

Chief Solicitor

SB/SLP/1052

30th September 1992

Re: Article IV Direction

Land adjacent to South Lock Barn Cottage, Shoreham Road, Upper Beeding

I would be grateful if, as a matter of urgency, you could serve an Article IV Direction removing permitted development rights in respect of Class A of Part 2 of Schedule 2 of the Town and Country Planning General Development Order 1988 (as amended) in relation to the land edged red on the attached plan. The reasons for so doing are set out below.

The land adjacent to South Lock Barn Cottage is part of the flood plain between the River Adur and the A283 and forms part of the South Downs Area of Outstanding Natural Beauty. The site is extremely prominent and makes an important contribution to the natural landscape features of the locality. The site is bounded to the east by the A283, to the north by the public footpath known as the South Downs Way and which is nationally recognised, to the west by a public footpath bordering the River Adur and to the south by further open flood plain.

The site has been the subject of a number of planning applications, the most relevant of which are UB/19/91 and UB/20/91. These applications involved, amongst other matters, the erection of a field shelter as a tea room and the retention of extensions to existing stables. The applications were refused and the subsequent appeals were dismissed and a copy of the appeal decision is attached.

In the appeal decision the Inspector states that in adding to the amount of building on the site the increase in size of the stable block would have a harmful effect on the open rural character and appearance of this part of the Sussex Downs Area of Outstanding Natural Beauty.

The owner of South Lock Barn Cottages has recently written to this Authority to ascertain whether planning permission is required for the erection of a 2 metre high shiplap fence across part of the site as edged red on the attached plan.

I am of the view that the introduction of this style of fencing would appear as an alien feature in this natural landscape which is within the South Downs Area of Outstanding Natural Beauty. The need to protect the countryside for its own sake and to protect nationally recognised areas of outstanding natural beauty from discordant development is recognised in planning policy guidance note 7, other government advice in the form of circulars and the policies of the Structure and Local Plans for the area. The prime purpose of

designating an area of outstanding natural beauty is to preserve and enhance the area's natural beauty. The uncontrolled erection of two metre high fences particularly of the style referred to above would be extremely harmful to the natural beauty of this prominent site. The provision of alternative fencing such as ranch style fencing would be adequate to sub-divide the land yet not appear as an intrusive feature. In the circumstances it is considered to be extremely desirable that in this instance the Local Authority should have control of the type and amount of fencing that is erected on this land.

The owner of the land has been advised verbally of the permitted development rights set out in the General Development Order but is awaiting written confirmation before development proceeds. Written confirmation will have to be provided in the near future and there is clearly a need for urgency in this matter. In the circumstances no consultations have been carried out.

Although each proposal for an Article IV Direction will need to be considered on its individual merits, if this ~~article for~~ direction is not confirmed and inappropriate fencing is subsequently erected on this land under the terms of the General Development Order then it can only create a very undesirable precedent for further similar fences which would undermine the spirit behind designating the South Downs as an Area of Outstanding Natural Beauty. In recognition of the need to place particular importance on controlling development in such areas this Authority with the support of the County Council and other adjoining Authority's has formed the South Downs Conservation Board and is actively promoting the Adur Valley project which seeks to improve the quality of the landscape within this locality.

I trust this clarifies the position and I would be grateful if you would serve the Article IV Direction as a matter of urgency.



Chief Planning Officer

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Track

ART 4028

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095

SHOREHAM ROAD

094

093

ETL

FB

Lockbarn Cottages
BM 77

Upper Court

Locks Barn

Filter Bed

Dacre Gardens

092

091

ETL 10900m

196

197

198

199

HORSHAM CO CONST

51000m

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