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Mr J Hales
10 Longmead
Walberton
West Sussex
BN18 0QG

Your Ref:
Our Ref: PAA/37/10/

Please ask for: Mr J Smith
01903 737761

13th January 2011

Dear Mr Hales

Pre-Application Advice

Proposed shed style erection at the North East edge of the site
Land opposite Wepham Farm Barn Wepham

I write regarding the above matter and your enquiry received on 23rd December 2010.

Description Of Proposed Development

From the details submitted, I understand that you propose to erect a shed measuring 9ft x 9ft x 9ft towards the eastern boundary of the site, stepped in approximately 5 metres from the eastern and northern boundaries. Design specifics are not shown in the application and, therefore, the merits of design and appearance could not be fully assessed unless and until a full planning application is received.

Description Of Site

The site comprises horticultural land. The site is gently sloping upwards from south to north and is raised approximately 2.5 metres above the level of the road, which passes to the west. The site area is approximately 4905 square metres in size and there are no trees affected by your proposal.

Description Of Locality

The area is rural in character set within a cluster of informally spaced dwellings and farm buildings that spread in a linear arrangement alongside the road. This area falls within the Burpham and Wepham Conservation Area and is also within the recently designated South Downs National Park, this designation superseding its former status as an Area of Outstanding Natural Beauty.

Planning Issues

The following issues have been identified for consideration.

Principle
Neighbour Amenity
Sustainability

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Sustainable Construction
Conservation Area
Protected Trees
Landscape Impact
Planning/Enforcement History

Relevant Planning History

B/3/97

Polythene tunnel

Approve Cond

14-08-1997

Comment On Site History

The site was most recently described, within the above planning application, as being in horticultural use.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA2	Conservation Areas

Planning policy guidance

	PPS1	Delivering Sustainable Development
	PPS5	Planning for the Historic Environment
	PPS7	Sustainable development in rural areas
Supplementary Guidance:	XXX4	Supplementary Planning Guidance for Conservation Areas.

Principle

The site lies in a countryside location outside the Built-up boundary where the principle of development is considered unacceptable. Development Plan policies seek to exert a strict control over new development in the countryside to protect it for its own sake. Development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location. The Government's planning advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected, and where possible enhanced.

It is considered that the proposed shed is of a modest scale and positioned such that it would not form an obtrusive feature within the rural surroundings. Further, its presence is considered to be justified as a means of enhancing the horticultural use of the site and quiet, informal recreation and, as such, the principle of the development is seen to be acceptable.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore new development should be well integrated with and complement the local area in terms of, for example, layout.

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The supporting information does not specify a design for the proposed shed and, as such, it is not possible to determine whether it satisfies the above-mentioned criteria at this stage.

Neighbour Amenity

Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. Planning Policy Statement 1 : Delivering Sustainable Development further indicates that good design should contribute positively to making places better for people. In this case, it is considered that the proposed development would have no unacceptable impact on the residential amenities of neighbouring properties because there are no residential sites immediately adjacent to the part of the site where the proposed shed will be located.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to a condition restricting the use of the shed to that relating to the overall horticultural use of the site.

It should be noted that, although the principle of the development has been assessed, the lack of design details mean that it is not possible to fully determine the visual impact the shed may have on the surrounding rural area and that this will need to be looked at if and/or when a full planning application is received.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30 made payable to Arun District Council.

Making a Planning Application

If you decide to proceed with making a planning application you will need to quote the reference number for this advice in the pre-application advice section of the planning application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

- Application Form
- Ownership Certificate
- Agricultural Certificate
- Correct Fee
- Site Plan (1:1250)
- Block Plan (1:500)
- Full Description of the proposal
- Elevations (Existing and Proposed)
- Floor Plans (Existing and Proposed)
- Roof Plans
- Design and Access Statement
- Materials
- Validation Checklist

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Additionally the following documents will need to be provided:

Block plans (1:500 scale)

Heritage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note that this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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