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DIRECTORS
Nicholas J Stride FRICS
Derek J Bowerman B.Sc.(Econ), FRICS
Mark A Hewitt FRICS
Peter Parker MRICS
Imogen Stewart BA Hons, MRPM

WA 162/12/DO C

*Southdown House,
St. John's Street,
Chichester, PO19 1XQ*

Website: www.strideandson.co.uk

PLANNING STATEMENT

FOR THE

PROPERTY KNOWN AS

BROOKVIEW NURSERY

EASTERGATE LANE

WALBERTON

WEST SUSSEX
BN18 0BA

NOVEMBER 2012

DJB/AKJ

GENERALLY

This is a planning statement accompanying an application to the Arun District Council for a lawful development certificate for an existing use, or operation, at the above site following response to a planning contravention notice and a letter received from Mr. Sullivan of the Arun District Council dated 21st September 2012 and site meetings held on 9th October 2012.

ASSESSMENT OF PHYSICAL CONTEXT

The present use, as set out in the schedule of supporting evidence, is continuing use since 1987 as a nursery/landscaping business on this site and as such has no direct effect on any trees, roads, paths, boundaries, ditches, streams etc. There are no hazardous materials produced, and no additional buildings have been erected on the site over the years.

SOCIO/ECONOMIC AND PLANNING CONTEXT

This is an ongoing use with a minimum of individuals on site, and the site itself is open five days a week from 7.30 a.m. to 4.00 p.m. There is no Saturday or Sunday work. Consultations have been held with the local Planning Authority, and in particular Mr. Sullivan, before this application was submitted.

INVOLVEMENT OF LOCAL INTEREST

There is no adverse effect on any other individuals. The main house here, known as Ashogle, belongs to the applicant, and the other house immediately adjacent belongs to the widow of the applicant's brother.

EVALUATION

No change to the layout of the site, and supporting evidence has been given for this.

DESIGN PRINCIPLES

No new building is being erected. It is for use of the existing buildings on site used as office, and explained to Mr. Sullivan.

AMOUNT OF DEVELOPMENT

No increase in work on site.

LAYOUT

No alterations to the layout of the site.

LANDSCAPING

Not appropriate. It is use of a horticultural/landscaping business in operation since 1987.

ACCESS

No alteration to existing access.

All additional comments included in Schedule of Supporting Evidence