances.