Adur District Council

Development Management

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0116/15

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham By Sea
BN43 5EG

Details of Development
PERMANENT MOBILE HOME FOR USE OF THE CAMP SITE OWNER AND NEW VEHICLE AND PEDESTRIAN ENTRANCE GATES

Location of Development
THE BARN CARAVAN PARK OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JG

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 30th January 2015.

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

G Peck

Gary Peck
Planning Services Manager
16/04/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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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 the Technical Guidance to the National Planning Policy Framework

02. The site lies within the 'Strategic Gap'/Local Green Gap of open land between the built-up areas of Shoreham and Lancing and the development conflicts with saved policies AC1, AC4 and AH11 of the Adur District Local Plan and policy 14 of the Proposed Submission Adur Local Plan which seek to prevent development in strategic gaps/Local Green Gaps between built-up areas in order to prevent the coalescence of the settlements and to retain their separate identities

03. The proposed permanent siting of a mobile home constitutes undesirable sporadic development which would be detrimental to, and out of keeping with, the rural character and appearance of the locality, contrary to paragraphs 28 and 55 of the National Planning Policy Framework

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

02. For avoidance of doubt this refusal relates to the following drawing:-

    Drawing No: 307 110 Date received: 30 January 2015