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/0432/07

Beecham Moore Partnership
50 Beaconsfield Villas
Brighton
East Sussex
BN1 6HD

Details of Development
ERECTION OF 2 NEW B1 UNITS ON TWO FLOORS TOTAL 185SQ.M. GROSS FLOORSPACE AND THE RE-ARRANGEMENT OF EXISTING CAR SPACES. (RE-CONSIDERATION FOLLOWING PREVIOUS REFUSAL)

Location of Development
BLOCK 3 CHALEX INDUSTRIAL ESTATE MANOR HALL ROAD 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 17th 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 21st day of August 2007

SCHEDULE

Reasons for Refusal

01. The increased use of the existing access to the public highway would add to the hazards of highway users to an unacceptable degree and interrupt the free flow of traffic, contrary to the policies of the West Sussex Structure Plan (DEV4) and the Adur District Local Plan (AT12).

02. The access is inadequate to serve the proposed development by reason of its inadequate width, poor construction, and limited visibility and in consequence the proposal would be contrary to the policies of the West Sussex Structure Plan (DEV4) and the Adur District Local Plan (AT12).

03. No Safety Audit was submitted with the application and it has not been demonstrated that safe access can be achieved to the site. Therefore, the development does not comply with policy DEV4 of the West Sussex Structure Plan and West Sussex County Council's Safety Audit Policy.