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/0399/07

Bovis Homes (South East Region)
The Manor House
North Ash Road
New Ash Green
Longfield
Kent
DA3 8HQ

Details of Development
CHANGE OF USE OF PART OF EXISTING COMMERCIAL PREMISES TO RETAIN FOUR OFFICE SUITES AND FORM 8 NO. TWO BED APARTMENTS ON UPPER FLOORS PLUS NEW BIN/CYCLE STORE

Location of Development
SOUTH WHARF HOUSE HANCOCK WAY 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 2nd July 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 site is within an area identified for employment purposes in the Adur District Local Plan and the Local Planning Authority is not satisfied that office use is unviable or that the loss of the office units is justified given the shortfall in the provision of employment land in Adur District to meet the requirements of the West Sussex Structure Plan. Consequently, the proposal is considered to conflict with policies NE1 and NE5-6 of the West Sussex Structure Plan and E1 of the Adur Development Plan Submission Core Strategy.

02. On account of the very low-lying level of the site 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.