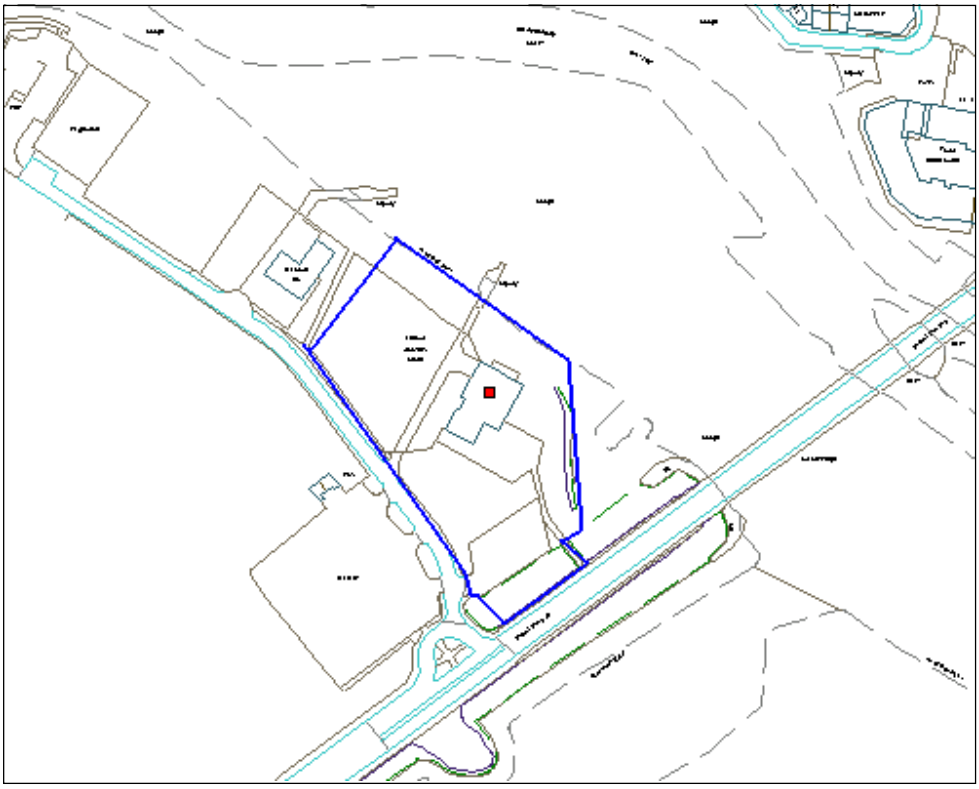
Application Number: AWDM/0690/13 Recommendation – APPROVE

Site: Adur Outdoor Activities Centre Brighton Road

Proposal: Provision of three storage containers

Applicant: Mr John Haffenden Ward: Marine
Case Officer: Matthew Porter



Not to Scale

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Proposal, Site and Surroundings

The proposal is for the siting of three storage containers inside an existing fenced off compound of the Adur Outdoor Activities Centre. Each container would measure 2.39 metres in height, 5.59 metres in length, and 2.3 metres in width.

The site is on the western bank of the River Adur, just north of the A259 road bridge. The surroundings are on the fringe of the urban area of Shoreham. Adur Recreation ground is directly to the west.

This application is presented at Committee as Adur District Council owns the land.

Consultation/Representations

None

Relevant Planning Policies and Guidance

Saved Adur Local Plan Policies AG1, AC1, AC4, AB16, AB27, AR8
National Planning Policy Framework

Planning Assessment

Principle

The site falls outside of the built-up area boundary. It forms a gap of countryside between two urban areas.

Saved Local Plan policy AC1 restricts development in that permission will not normally be granted for development in the countryside unless it is for quiet recreation or in relation to the essential needs of agricultural, horticulture, or forestry. “Quiet recreation” is qualified by Saved Local Plan Policy AR8, a permissive policy allowing countryside recreational activities unless of a type and scale inappropriate to the locality or in conflict with landscape quality, nature conservation, or an area’s quiet enjoyment.

The activities associated with the outdoor centre are not necessarily “quiet” as often teaching and large groups are involved. However when set against the backdrop of the busy A259 road bridge and the public events that occur on Adur Recreation Ground, the centre activities are considered acceptable in principle having regard to the character of surrounding development.

The containers would be positioned inside an existing fenced off compound so would not contribute to any coalescence of the lancing and Shoreham urban areas, so would therefore comply with Saved Local Plan Policy AC4.

Visual amenity, character and appearance

The proposed containers are of starkly industrial appearance, and would be glimpsed from public views from the east bank of the River Adur as well as directly visible from along the west bank. Although there are buildings already in the compound these have ‘shed’ like appearances, and are more sympathetic for that reason.

However the compound is relatively well screened from public views from the A259 road bridge, and the containers would be viewed against the backdrop of the existing outdoor centre building and its associated paraphernalia. As access to the slipway used by the

outdoor centre is immediately adjacent to the compound and needs to be kept unobstructed, the opportunity for enhancement by way of new soft landscaping is limited.

The circumstances of the surrounding development would sufficiently reduce the visual harm from the containers to an extent whereby these would not be intrusive onto the character and appearance of this sensitive riverside setting of Shoreham-By-Sea.

Nonetheless because of their industrial appearance it is felt the containers would only be acceptable as a short-term feature in the landscape, so it is prudent to limit any permission for them to three years. This will allow the outdoor activity centre sufficient time to look for more sympathetic storage solutions, if necessary.

Flood risk

The eastern edge of the site falls within Flood Zone categories 2 and 3.

However the containers are to store equipment so no human health would be put at greater risk, and their combined footprint is less than 250 square metres so any additional amount of surface water runoff would be marginal at best (a vegetated area between the compound and the river would effectively absorb the runoff).

Such a situation is compliant with Environment Agency standing advice.

Ecology and biodiversity

The site is adjacent to an SSSI (Site of Special Scientific Interest). However the land inside the compound is coarse grass/hard-standing with little ecological merit.

Better storage of equipment could encourage greater use of the slipway, which, in turn, could impact upon the qualities of the SSSI. However such additional activities could equally occur without the storage situation changing as these are dictated by the centre's operations.

Recommendation

APPROVE for the reason:

> Owing to the relative screening of the outdoor centre's compound from public view, the storage containers would not be visually intrusive as temporary features in this sensitive riverside setting of Shoreham-By-Sea and are only permitted exceptionally in special circumstances having regard to saved policies Adur District Local Plan AC1 and AC4 to retain control over buildings which, due to their unsympathetic appearance, would in the longer term be detrimental to visual amenity.

Subject to Conditions:

1. 3 year temporary permission
2. Personal permission
3. Approved plans

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.