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/0370/07

DWA Architects Ltd
39 Blossom Street
York
YO24 1AQ

Details of Development
PROPOSED RESIDENTIAL DEVELOPMENT TO PROVIDE 24 APARTMENTS AND ASSOCIATED PARKING

Location of Development
12 - 18 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5TA

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 June 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 6th day of September 2007

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that it does not relate sympathetically in form, scale and mass with the existing character of the locality and this, together with the proportion of the site that would be covered with hardstanding and the number of flats proposed, would be an overdevelopment of the site to the detriment of the local environment, conflicting with policies AG1 and AH2 of the Adur District Local Plan, LOC1 and DEV1 of the West Sussex Structure Plan and ENV5 and ENV10 of the Adur Development Plan Submission Core Strategy.

02. On account of the location of the site within a low-lying area and the absence of an adequate Flood Risk Assessment to demonstrate that the flood risk to residential occupants is acceptable, the proposal is in conflict with the requirements of PPS25 and is considered not to accord with policies AP3 of the Adur District Local Plan, ENV3 of the Adur Development Plan Submission Core Strategy and ERA4 of the West Sussex Structure Plan.

03. The Local Planning Authority is not satisfied that the proposed development can take place without resulting in detriment to highway safety. The proposal does not comply with West Sussex County Council's adopted 'Safety Audit Policy' in that necessary information has not been provided and the proposal is consequently considered not to comply with policy DEV4 of the West Sussex Structure Plan and AT12 of the Adur District Local Plan.

04. The proposal does not include adequate provision on the site for turning of a refuse/recycling collection vehicle in a safe and satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to lead to conditions detrimental to highway safety and residential amenity contrary to the policies of the West Sussex Structure Plan (DEV4-5, DEV1) and the Adur District Local Plan (AH2, AT12).

05. There is no evidence that the necessary proportion of the flats would be provided as affordable housing within the definition contained in PPS3 to meet the need for such accommodation as required by the Council's Interim Supplementary Planning Guidance for Affordable Housing and policies AH3 of the Adur District Local Plan, NE3 of the West Sussex Structure Plan and H2 of the Adur Development Plan Submission Core Strategy and PPS3 'Housing'.

06. There is no evidence that the necessary contributions would be made to improvements to sustainable transport, library and fire service infrastructure to offset the effects of the travel and infrastructure demands generated by the proposed dwellings as required by the West Sussex Transport Contributions Methodology and policies DEV3-5 of the West Sussex Structure Plan, AG3 of the Adur District Local Plan and T3 and CI2 of the Adur Development Plan Submission Core Strategy.

PTO

07. There is insufficient information to demonstrate that the proposed flats would be sustainable by achieving efficient environmental performance (at least level 3 of the Code for Sustainable Homes), by meeting the 'Lifetime Homes' standards, and by meeting a minimum of 10% of their energy requirements from on-site renewable energy generation (unless it is demonstrated that this would render the scheme economically unviable or have significant adverse effect on the townscape) as required by policies ENV4, H3 and ENV2 respectively of the Adur Development Plan Submission Core Strategy.