

AGRICULTURAL PRIOR NOTIFICATION REPORT**REF NO:** A/36/11/AG**LOCATION:** Fox Rough
Selden Lane
Patching**PROPOSAL:** Application for a prior notification of a proposed road (this application falls within the South Downs National Park Authority)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed works comprise of the formation of a network of woodland tracks providing access to glades and plantation areas.
SITE AREA	Approximately 13.8 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Undulating throughout.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is no formal boundary treatment surrounding the plantation.
SITE CHARACTERISTICS	The site consists of a plantation of deciduous trees which are clearly under management with undergrowth and smaller trees cleared and the crop trees planted at regular intervals. The plantation is bisected by an unsurfaced track which links Selden Lane and Swillage Lane. A small stream follows the course of this track and forms a small pond on the western edge of the site.
CHARACTER OF LOCALITY	The site is located outside of the built-up area sandwiched between two narrow rural roads that are bordered by woodland, fields and open countryside. The site and its surroundings are contained within the South Downs National Park. There are farm buildings and dwellings in clusters alongside both roads.

RELEVANT SITE HISTORY

A/39/11/AG	Application for a prior notification of a proposed building (this application falls within the South Downs National Park Authority)	No Objection 18-04-2011
------------	---	----------------------------

REPRESENTATIONS

Representations received:

N/A

Comments on Representations received:

N/A

CONSULTATIONS

Consultations responses received:

N/A

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The application serves as prior notification for a proposed building to be used in association with forestry operations. The proposal will be assessed against the criteria set out in The Town and Country Planning (General Permitted Development) Order 1995 (as amended) Part 6 to ascertain whether it constitutes permitted development and, where the legislation requires it, assess the siting, design and external appearance of the proposal.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed tracks will form a network running throughout the plantation. The application is accompanied by a management plan which sets out the proposal to use the plantation for production of timber and charcoal. Currently, a single track bisects the wood and it is considered that the provision of a network of tracks would serve the purposes of agriculture by allowing access to various parts of the wood for machinery and equipment associated with its proposed use for production of timber and charcoal.

It is therefore considered that the proposal constitutes Class A development under The Town and Country Planning (General Permitted Development) Order 1995 (as amended) Part 6 in that it involves engineering operations that are reasonably necessary for the purposes of agriculture on a unit of land greater than 5 hectares in area and no part of it will be within 25 metres of any metalled trunk or classified road.

However, A.2 (2) of the legislation states that, when a private way is to be constructed, prior approval from the Local Planning Authority is required with regard to the siting and means of construction of the private way. It is noted that there are existing tracks within the road and some of these will be utilised as part of the network. The proposed tracks will be concealed within the woodland and will not be visually prominent in any way. The means of construction, using a limestone base rather than introducing tarmac or concrete, and covering this with a layer of topsoil, will ensure the tracks do not appear incongruous in the woodland environment. It is therefore considered that the siting and means of construction of the proposed private way is acceptable.

It is therefore recommended that approval be given for the proposed scheme.

As such, prior approval for the proposed development is not required.

RECOMMENDATION

NO OBJECTION