

From: Chris Lawrence [REDACTED]
Sent: 18 November 2014 17:27
To: Anita Gardner
Subject: Re: A/142/14/PL - Old Barn Nursery, Dappers Lane, Angmering

Dear Mrs Gardner

The emerging Local Plan does not reflect the NPPF and objections have been raised to its policies relating to economic development and in particular economic development in the countryside. Hence little weight can be given to the emerging local plan at this stage. The adopted local plan similarly conflicts with Para 28 of the NPPF and is out of date.

Hence any application should be determined on the basis of a presumption in favour of sustainable development.

Paragraph 28 of the NPPF states that positive approach should be taken to sustainable development in rural area to promote a strong rural economy. With this in mind local plans should:

" support sustainable growth and expansion of ALL types of business and enterprise in rural areas, both through conversion and well designed new buildings.

This paragraph has now been tested for the first time in the High Court "Sienkiewicz v South Somerset DC (2013). In this case it was stated that the Framework would in principle support the grant of planning permission for even a large scale expansion of a business in a rural area.

Paragraph 28 of the NPPF does not restrict new development in terms of size, type, or occupant. Economic development can relate to existing or potential new businesses of any type.

At the same time there are no policies in the NPPF which require an applicant to demonstrate that an agricultural greenhouse is not viable. This is particularly pertinent as my client is seeking to retain the site in commercial use. Irrespective of this, the greenhouse is very small for a business and there is no land for outdoor crops. It has been redundant for some years and would require considerable investment were it to be used again. Even without a viability report it is clear to see that it is not a viable option. If it was viable the former nursery would not have closed, but would have adapted.

The site is within easy walking and cycling distance of the built up area of Angmering and is close to bus routes and Angmering by-pass. It is also almost alongside an area of "OPEN" countryside that is allocated for a business park in the emerging Local Plan.

The site is totally enclosed and bordered to the south by commercial development and the west by housing and various commercial developments. From the open countryside the east (which is to be an industrial estate) the site is seen within the context and against a backcloth of various urban forms of development.

The proposed buildings are designed to reflect the existing approved commercial buildings to the south and as indicated before could be timber clad if preferred.

The proposal will make appropriate use of an existing redundant site that is located in a very mixed residential and commercial area.