

<b>Committee:</b>	Cabinet	<b>Date:</b> Tuesday, 19 March 2024
<b>Title:</b>	Proposed Article 4 Direction, Land at Attridges Farm, High Roding	
<b>Portfolio Holder:</b>	Councillor John Evans, Portfolio Holder for Planning	
<b>Report author:</b>	Nigel Brown, Head of Development Management & Enforcement	

**Key decision:** No

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## Summary

1. Land at Attridges Farm, High Roding, since 2021 has been the subject of online advertising of individual plots for unconditional sale. The land has little if any planning potential.
2. Sales of individual strips and plots has resulted in the introduction of some fences and enclosures which are permitted development under Part 2 (Classes A & B) of the Town and Country Planning (General Permitted Development) Order 1995. This concentration is detrimentally affecting the character of this part of the countryside.
3. It is considered prudent to consider the making of an Article 4 Direction restricting some permitted development activity. Specifically.
  - Part 2 (Classes A & B) Gates, Fences, Walls and other enclosures and construction of new accesses.
  - Part 4 (Class B) Temporary Uses 28 day uses (and more restricted 14 day uses)
  - Part 5 (Class A) Use as a caravan Site
  - Part 6 (Class B) Agricultural permitted development on land less 5 hectares
  - Part 7 (Class A) Forestry permitted development.

## Recommendations

4. That an Article 4 Direction be defined for Land at Attridges Farm, High Roding.

## Financial Implications

5. The recommendation would require the advertising of the imposing of the Article 4 which would cost in the region of £600 - 700. This can be met from existing budgets for Development Management

## Background Papers

6. The following papers were referred to by the author in the preparation of this report:
  - Location Map of Site

## Impact

7.

Communication/Consultation	Through formal advertising following decision
Community Safety	Not affected.
Equalities	Not affected.
Finance	Advertising costs can be met from existing budgets. The document will be disseminated through the website.
Health and Safety	Not affected.
Human Rights/Legal Implications	Not affected.
Sustainability	Not affected
Ward-specific impacts	Within High Easter and the Rodings Ward
Workforce/Workplace	Existing staff resources.

## Situation

8. This report relates to a proposed Article 4 Direction at Attridges Farm, Rands Road, High Roding.
9. A direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, is a tool to restrict specific permitted development. An Article 4 can made in a blanket way across defined policy areas such as Conservation Areas, or as in the case of this Article 4 with respect of a specific issue related to a site.
10. The site in question is currently an area of agricultural land in High Roding. Strips and plots of the land are currently being offered online for sale unconditionally. The plots have very little planning potential; however, the plots are being purchased. New purchasers have tended to erect fencing to delineate the plots. The impact can be detrimental to the rural character by the creation of a number of closely enclosed plots.
11. Planning permission would be required for formal uses of the plots, however under permitted development rights as defined within the Town and Country Planning (General Permitted Development) Order 1995; the plots could be developed or used, albeit on restrictive basis, without the need for planning permission, which would likely detract from the open nature of the site.

12. It is therefore considered proportionate and prudent to create an Article 4 Direction restricting the following permitted development elements.

- Part 2 (Classes A & B) Gates, Fences, Walls and other enclosures and construction of new accesses.
- Part 4 (Class B) Temporary Uses 28 day uses (and more restricted 14 day uses)
- Part 5 (Class A) Use as a caravan Site
- Part 6 (Class B) Agricultural permitted development on land less 5 hectares
- Part 7 (Class A) Forestry permitted development.

13. As with all such directions, this Article 4 will be reviewed after a few years to check that it is still required,.

## 12. Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
None			

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.