

MID SUSSEX DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

WHEREAS the MID SUSSEX DISTRICT COUNCIL of "Oaklands" Oaklands Road Haywards Heath in the County of West Sussex (hereinafter called "the Council") as Local Planning Authority is satisfied that it is expedient that development of the description set out in the Schedule hereto should not be carried out on 185 acres of land situate at Clayton Court Farm and Coldharbour Farm Clayton West Sussex aforesaid (hereinafter called "the land") shown edged red on the plan attached hereto unless permission therefore is granted on an application in that behalf made under the Town and Country Planning General Development Order 1977

NOW THEREFORE the Council in pursuance of the powers conferred upon it by Article 4 of the Town and Country Planning General Development Order 1977 HEREBY DIRECTS that the permission granted by Article 3 of the said Order shall not apply to development on the land of the description set out in the Schedule hereto

THIS Direction may be cited as the "MID SUSSEX DISTRICT (CLAYTON COURT FARM AND COLDHARBOUR FARM, CLAYTON) DIRECTION 1984

THE SCHEDULE

1. The carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agriculture (other than the placing on land of structures not designed for those purposes or the provision and alteration of dwellings), so long as:-

(a) the ground area covered by a building erected pursuant to

this permission does not, either by itself or after the addition thereto of the ground area covered by any existing building or buildings (other than a dwellinghouse) within the same unit erected or in course of erection within the preceding two years and wholly or partly within 90 metres of the nearest part of the said building, exceed 465 square metres;

(b) the height of any buildings or works does not exceed 3 metres in the case of a building or works within 3 kilometres of the perimeter of an aerodrome, nor 12 metres in any other case;

(c) no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road.

being development comprised within Class VI Paragraph 1 of Schedule 1 to the General Development Order 1977 and not being development comprised within any other class.

THE COMMON SEAL of MID)
SUSSEX DISTRICT COUNCIL)
was hereunto affixed on)
the 11th day of September)
1984 in the presence of:-)

John Halmer
Authorized Officer



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

M. Thompson

An Assistant Secretary
in the Department of
the Environment.

Signed by authority
of the Secretary of
State
13th December 1984

CME

Bottom



SITE OF ARTICLE 4 DIRECTION



10271

John Palmer
AUTHORISED OFFICER

MID SUSSEX DISTRICT COUNCIL
W. J. H. Hatton B.A. M.R.T.P.I. District Planning Officer,
38 Bo tro Road Haywards Heath Sussex RH 16 1 LP.

Location
MID SUSSEX,
CLAYTON COURT FARM
AND
COLD HARBOUR FARM

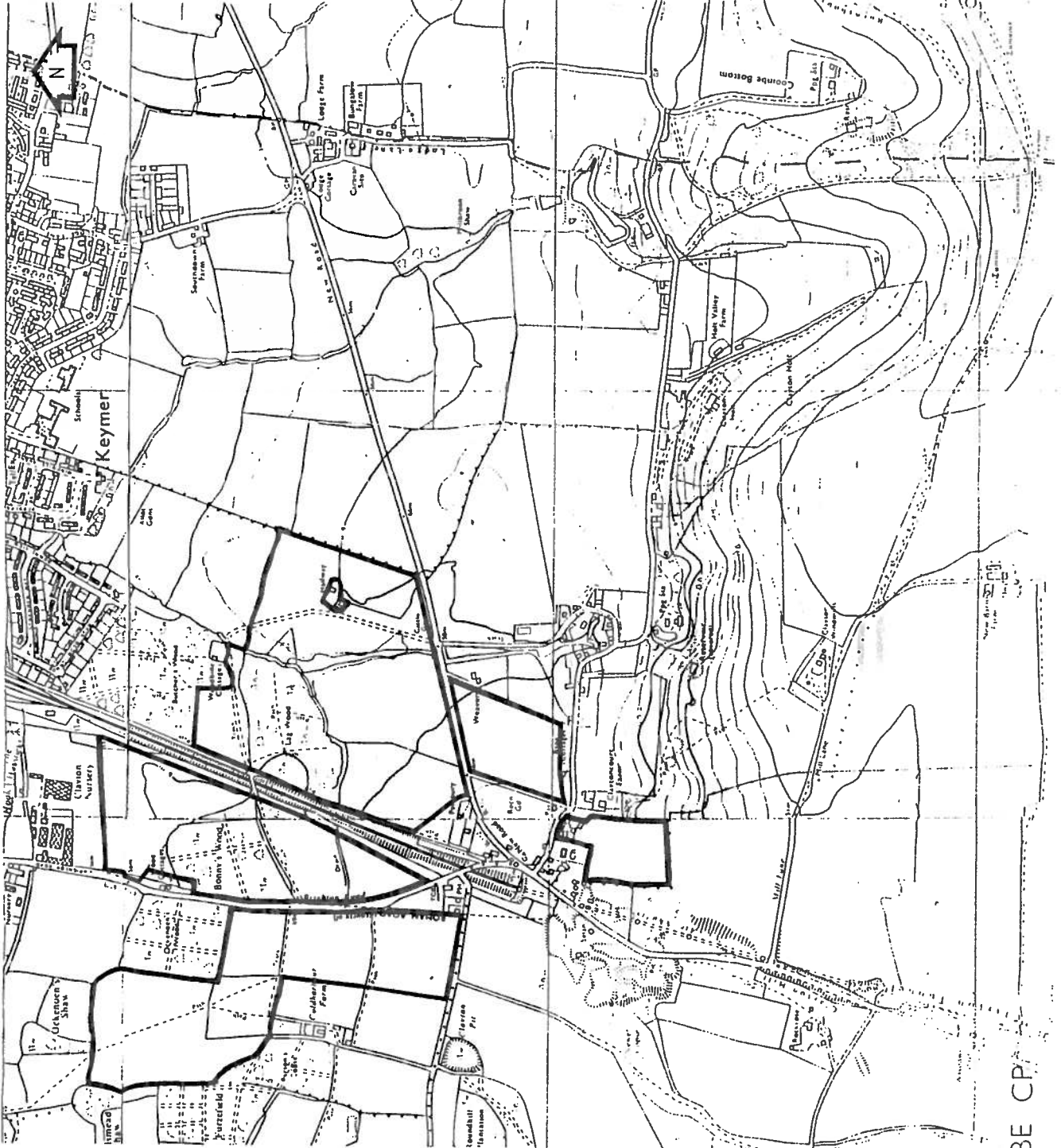
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Date AUGUST 1984

L. A. Ref. CN/1/3

D. O. E. Ref.

Drawing No.



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GENERAL DEVELOPMENT ORDER 1977-83 ARTICLE 4 DIRECTION
CLAYTON COURT FARM AND COLD HARBOUR FARM, CLAYTON

The Development Services Committee on the 26th June 1984 resolved that a Direction be made in respect of the above land concerning rights under Class VI(1) of Schedule 1 to the General Development Order (Minute 17).

In order to assist in the making of the Direction and its presentation to the Secretary of State for approval, please see attached location plans and the following statement :

Description of Area

The area of the proposed direction covers 185 acres of slightly undulating ground at the foot of the South Downs. Most of the land consists of fields used for pasture or arable farming.

Need for a Direction

Much emphasis is placed in Mid Sussex on the countryside protection policies of the West Sussex Structure Plan, which was approved by the Secretary of State in 1980. The following policies are incorporated within the plan and are relevant to the issue.

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(Part) The Planning Authorities will seek to protect the countryside and to ensure that the amount of land taken for development is kept to a minimum. Development unrelated to the needs of agriculture, forestry, the extraction of minerals and, in appropriate cases, recreation and the disposal of waste will not normally be approved in the countryside.

Exceptions to this presumption may be made where the need for the development is overriding or where secondary or linked uses will make the optimum use of land; however, exceptions are particularly unlikely to be permitted where the proposed development would

be obtrusive in and damaging to the landscape, particularly in Areas of Outstanding Natural Beauty, or

~~C2~~

New agricultural or horticultural buildings for which planning permission has to be obtained will be permitted only where their siting and design are not detrimental to the landscape and buildings of the countryside, and where they do not adversely affect other countryside resources.

Dwellings for agricultural and horticultural workers outside existing settlements will be permitted only when there is an overriding need for the dwelling to be in a particular location.

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C5 (Part) The Planning Authorities will seek to protect and enhance the quality and distinctive character of the landscape in different parts of the County in all their decisions concerned with development in the countryside; particular attention will be paid to existing and proposed Areas of Outstanding Natural Beauty.

C5A There will be a strong presumption against development and changes of land use and management which would be harmful to the visual quality and essential rural character of Areas of Outstanding Natural Beauty; applications for substantial new mineral workings or extensions of existing workings will be subject to the most rigorous examination because of their impact on the natural beauty of these areas.

B.1 The Local Planning Authorities will ensure wherever possible the conservation of the best buildings and other archaeological and historic features in town, village and countryside; in particular they will

- (1) designate Conservation Areas in places where there are groups of buildings of merit or interest, and within them require the highest standards of design, materials and construction;
- (2) safeguard the fabric and the setting of buildings of merit or archaeological or historic features against damaging or discordant development, and agree to the demolition of such buildings or the removal of such features only where there is no practicable alternative; and
- (3) under some circumstances permit, in the best old buildings, uses which, in other circumstances, might be resisted, where this is the only means of retaining the building.

The land that is the subject of the proposed direction consists of both arable farmland and pasture. There is one copse included and a farmyard area. They all formed Clayton Court and Coldharbour Farms which until recently were being farmed as one unit. They are now being split up into 10 separate lots for sale. The lots range in size from 1.62 acres to 72.52 acres. Seven lots are in the range 7 to 16 acres. On all but the smallest lot (which consists of the old farmyard) there are no buildings.

However since the land was put on the market numerous enquiries have been received as to the possibility of using the land for horticulture and grazing horses. If the land is used for such purposes then buildings such as polythene tunnels, greenhouses, stables/field shelters can be erected provided they are for agricultural use. As yet this has not happened. However the Secretary of State's attention is drawn to a similar direction which the Mid Sussex District Council is asking him to confirm at Rushfield Nurseries and adjacent land at Poynings. Here land has already been subdivided and buildings erected. Such buildings because they are erected by different owners are neither grouped together or similar materials used. This results in far greater visual impact than if any such development where required was properly co-ordinated. The area which is the subject of the direction currently forms part of an open belt of land on the north side of the Downs. This is best appreciated from such vantage points as Jack and Jill (shown on Map 2) which is on the South Downs Way. The area is also crossed by an extensive network of footpaths with links onto the South Downs Way (These are shown on Plan 2). Buildings erected indiscriminately on the above land will erode this valuable open area.

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Also shown on Plan 2 are the listed buildings in Clayton and the proposed Clayton Conservation Area which is to be considered by Committee on the 3rd September 1984. This demonstrates the quality of the built environment in the area.

Publicity

There has been no advanced publicity for this direction. In view of the visual change that ill designed and sited buildings can cause it was considered that the order should be made as soon as possible.

Conclusion

The Council are extremely concerned to ensure that the rural area of the District is protected from visually intrusive development particularly within AONB's.

RS

for District Planning Officer.

Dated 11th September 1984

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GENERAL DEVELOPMENT ORDER 1977

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(CLAYTON COURT FARM AND
COLDHARBOUR FARM, CLAYTON)
DIRECTION 1984

