expires 14/8

Development Control – Delegated Officer Report

Application Number: ADC/0330/08 **Recommendation - Application Permitted**

Site: **Dogs Trust Shoreham Brighton Road Lancing Shoreham-By-Sea**

Proposal: **Change of use of agricultural land for use as walking/exercise field for dogs in connection with adjacent Dogs Trust Rehoming Centre**

The Application

The proposal seeks to use a 1.2ha paddock immediately to the west of the Dog's Trust Rehoming Centre as an amenity field for on-lead exercising and walking of rescue dogs. The existing Centre has space only for small pens which do not provide adequate recreational exercise areas.

The land currently forms part of a larger parcel (6ha) of agricultural land which has been left as pasture in recent years. The tenant farmer intends preparing the land for grazing soon and will erect a 1.2m high stock fence to separate the grazing land from the dog walking area. All of the land will be cleared and re-seeded.

The paddock is accessed from directly behind the Centre.

Consultations and Representations

Consultations/Comments

None

Third Parties

None

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC2, CH3

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AC1, AC4
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policy LOC2 states that development in the countryside should not be permitted unless it is demonstrated that it needs a countryside location. Such development should, among other criteria, be compatible with countryside locations.

The site lies within the Lancing and Shoreham Strategic Gap. Policy CH3 seeks to maintain the separate identity and character of settlements by identifying 'strategic gaps'. Within such areas, development should not be permitted which would undermine the fundamental purpose and integrity of the gap.

Local Plan policy AC1 states that development in the countryside must be sited so as to minimise noise disturbance and visual intrusion. Policy AC4 refers to development within the strategic gaps and states that development should minimise any impact on the landscape and enhance the value of the gaps as open countryside.

Visual amenity and landscape character

The proposal does not involve any structures being put on the land. The paddock will be used solely for dog walking in connection with the Dog's Trust only. The site is located over 100m to the north of the Brighton Road and is separated by a field and stream. The site is screened from wider views to the south by the bank of the stream and its use for dog walking will have little impact on the landscape or visual amenities of the countryside. Consequently, the use will not compromise the aims of safeguarding the Strategic Gap.

Residential amenity

The nearest dwelling is over 150m away to the west. The use is expected to be low key and should not result in any loss of residential amenity.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci

Case Officer.....

Date...25/7/08