ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL (REGULATION 4)

**(APPLICATION BY ANOTHER L.P.A.)
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

APPLICATION NUMBER: ADC/0259/06

County Planning Officer
W.S.C.C.
Planning Department
The Grange
Tower Street
Chichester
W Sussex
PO19 1RL

Details of Development
DWELLINGHOUSE WITH BOUNDARY ENCLOSURE AND ACCESS (OUTLINE) (ON GRASSED AREA NORTH OF NO.22)

Location of Development
LAND ADJACENT TO 22 RIVER CLOSE SHOREHAM-BY-SEA WEST SUSSEX

In pursuance of their powers under the Town and Country Planning General Regulations 1992 and the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development under Regulation 4, in accordance with the application and relevant correspondence registered on 8th December 2006.

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.

[redacted]

Peter Davies
Head of Planning and Community

Dated this 29th day of January 2007

SCHEDULE

Reasons for Refusal

01. The proposed house is located within an area identified as a high flood risk zone and is at unacceptable risk of flooding by deep fast-flowing waters with no opportunity for safe, dry access to land outside the identified flood risk area. The Flood Risk Assessment submitted with the application does not demonstrate that the proposed development would be safe or meet the 'exception test' contained in Annex D of PPS25. The proposal consequently conflicts with policy AP3 of the Adur District Local Plan, ERA4 of the West Sussex Structure Plan and PPS25.

02. The proposal would result in the loss of an open space which is an important component of the environmental character of River Close and which is valuable for amenity and play space purposes, and would therefore be contrary to policy AB22 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.