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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/0173/08

Mr Derek Copeman
Derek Copeman Architect
Unit 2 Riverside Yard
Albion Street
Southwick
West Sussex
BN42 4AW

Details of Development
LOCATE MOBILE HOME ON LAND IN THE SOLE OWNERSHIP OF A MEMBER OF THE 'GYPSY' COMMUNITY

Location of Development
LICENSED TOURING CARAVAN SITE EAST OF OLD SALTS FARM ROAD LANCING 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 31st March 2008.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 3rd day of July 2008

SCHEDULE

Reasons for Refusal

01. The site is located within a flood risk area and the application involves a highly vulnerable form of development which would be at unacceptable risk of flooding, contrary to policy ERA4 of the West Sussex Structure Plan and PPS25.

02. The site lies within the 'Strategic Gap' of open land between the built-up areas of Shoreham and Lancing and the development conflicts with the policies of the West Sussex Structure Plan (LOC2, CH3) and the Adur District Local Plan (AC1, AC4 and AH11) which seek to maintain a particularly strong presumption against development in strategic gaps between built-up areas to prevent the coalescence of the settlements and retain their separate identities.

03. The development constitutes undesirable sporadic development and be detrimental to and out of keeping with the rural character and appearance of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1).