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Lewis&Co Planning

Planning Services
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

10th January 2011

Dear Sir/Madam

Land north of A27 flyover Shoreham-by-Sea West Sussex

Lewis & Co Planning acts on behalf of the owners of the land to the north of the Shoreham flyover and to the east of Steyning Road as shown on the enclosed Site Location Plan (1:2500). The land outlined in blue is also owned by Mr & Mrs Grantham and is currently part of Natural England conservation scheme.

Mr & Mrs Grantham use the land within the red line for the purposes of car boot sales on Sundays between May and October each year. During the summer, the car boot sale opens from 8am to 2pm and can attract up to 250 pitches and on average 1100 visiting vehicles over the six hour period.

A separate vehicle entrance and exit from the A283 is located at the southern end of the field. On leaving the field, vehicles are directed south to the A27 roundabout.

Further details relating to set up times, catering and toilet facilities can be found on www.shorehamflyovercarbootsale.co.uk.

Up to 14 car boot sales are held each year under permitted development rights granted by Part 4 of the Town & Country Planning (General Permitted Development) Order 1995. The car boot sales have been held for 12 years without any objections from Sussex Police or the Council Environmental Health or Planning enforcement departments.

Whilst the car boot sale has been successfully established, the low income levels associated with agriculture have resulted in the owners looking to diversify further. As such, planning consent is sought to hold six car boot sales per calendar year in addition to the fourteen allowed under permitted development rights. These additional events would be held on Sundays and Bank Holidays for the same number of pitches and opening hours as the current markets. It is proposed to extend the number of events for a temporary period of one year in order for the Council to monitor the impact of the use (although the applicants would welcome a longer temporary consent).

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The application does not propose any permanent buildings or structures and would not occupy the whole red line area. A larger application site is submitted so that the car boot sale can be held in different locations, thereby facilitating a rotation system which allows the land to restore itself.

The proposed development is in accordance with Local Plan Policy AC8 and Paragraph 30 of PPS 7 (Sustainable Development in Rural Areas) which requires local planning authorities to be supportive of farm diversification schemes for business purposes.

As part of the application we hereby submit the following:

- Application Form & Site Ownership Certificate;
- Site Location Plan (1:2500);
- Cheque for £335 (application fee).

Whilst the application site is located within Flood Zone 2, no built development is proposed and the occasional nature of the use is wholly compatible with such a location. As such, a Flood Risk Assessment has not been submitted with the application.

If you require any further information please contact me on the number/email address above.

Yours sincerely

Paul Burgess
BA(Hons) BPL MRTPI
Director

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