

**DOUGLAS BRIGGS
PARTNERSHIP**

INTEGRATED
ARCHITECTURE
AND
TOWN PLANNING

Aims

This application seeks to establish the lawful use of the land and associated structures at Star Plants Nursery indicated on the application having been established for in excess of 10 years.

Company History

Star Nurseries Ltd (T/A Star Plants) was established on the site in 1984 as a wholesale business producing garden plants for the garden centre market as part of the Farplants Group (a farming co-operative jointly marketing and distributing ornamental horticultural produce).

In 1997, Star Nurseries Ltd purchased additional land and two glasshouse structures to the East of a watercourse that ran through their site, to expand their production area and provide improved climatic control for part of their crop.

Star Nurseries Ltd have been based at the same site on Lake Lane since 1984 and over the years have grown to become a business that employs 15 full time staff with a turnover of £1.5m/year.

Site Facilities

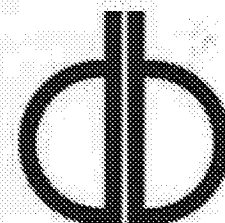
As the business has grown, so has the need for facilities and structures for crop protection on the nursery, where the business now uses:-

- 33 outdoor beds, including ground protection and windbreaks between
- 7831m² of polythene structures to protect crops, ranging from Haygrove structures to Spanish style polytunnels.
- 4335m² of Glasshouse structures for crop production, ranging in ages from 1964-1993

The business also uses a number of structures for ancillary operations including:-

- Polythene structures for potting and dispatch of crops
- 'Portacabins' for offices, canteen and welfare facilities.

Focused around a central yard with various storage areas and a one million gallon reservoir for the storage of water to maintain their crops, located on the East side of a water course that runs through the site.



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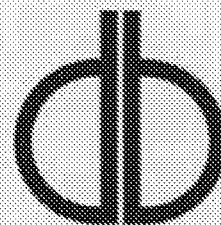
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Development History

The structures on site vary in age and have grown as the business has developed, where the following is a brief history of the development of the structures on site with approximate dates given by the applicant for when they were erected:-

Date	Structures (see site plan)	Description (supporting evidence)
1969	Venlo Glasshouse and Liner Glasshouse	Present on site when Star Plants purchased the part of the site in 1997 (OS Maps 1989, 1992) (Aerial Photography from 2001)
1984	Roads and Outdoor Beds 1-18, 29-33	Central access, yard, outdoor beds and wind breaks (correspondence ref: CIC/Y/12/84/APR/DEF, 1984) (OS map 1989, 1992) (Aerial Photography from 2001)
1985	Polytunnels PH1-4, Potting Shed	(OS map 1992) (Aerial Photography from 2001)
1987	Reservoir	(OS map 1989, 1992) (Aerial Photography from 2001)
1993	Cambridge Glasshouse	(Prior notification PE/Y/4/93/AG) (Aerial Photography from 2001)
1993	Polytunnels PH A, B, C Outdoor Beds & ST1-9	(Aerial Photography from 2001)
1996	Dispatch Shed	(Aerial Photography from 2001)
1997	Toilet Block	(Prior Approval PE/Y/60/97-AG-SC/SD8) (Aerial Photography from 2001)
2002	Haygrove 1 Polytunnels Outdoor Beds LT1 & 2	(Aerial Photography from 2002)
2003	Office Welfare and Canteen (portacabins)	(Aerial Photography from 2005)
2003	Outdoor Beds 19-27	(Aerial Photography from 2005)
2017	Haygrove 2 Polytunnels	(Prior Approval Y/10/17/AG)

Correspondence with Arun District Council's planning department, historic OS maps and publically available aerial photography is enclosed within the appendix to verify the existence of the structures from the dates identified above.



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Evaluation

Records of correspondence with the council's then Head of Planning (B H Saunders) between the 3rd to 24th October 1984 confirms the lawfulness of the use of the site as a horticultural nursery together the establishment of some outdoor beds and access roads.

The location of the outdoor beds and access roads is not identified within the correspondence but are shown on historic OS maps of the time along the East and North West sides of the access road, (Outdoor Beds 1-18, 29-33) together with the Reservoir, Glasshouses (Liner and Venlo) on the East side of watercourse and polytunnels (PH1-2) and 'potting shed' in the centre of the working yard as well as polytunnels (PH 3-4) in the South East corner of the site.

Prior notification was given and an application was not required for the erecting of a new glasshouse at Star Nurseries on the 7th April 1993 (PE/Y/4/93/AG). Given that a glasshouse structure appears on the earliest aerial photography available for the site dated 2001 (Google Earth) to the North of the polytunnels (PH1-2) on the West side of the yard it is reasonable to assume that the prior notification application refers to the 'Cambridge Glasshouse' identified on the plan.

A historical sequence of aerial photographs between 2001-2007 are available of the site from a publically accessible source (Google Earth) that are reproduced in the appendix and independently verifiable.

The additional polytunnels (PH A,B,C, Haygrove 1), outdoor beds (19-27, ST1-9, LT 1&2), ancillary buildings and portacabins can be identified as they appear on these aerial photographs in the sequence described by the applicant above and there is no reason to suspect that their use is any different from that described by the applicant as ancillary to the operations of the horticultural business.

Prior approval has since been granted for a further area of polytunnels (Haygrove 2) to the South of the site, further reinforcing the established use of the site as an active horticultural nursery.

Further aerial photographs dating from 2012 to 2018 reproduced in the appendix demonstrate that the site has continued to operate in much the same way as established without any sign of cessation or abandonment evident.

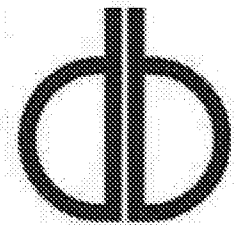
Conclusion

Verifiable evidence has been provided to establish the use of the site as a horticultural nursery since at least 1984 with no sign of any discontinuation or abandonment.

The sequence of construction for the structures currently on site has been provided by the applicant and independently verified through historic correspondence, maps and aerial photography and it is evident that the structures identified above and on the application plan have been in existence for at least 10 years.

The recently approved prior notification grants consent for erecting polytunnels identified on the application plan.

On the balance of probabilities and the evidence provided with the application, the approval of a certificate of lawfulness confirming the use of the site as a horticultural nursery and the construction of the structures identified on the application plan as lawful in planning terms should therefore be supported.



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Appendix 1

Correspondence with Arun District Council

1984 Correspondence

ADC letter dated 3rd October 1984 ref: CIC/Y/12/84/APR/DEF

Star Plants letter dated 10th October 1984 ref: CIC/Y/12/84/APR/DEF

ADC letter dated 24th October 1984 ref: CIC/Y/12/84/APR/DEF

1993 Prior Notification

ADC letter dated 7th April 1993 ref: PE/Y/4/93/AG

1997 Prior Notification

ADC letter dated 18th November 1997 ref: PE/Y/60/97/AG-SC/SDB

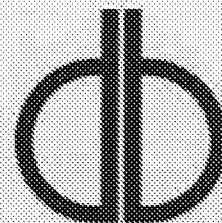
2017 Prior Notification

ADC Decision Notice dated 14th March 2017 ref: Y/10/17/AG

ADC officer's report ref: Y/10/17/AG

Application Plan SP1.7a

Application Form dated 16/02/2017 ref: Y/10/17/AG



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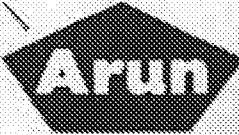
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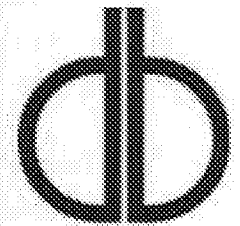
Appendix 1

Correspondence with Arun District Council

1984 Correspondence

ADC letter dated 3rd October 1984 ref: CIC/Y/12/84/APR/DEF

	RECEIVED - 5 OCT 1984	PLANNING DEPARTMENT CLARENCE ROAD BODNOR REGIS W. SUSSEX. PO21 1LD
	DISTRICT COUNCIL	
S.H. SAUNDERS, M.R.T.P.I. Planning Officer		
Your ref:	My ref: CIC/Y/12/84/APR/DEF	When calling or telephoning please ask for Mr. Saunders
3rd October 1984		
Dear Mr. Turner,		
Town and Country Planning Act 1971 Land adjoining Lake Lane, Barnham at the rear of Southdown Flowers, Yapton Lane, Walberton		
I have had an enquiry from the Yapton Parish Council drawing my attention to work being carried out on the land adjoining Lake Lane, Barnham at the rear of Southdown Flowers, Yapton Road, Walberton. A recent visit by my Development Control Officer revealed that roads were being constructed on site and the land was being divided up into areas.		
I would be pleased if you would inform me in writing, as to the exact work being carried out on the site in order that I may decide whether any application is required for the works being carried out at present. My officer spoke to the agent on the site, and from the indications given to my officer, it is very doubtful whether any application will be required, but your confirmation as to the works being carried out would be appreciated.		
 Planning Officer		
<i>Ly 4 4 1 3rd Oct</i> <i>We are laying out the lawn to grow shrubs and trees and other survey work. I understand that no planning permission is necessary for this.</i>		
		
J.C. Turner, Esq., Star Plants, c/o Southdown Flowers, Yapton Lane, Walberton, W. Sussex.		



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Star Plants letter dated 10th October 1984 ref: CIC/Y/12/84/APR/DEF

Ref: CIC/Y/12/84/APR/DEF

S.H. Saunders Esq.,
Arun District Council,
Planning Department,
Clarence Road,
Bognor Regis,
W. Sussex PO21 1LD.

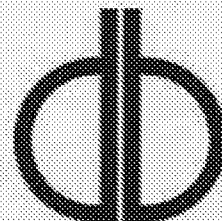
10th. October 1984.

Dear Mr. Saunders,

Thank you for your letter of the 3rd. October 1984.
We are laying out the new area to grow shrubs and trees and other
nursery stock. I understood that no planning permission was
necessary for this.

Yours sincerely

J.C. Turner.



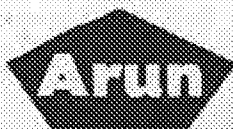
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Correspondence with Arun District Council

ADC letter dated 24th October 1984 ref: CIC/Y/12/84/APR/DEF



DISTRICT COUNCIL

B.H. SAUNDERS, M.R.T.P.I.
Planning Officer

PLANNING DEPARTMENT
CLARENCE ROAD
BOGNOR REGIS
W. SUSSEX. PO21 1LD

Your ref:

My ref:

When calling or telephoning please ask for

CIC/Y/12/84/APR/DEF

Mr. Rounds

24th October 1984

Dear Mr. Turner,

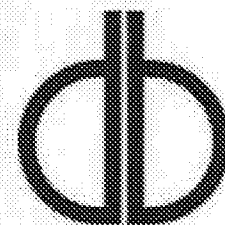
Mirke on land at Lake Lane, Barnham.

With reference to your letter dated 10th October 1984, I am now in a position to inform you that no planning permission is required for the use of the land as described in your letter.

Thank you for your co-operation in this matter.

Planning Officer

J.T. Turner, Esq.,
Starplants,
Southdown Flowers Ltd.,
Yapton Lane,
Walberton,
W. Sussex. BN18 0AS



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Correspondence with Arun District Council

1993 Prior Notification

ADC letter dated 7th April 1993 ref: PE/Y/4/93/AG

13 APR 1993

 ARUN DISTRICT COUNCIL	Directorate of Planning & Housing Colin H.T. Rogers, B.A., F.R.I.C., F.R.P.A. Director	Arun District Council Arun Civic Centre Malmesbury Road Lichampton West Sussex, BN17 5LF Fax: 01293 734455 Tel: 01293 734450 7th April 1993
Mr J C Turner Star Nurseries Ltd Lake Lane Barnham BOGHER REGIS West Sussex PO22 0AS		
Your ref:	Our ref:	When contacting please ask for:
	PE/Y/4/93/AG	Mr Whalley

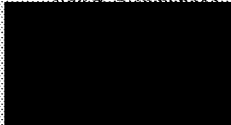
Dear Mr Turner,

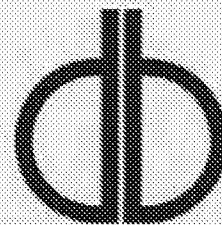
New Glasshouse : Star Nurseries, Lake Lane, Barnham

I refer to your Prior Notification under the Town & Country Planning General Development Order, Schedule 2, Part 6 & 7 for the new glasshouse at Star Nurseries, Lake Lane, Barnham. The Local Planning Authority have considered the application and have no objections to the proposal and do not require the formal submission of details.

I hope this information is of assistance to you.

Yours sincerely,


Area Planning Officer (West)



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Correspondence with Arun District Council

1997 Prior Notification

ADC letter dated 18th November 1997 ref: PE/Y/60/97/AG-SC/SDB



ARUN
DISTRICT COUNCIL

Mr. J. Turner
Star Plants
Star Nurseries Ltd
Lake Lane
BARNHAM
West Sussex PO22 0AL

Your ref:

Directorate of
Planning & Housing
Cllr H.T. Rogers, B.A., F.R.E.D., D.M.S.
Director

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LP

18 November 1997

PE/Y/60/97-AG-SC/SDB

Mr. Czarkowski

Dear Mr. Turner,

Prior Notification for New Toilet Block : Star Plants, Lake Lane, Barnham

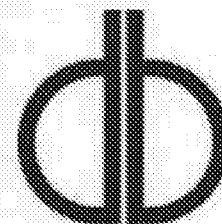
Thank you for your letter and plans received in this office on 10th November 1997.

I am able to advise you that this Council will not require prior approval as to the siting, design or external appearance of the above proposed building. As such, you are therefore free to proceed with the above development on the basis of the information provided.

I trust this information is of assistance to you.

Yours sincerely,


Keith Winesbury
Assistant Area Planning Officer



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2017 Prior Notification

ADC Decision Notice dated 14th March 2017 ref: Y/10/17/AG

Y/10/17/AG



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development)
Order 2015 Schedule 2, part 6

Application for Prior Notification for an Agricultural Building

DECISION NOTICE

Application Ref: Y/10/17/AG

To Addressee

Weggs Farm
Weggs Farm
Common Road
Dicksburgh
Diss
IP21 4PJ

Site Address

Star Plants Nursery
Lake Lane

BN18 0DR

Description of Development

Prior notification under Part 6 for proposed temporary polythene tunnels to replace existing low tunnels on container plant production beds.

In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority.

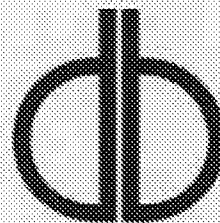
1 For the avoidance of doubt the approved details are the SP1.7a & application form received on 15/02/2017.

INFORMATIVE: The applicant is reminded that under Part 6, A.2 paragraph (5) where (a) the use of the building for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and (b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building for the purposes of agriculture within the unit permanently ceased, then, unless the Local planning Authority have otherwise agreed in writing, the building shall be removed from the land and the land shall be restored to its former condition.

INFORMATIVE: The applicant is advised that under Part 6, A.2 (7) you are required to notify the Local Planning Authority in writing within 7 days of the date on which the development is substantially completed.

Appendix 1

Correspondence with Arun District Council



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Y/10/17/AG

Case Officer:

Richard Temple

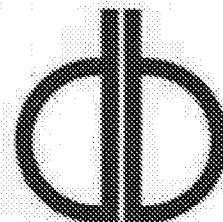
Date of Decision:

14 March 2017

Karl Roberts

Director Planning & Economic Regeneration

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



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Correspondence with Arun District Council

ADC officer's report ref: Y/10/17/AG

Y/10/17/AG

Recommendation Report for

REF NO: Y/10/17/AG

LOCATION: Star Plants Nursery
Lake Lane
Barnham

PROPOSAL: Prior notification under Part 8 for proposed temporary polythene tunnels to replace existing low tunnels on container plant production beds.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 2015 as amended Part 8, Class A, A.2, (2), (d), (i) to determine whether the Local Planning Authority has any objections with regard to the siting, design & external appearance of 3No. temporary storage tunnels of the following dimensions (all three tunnels measured as one unit):

70m long;
26m wide;
1.2m in height to the eaves;
4.8m in height to the ridge.

The external materials of the proposal will be metal support poles and clear polythene plastic covering.

SITE AREA

8.6 hectares of the whole agricultural unit and the proposal area is 0.33 hectares approx.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Various sparse vegetation of different heights.

SITE CHARACTERISTICS

Farm with various structures.

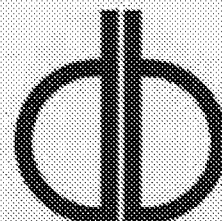
CHARACTER OF LOCALITY

Rural, predominantly agricultural land including a reservoir and caravan site nearby. Some detached dwellings in locality.

RELEVANT SITE HISTORY

Y/44/00/ Glasshouse and polyhouse (dual parish with ApproveConditionally

report



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Correspondence with Arun District Council

Y/10/17/AG

WA/5/01)

03-04-2001

Glasshouses and other structures approved via planning permission in 2001.

REPRESENTATIONS

Representations received:

None received.

Comments on Representations received:

N/A

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Outside the built up area boundary.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003.

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

N/A.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

This application falls to be determined under Class A, Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).

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.

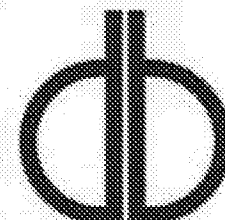
CONCLUSIONS

PRINCIPLE

The site is an established agricultural nursery which falls outside of the built area boundary where the principle of agricultural/horticultural development is permitted subject to a Prior Notification under Part 6, Class A, A.2, (2), (d), (i) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the consideration of siting, design and external appearance and compliance with the conditions of the Order.

AGRICULTURAL NEED

report



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Y/10/17/AG

The barn is required for propagation of year round horticultural crops as part of the production cycle (crops grown on site) during the cold and wet months. As such there is an identified need for the proposed development.

VISUAL AMENITY

The proposal is for an three polythene tunnels reaching 4.8m in height. The development will be located on the south of the site adjacent to Lake Lane. There are no immediate residential dwellings and the impact tunnels will be transparent plastic (potentially with some colour tint) and low level in height. The proposed development is considered to integrate with the existing structures on the site and will not have a materially adverse impact upon the existing appearance or character of the site or wider area.

SUMMARY

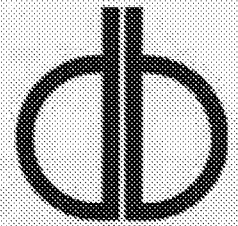
The proposed development is considered to be necessary for agricultural purposes and is deemed to be located in an appropriate position upon the site amongst existing development and in close proximity to existing green houses. It is recommended that the Local Planning Authority raises no objection to the design, siting and external appearance of the proposed building.

RECOMMENDATION

NO OBJECTION

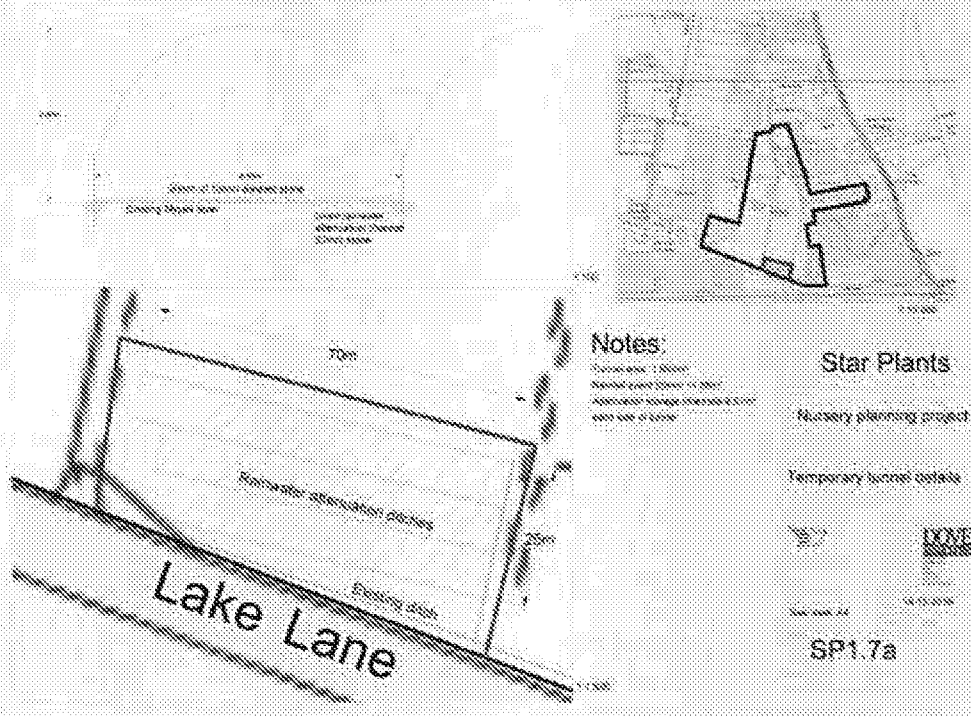
1. For the avoidance of doubt the approved details are the SP1.7a & application form received on 15/02/2017.
2. **INFORMATIVE:** The applicant is reminded that under Part 6, A.2 paragraph (5) where (a) the use of the building for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and (b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building for the purposes of agriculture within the unit permanently ceased, then, unless the Local planning Authority have otherwise agreed in writing, the building shall be removed from the land and the land shall be restored to its former former condition.
3. **INFORMATIVE:** The applicant is advised that under Part 6, A.2 (7) you are required to notify the Local Planning Authority in writing within 7 days of the date on which the development is substantially completed.

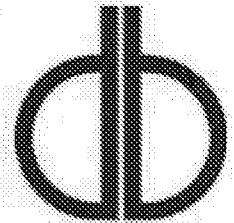
report



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Application Plan SP1.7c





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Correspondence with Arun District Council

Application Form dated 16/02/2017 ref: Y/10/17/AG



Y/10/17/AG

Arun District Council
Maltsters Road
Lissington
West Sussex BN17 9LS
Tel: 01293 737706
www.arun.gov.uk

Application for prior notification of agricultural or forestry development - proposed building.
Town and Country Planning General Permitted Development Order 2015
Schedule 2, Part 6

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Adlam
Company name:	Dove Associates				
Street address:	Wiggs Farm				
	Garrison Road				
	Duckborough				
Town/City:	DESS				
Country:					
Postcode:	IP21 4PJ				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

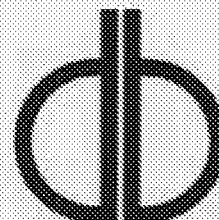
2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Adlam
Company name:	Wiggs Farm				
Street address:	Wiggs Farm				
	Garrison Road				
	Duckborough				
Town/City:	DESS				
Country:	United Kingdom				
Postcode:	IP21 4PJ				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

Y/10/17/AG

Prior notification under Part 6 for proposed
temporary polythene tunnels to replace
existing low tunnels on container plant
production beds.

Planning Portal Reference: PN/2016/202



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1. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Star Plants Nursery		
Street address:	Lake Lane		
	Barnham, Yarmouth		
Town/City:	Bognor Regis		
Postcode:	BN18 3DR		

Description:

Commercial nursery producing a range of ornamental container grown crops throughout the year.

Star Plants Nursery
Lake Lane
Barnham

01/10/17/80

Description of location or a grid reference

(must be completed if postcode is not known)

Existing:	497937
Northing:	104652

2. The Proposed Building

Please indicate which of the following are involved in your proposal

☒ A new building ☐ An extension ☐ An alteration

Please describe the type of building

Temporary polythene tunnels to replace existing low tunnels on acetamide plant production beds

Please state the dimensions of the building

Length:	75.0	metres	Breadth:		metres
Height to eaves:	5.5	metres	Height to ridge:	6.5	metres

Please describe the walls and the roof materials and colour:

Walls - Material:	Clear polythene film
Walls - External colour:	Translucent
Roof - Material:	Clear polythene film
Roof - External colour:	Translucent

Has an agricultural building been constructed on the site within the last 2 years? ☐ Yes ☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge? ☐ Yes ☒ No

Would the floor area of the building exceed 485 square metres? ☐ Yes ☒ No

Has any building, works, pond, plant/machinery, or landscape been erected within 50 metres of the proposed development within the last 2 years? ☐ Yes ☒ No

3. The Site

What is the total area of the proposed agricultural unit? (1 hectare = 10,000 metres)

8.8	hectares
-----	----------

What is the area of the parcel of land where the development is to be located?

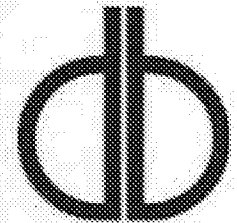
Less than 0.4	hectares
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How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years: 50	Months: 12
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Is the proposed development reasonably necessary for the purposes of agriculture? ☐ Yes ☒ No

Planning Portal Reference: 79/00040263



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Appendix 1

Correspondence with Arun District Council

3. The Site

If Yes, please explain why:

To replace old and un-serviceable tunnels with new temporary tunnel hoops allowing polythene film to be placed over them during periods of cold or wet to protect the corms being grown under them.

Is the proposed development designed for the purposes of agriculture?

☒ Yes ☐ No

If Yes, please explain why:

The hoop foundations are inserted into the ground by auger, without any concrete or other permanent means and the hoops allow the support of a temporary polythene film to be pulled over them during periods of cold or wet.

Does the proposed development involve any alteration to a dwelling?

☐ Yes ☒ No

Is the proposed development more than 25 metres from a notified part of a trunk or classified road?

☒ Yes ☐ No

What is the height of the proposed development?

4.5 metres

Is the proposed development within 3 kilometres of an agglomeration?

☐ Yes ☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building, or would it be within a Site of Special Scientific Interest or a local nature reserve?

☐ Yes ☒ No

5. 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)

☒ The agent ☐ The applicant ☐ Other person

7. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plan/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

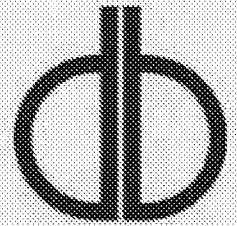
☒

Date

16/03/2017

Planning Portal Reference: PH 20240281

ARUN DISTRICT COUNCIL



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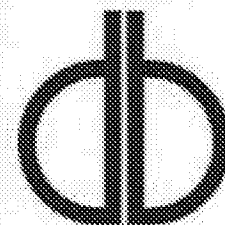
Appendix 2

Ordinance Survey Maps

1:10560 OS Map extract – Lake Lane 1967

1:2500 OS Map extract – Lake Lane 1989

1:10000 OS Map extract – Lake Lane 1992



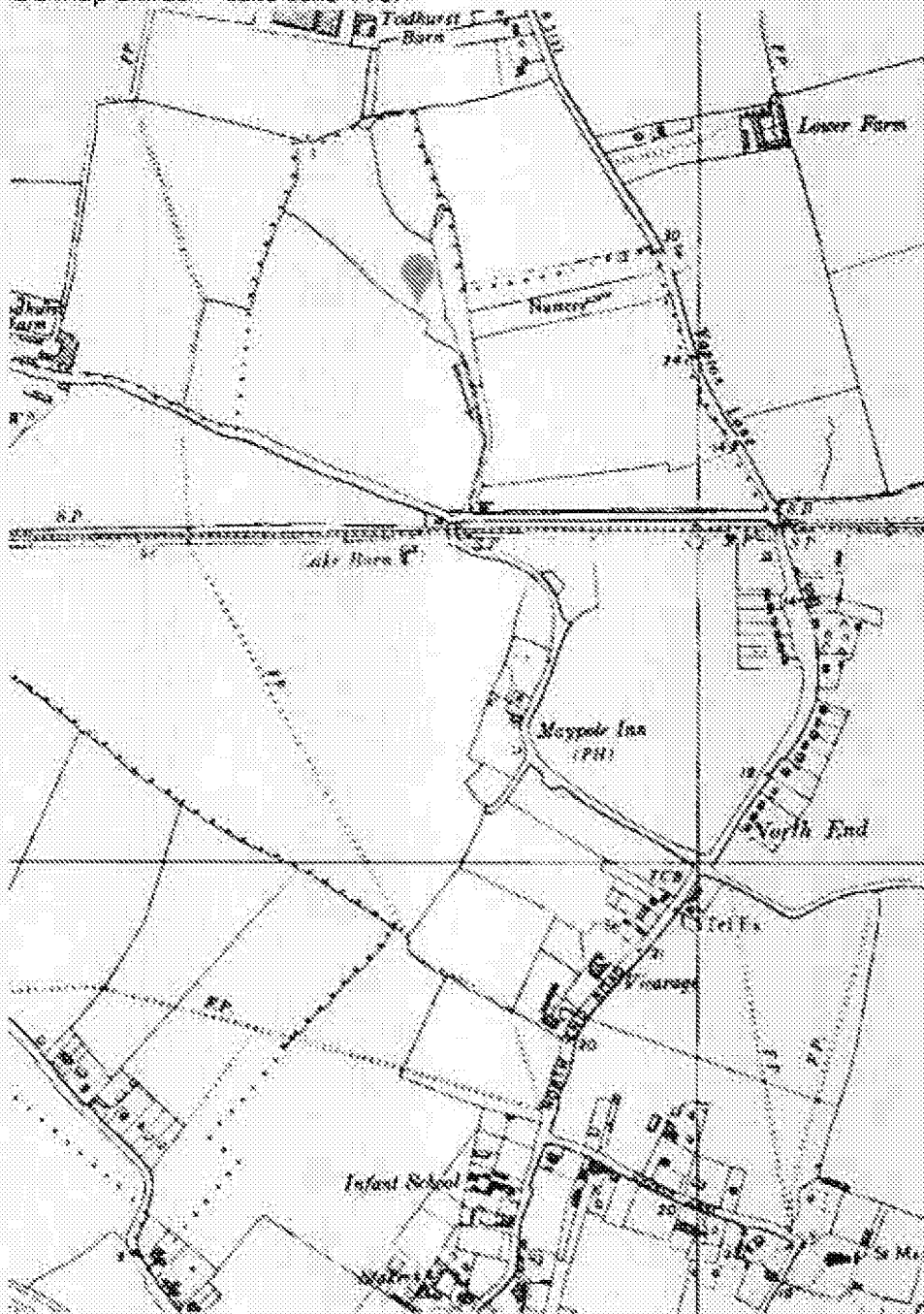
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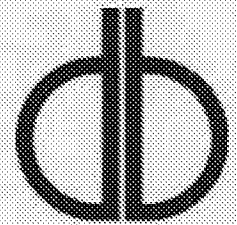
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Appendix 2

Ordinance Survey Maps

OS Map extract – Lake Lane 1967





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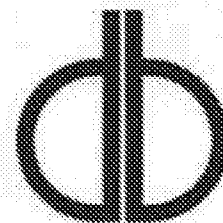
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Ordinance Survey Maps

OS Map extract – Lake Lane 1989





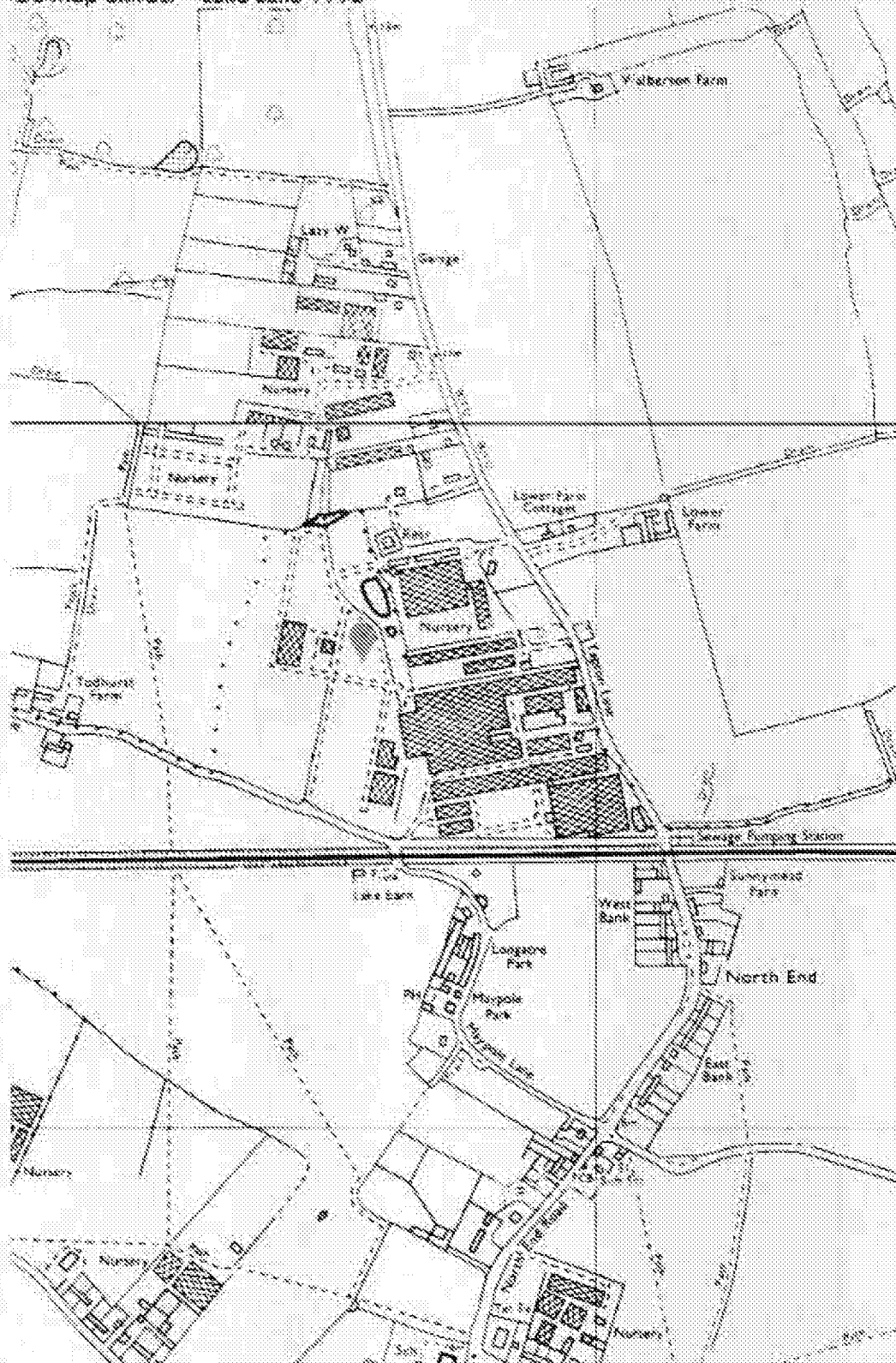
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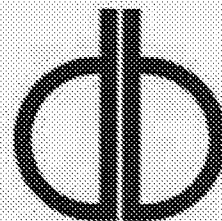
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Appendix 2

Ordinance Survey Maps

OS Map extract – Lake Lane 1992





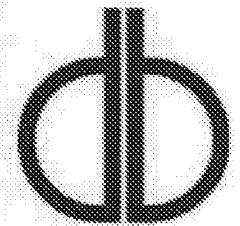
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Appendix 3

Aerial Photographs

Google Earth – 31st December 2001
Google Earth – 28th August 2002
Google Earth – 31st December 2005
Google Earth – 6th January 2012
Google Earth – 13th September 2012
Google Earth – 6th June 2013
Google Earth – 9th April 2015
Google Earth – 10th September 2015
Google Earth – 6th August 2018



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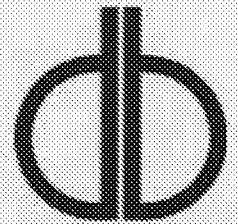
Aerial Photographs

Google Earth – 31st December 2001



Google Earth – 28th August 2002





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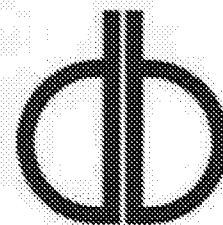
Aerial Photographs

Google Earth – 31st December 2005



Google Earth – 6th January 2012





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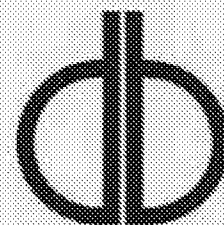
Aerial Photographs

Google Earth – 13th September 2012



Google Earth – 6th June 2013





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Appendix 3

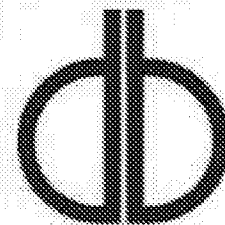
Aerial Photographs

Google Earth – 9th April 2015



Google Earth – 10th September 2015





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Aerial Photographs

Google Earth – 6th August 2018



