



Department of the Environment

South East Regional Office

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Chief Executive and Director of
of Administration
Adur District Council
Administration Department
Civic Centre
Ham Road
Shoreham by Sea. West Sussex BN43 6PR

Your reference PJH/CS/P.1

Our reference SE2/5400/19/4

Date 4th September 1990

COPY

Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
DIRECTION UNDER ARTICLE 4
LAND ADJOINING STEYNING ROAD, SHOREHAM-BY-SEA

1. I am directed by the Secretary of State for the Environment to refer to your letter of 26 March 1990 and to return herewith one copy of the direction with his approval.
2. The Council's attention is drawn to the provisions of articles 5(10) and 5(12) of the General Development Order which relates to the service or publication of notice of the direction.

I am Sir
Your obedient Servant

AR Chetwynd

A R CHETWYND

ADUR D.C.
ADMIN. DEPT.
REC'D - 5 SEP 1990
FILE P.1
PAK PJH

✓ GAD

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ADMINISTRATIVE COUNTY OF WEST SUSSEX

DISTRICT COUNCIL OF ADUR

Town and Country Planning General Development Order 1988
(as amended)

WHEREAS Article 4 of the Town and Country Planning General Development Order 1988 (hereinafter called "the said Order") provides, amongst other things, that if the Local Planning Authority is satisfied that it is expedient that development of any of the classes specified in Schedule 2 to the said Order should not be carried out in any particular area, or that any particular development of any of those classes should not be carried out, unless permission is granted on an application in that behalf, the Local Planning Authority may direct that the permission granted by Article 3 of the said Order shall not apply to :-

- (a) all or any development of all or any of those classes in any particular area specified in the direction, or
- (b) any particular development specified in the direction falling within any of those classes.

NOW THEREFORE ADUR DISTRICT COUNCIL as the Local Planning Authority, being satisfied that it is expedient that development of the descriptions set out in the First Schedule hereto should not be carried out in the area specified in the Second Schedule hereto unless permission is granted on an application in that behalf, in pursuance of the powers conferred on them by Article 4 of the said Order HEREBY DIRECT that the permission granted by Article 3 of the said Order shall not apply to development of the descriptions set out in the First Schedule hereto in the area specified in the Second Schedule hereto.

THE FIRST SCHEDULE hereinbefore referred to :-

- (a) development of Class A of Part 6 specified in Schedule 2 of the said Order namely :-

PART 6
AGRICULTURAL BUILDINGS AND OPERATIONS

Class A

Permitted
development

- A. The carrying out on agricultural land comprised in an agricultural unit of -
- (a) works for the erection, extension or alteration of a building, or
 - (b) any excavation or engineering operations, reasonably necessary for the purposes of agriculture within that unit.

Development
not permitted

- A.1 Development is not permitted by Class A if-
- (a) the development would be carried out on agricultural land less than 0.4 hectare in area;
 - (b) it would consist of or include the erection, extension or alteration of a dwelling;
 - (c) a building, structure or works not designed for the purposes of agriculture would be provided on the land;
 - (d) the ground area to be covered by -
 - (i) any works or structure (other than a fence) for the purposes of accommodating livestock or any plant or machinery arising from engineering operations; or
 - (ii) any building erected or any building as extended or altered by virtue of this Class,would exceed 465 square metres, calculated as described in paragraph A.3.
 - (e) the height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;
 - (f) the height of any part of the building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
 - (g) any part of the development would be within 25 metres of the metalled portion of a trunk or classified road;
 - (h) it would consist of engineering operations of a kind described in Class C below, or
 - (j) it would consist of or include the erection or construction of, or the carrying out of any works, to a building, structure or excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge, and the building, structure or works is or would be within 400 metres of the curtilage of any protected building.

Conditions

A.2(1) Development is permitted by Class A subject to the following conditions -

- (a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development shall not be used for the accommodation of livestock or the storage of slurry or sewage sludge within a period of five years from the carrying out of those operations;
- (b) where the development involves -
 - (i) the extraction of any mineral from the land or from any disused railway embankment on the land, or
 - (ii) the removal of any mineral from a mineral-working deposit on the land, the mineral shall not be moved off the land, unless planning permission for the winning and working of that mineral has been granted on an application made under Part III of the Act;
- (c) in the case of development which involves the deposit of waste materials on or under the land, no waste materials shall be brought onto the land from elsewhere except for development of the kind described in Class A(a) or the creation of a hard surface, where the materials are incorporated into the building or works forthwith.

(2) In the case of any article 1(6) land, development consisting of the erection, extension or alteration of a building [or the formation or alteration of a private way] is permitted by Class A subject to the following conditions -

- (a) the developer shall, before beginning the development give the local planning authority a written description of the proposed development, the materials to be used and a plan indicating the site, and shall not begin the development until a period of 28 days has elapsed from their receipt by the authority;
- (b) if within 28 days of receiving that description and plan the local planning authority give the developer notice in writing to that effect, the development shall not be begun without the prior approval of that authority to the siting, design and external appearance of the building [and the siting and means of construction of the private way];
- (c) the development shall, except to the extent that the local planning authority have agreed otherwise in writing, be carried out in accordance with -

- (i) any details approved by that authority in accordance with subparagraph (b) above, or
 - (ii) the description and indication of siting given to them under subparagraph (a) above;
- (d) the development shall be carried out -
- (i) where approval has been given by the local planning authority, within a period of five years from the date on which approval was given,
 - (ii) in any other case, within a period of five years from the date on which the local planning authority were given the information referred to in subparagraph (a).

Interpretation
of Class A

- A.3(1) For the purposes of Class A -
- (a) the area of 0.4 hectares shall be calculated without taking into account any separate parcels of land;
 - (b) the ground area referred to in paragraph A.1(d) is the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant or machinery within the same unit which is being provided or has been provided within the preceding two years and any part of which would be within 90 metres of the proposed development;
 - (c) 400 metres is to be measured along the ground.
- (2) For the purposes of this class -
- "agricultural unit" means agricultural land which is occupied as a unit for the purposes of agriculture, including -
- (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or
 - (b) any dwelling on that land occupied by a farmworker;
- "building" does not include anything resulting from engineering operations;
- "protected building" means any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is apt; but does not include -
- (i) a building within the agricultural unit,
 - (ii) a building used for a purpose referred to in classes B3 to B7 (special industrial uses) of the Schedule to the Use Classes Order, or

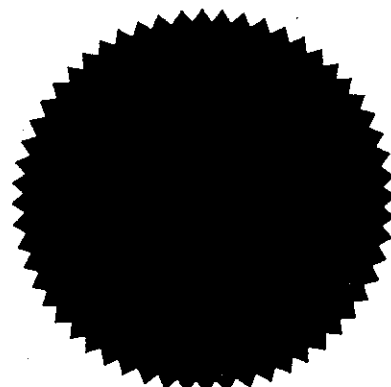
(iii) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture.

THE SECOND SCHEDULE hereinbefore referred to :-

land adjoining Steyning Road, Shoreham-by-Sea in the District of Adur and in the County of West Sussex all of which land and premises are more particularly shown on the plan annexed hereto and thereon edged black

DATED this *Twentysecond* day of *March* 1990

THE COMMON SEAL of ADUR)
DISTRICT COUNCIL was)
hereunto affixed in the)
presence of :-)



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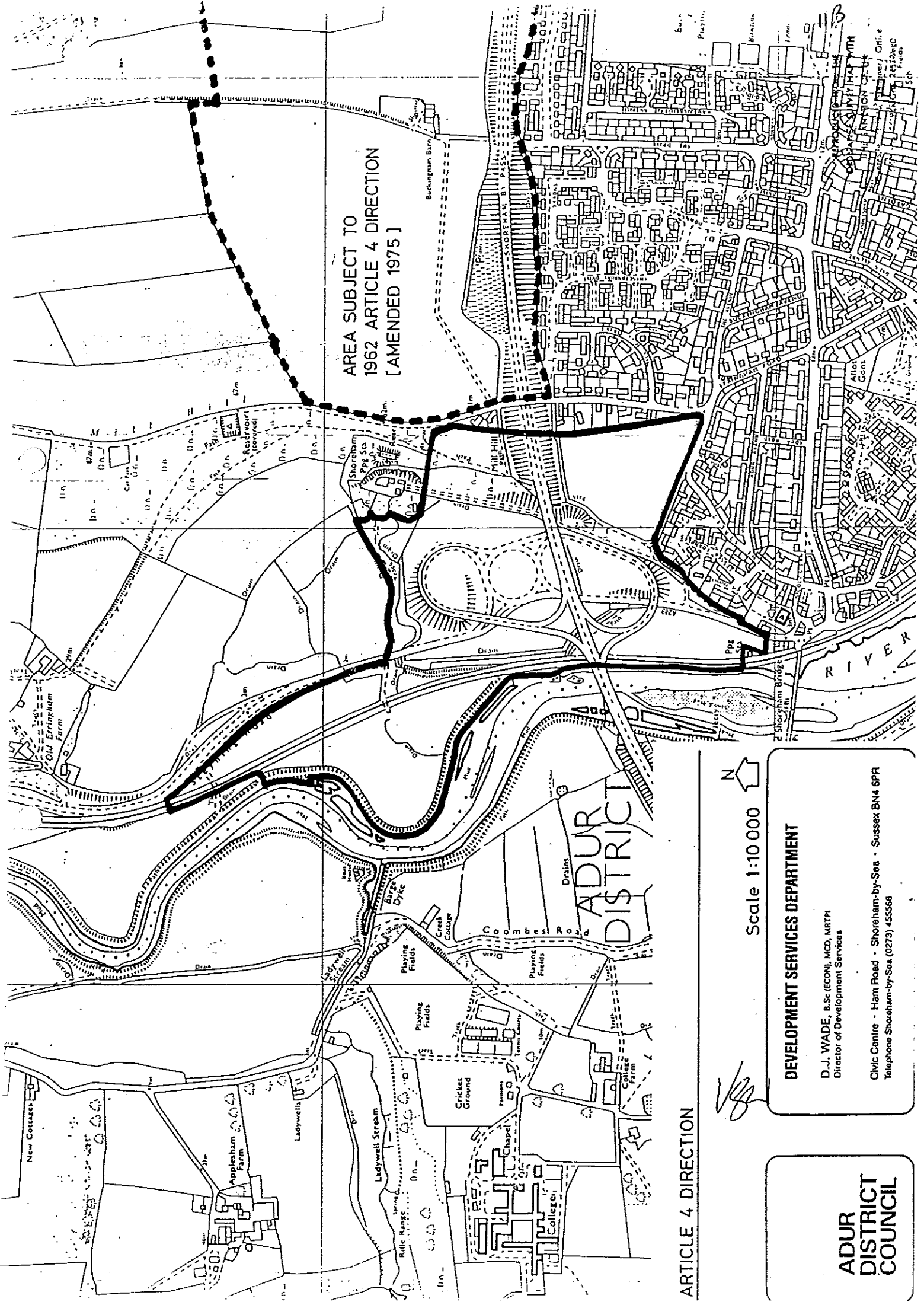
W. J. Wallis
Director of Administration

The Secretary of State for the Environment hereby approves the foregoing direction.

[Signature]
Signed by authority
of the Secretary of
State

A Regional Controller
In the Department of
the Environment

4th September 1990



AREA SUBJECT TO
1962 ARTICLE 4 DIRECTION
[AMENDED 1975]

ADUR
DISTRICT

ARTICLE 4 DIRECTION

Scale 1:10 000



DEVELOPMENT SERVICES DEPARTMENT

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ADUR
DISTRICT
COUNCIL