

Application for a Lawful Development Certificate for a Proposed use or development.

Town and Country Planning Act 1990: Section 192, as amended by section 10 of
the Planning and Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2010

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	DAVID
Last name:	LANGMEAD		
Company (optional):	LANGMEAD FARMS LTD		
Unit:		House number:	
		House suffix:	
House name:	HAM FARM		
Address 1:	MAIN ROAD		
Address 2:	BOSHAM		
Address 3:	CHICHESTER		
Town:	CHICHESTER		
County:	WEST SUSSEX		
Country:	U.K.		
Postcode:	PO18 8EH		

2. Agent Name and Address

Title:	MR	First name:	MARK
Last name:	HOOPER		
Company (optional):	KINGSBRIDGE ESTATES		
Unit:		House number:	
		House suffix:	
House name:	UNIT 5		
Address 1:	THE COURTYARD		
Address 2:	VINNETROW BUSINESS PARK		
Address 3:	VINNETROW ROAD		
Town:	CHICHESTER		
County:	WEST SUSSEX		
Country:	U.K.		
Postcode:	PO20 1QH		

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date DD/MM/YYYY:
(must be pre-application submission)

Details of pre-application advice received?

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land?

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☒ No Occupier: ☐ Yes ☒ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give name and addresses of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?		If they have not been informed of the application please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Authority Employee / Member

With respect to the Authority:

1. I am a member of staff
2. I am an elected member
3. I am related to a member of staff
4. I am related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

7. Grounds For Application

Information About The Existing Use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter, or extend are lawful

AGRICULTURAL USE AT PRESENT IN INTENSIVE VEGETABLE AND ARABLE ROTATION, THIS IS A PROPOSED CONTINUATION OF AN AGRICULTURAL USE.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

- | | |
|----|--------------------------------------|
| 1. | FARM PLAN |
| 2. | PHOTOGRAPHS OF TYPICAL INSTALLATIONS |
| 3. | |
| 4. | |
| 5. | |

If you consider the existing, or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Information About The Proposed Use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use:

☐

Temporary

☒

Permanent

If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

SEE ACCOMPANYING STATEMENT.

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations?

☒

Yes

☐

No

If Yes to a, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions):

PLEASE SEE ACCOMPANYING STATEMENT

b) Change of use of the land or building(s)?

☐

Yes

☒

No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Has the proposal been started?

☐

Yes

☒

No

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form:



The original and 3 copies of such evidence verifying the information included in the application as you can provide:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The correct fee:

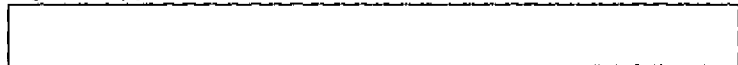


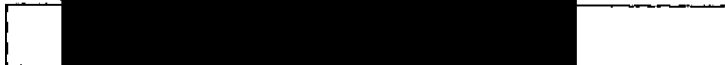
10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant

Or signed





Date (DD/MM/YYYY):

01/06/2012

(date cannot be pre-application submission)

WARNING:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

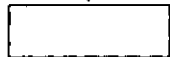
11. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

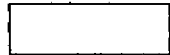


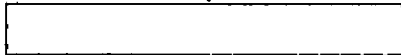




Country code:

Mobile number (optional):





Country code:

Fax number (optional):





Email address (optional):



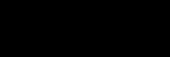
12. Agent Contact Details

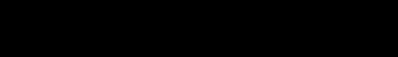
Telephone numbers

Country code:

Fax number (optional):

Extension number:



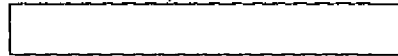


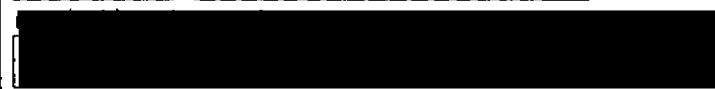
606

Country code:

Fax number (optional):







13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

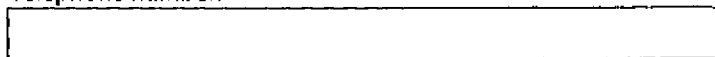
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

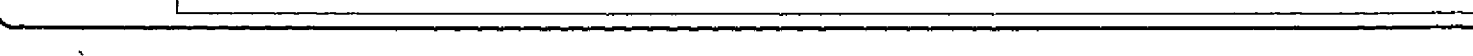
Contact name:



Telephone number:



Email address:



αβχδ VALIDATION CHECKLIST

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE OR OPERATION OR ACTIVITY

Three copies of all documents unless stated otherwise or submitted electronically. Failure to complete all boxes will result in your application being returned as invalid.

	YES	N/A
Completed form	☒	
The appropriate fee. If N/A why?	☒	☐
Location plan	☒	
Such evidence verifying the information including in the application as can be provided (Statutory Declaration from person/persons with knowledge of the existing use/works carried out).	☐	
Such other information as is considered to be relevant to the application (bills, receipts, rent books).	☐	
Reasons, if any, for regarding the use, operations or other matter described in the application as lawful.	☐	
LOCAL REQUIREMENTS		
Existing and Proposed Floor plans	☒ x	☐
Existing and proposed Floor plans and elevations at 1:50/1:100 where certificate for lawful operations sought.	☒ x	☐
Site plan at 1:200 where certificate for lawful use of land sought	☒ x	☐
Planning Statement to include:		
In the case of an application for a certificate of lawfulness for a proposed use of buildings and other land (made under section 192 (1)(a) of the Town and Country Planning Act 1990: The name of any use class which is considered applicable to the use existing at the date of the application.	☒ x x	
Where the application specifies two or more uses, operations or other matters the plan which accompanies the application shall indicate to which part of the land each use, operation or matter relates.	☒ x x	
A statement setting out the applicant's interest in the land, the name and address of any other person known to the applicant known to have an interest in the land and whether any person has been notified of the application.	☒ x x	

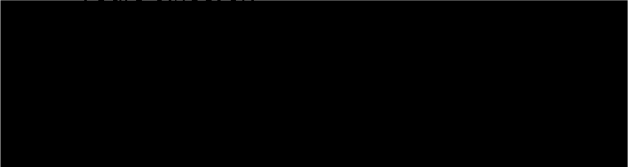
o site plan at 1:10,000
x x for accompanying
letters



6. The poles are fixed into the ground in removable steel sleeves OR augured in, they are not expected to be concreted in.
7. Trickle irrigation would be needed sporadically and this would be laid on the ground meaning that irrigation booms would not be required as you presently see in, say, lettuce fields. This, we believe, would be an effective use of water resources.
8. It is important to point out that these systems are not as visually intrusive as poly tunnels and are used only for a brief period of each year for each row of crop.
9. Further, the introduction of fruit trees into the landscape, I believe, would be welcomed and would indicate a significant investment in the land. There would be an argument for reduction in imported fruit, this becoming more and more important and relevant to the end consumer.
10. The system is designed to have a 15 year life span, again, underscoring the long term view commensurate with expected tree life.
11. It is likely that the system used will rely upon posts as shown in figure H rather than the hoops as shown in figures 1,2,3 and 4 and therefore I would be grateful if you would direct your attention to this as far as the Inquiry is concerned rather than, necessarily, a hooped system. If however, you feel, there is no material difference then I would be interested to know your views.
12. It is important to point out that these systems are NOT polytunnels and do not involve the erection of "structures" as such, merely the only visual aspect for the vast majority of the year will be the supporting poles, detailed earlier and as shown on the photographs.

Perhaps you would kindly confirm in due course whether you consider this application would be deemed Permitted Development please.

Yours sincerely


Mark Hooper
Estates Director
Office: 01243 791606


Encl. Completed application form "Application for a Lawful Development Certificate for a Proposed use or development"
Validation Checklist
Cheque
Photographs of typical installations
This supporting letter



Kingsbridge Estates

The Courtyard
Vinnetro Business Park
Vinnetro Road
Chichester
West Sussex
PO20 1QH

The Planning Services & Housing Strategy
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

31 May 2012

Dear Sir/Madam

Re: Application for a Certificate of Lawfulness for a Proposed use, Permitted Development enquiry – Shripney Manor Farm

You may be aware that this firm acts for Langmead Farms in some of their estates matters.

I enclose forms and other information including a cheque relating to this proposal.

This statement is intended to accompany the application form to enable space to describe the proposed development. The purpose of this enquiry is to establish whether the proposal is "Permitted Development".

1. The proposal is to grow fruit trees up to a height of 3.5m.
2. The "structures" comprise vertical poles set at regular intervals which do not exceed the height of the trees and are arranged in rows along with the trees themselves. These poles provide anchoring points for cables which then in turn support the various coverings required throughout the year.
3. In April/May/June the trees would be flowering and protection is required during that period. This protection would comprise black netting to provide protection from frost and birds. This is then rolled back and stored on the frames as per picture 1 on the attached sheets. Picture 2 shows how the ends of the rows are fixed being simply cables anchored into the ground to provide support. No single row of trees would have netting over it for the whole of that three months as the netting is used row by row as different rows flower at slightly different times, but the netting for flowering protection is not used outside those months.
4. In June through to September the crop is harvested, again sequentially, with different rows of trees arranged to come into fruiting at different times. At this time they require protection from rain and for that purpose they will have some rain protection, again possibly netting or sheeting being of the open mesh type shown on the picture marked H on the attached sheet. Pictures 3 and 4 show how these are open along the length of the rows to provide rainwater runoff and passive ventilation. Pictures 3 and 4 show a slightly different design from 1 and 2 although the effect of it in visual terms would be much the same.
5. These systems are rather akin to the Hop Fields of Kent with which you may be familiar. The plan would be to have the poles in the ground all year round and the coverings would be removed during the winter months for safe keeping thus, the only permanent structure would be hidden by the trees and depending upon the exact system used would either rely upon poles "planted" amongst the trees themselves or alongside the rows as shown in pictures 1 and 2.