

Appendix 1

South Cambridgeshire District Council is seeking views concerning the proposed use of article 4 directions to help retain village pubs.

The results of this consultation will help us decide whether article 4 directions provide an appropriate tool to achieve this and to identify specific rural pubs where the use of an article 4 direction would be appropriate.

What is an article 4 direction?

Article 4 directions allow the local planning authority to withdraw permitted development rights which would otherwise apply. At present a pub can change its use to a shop or an office, for example, without the need to seek planning permission. An article 4 direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained for that development.

Should the district council apply article 4 directions to remove permitted development rights and require submission of a full planning application under any of the following circumstances?

- a) When it is thought demolition of a particular pub would undermine the look and feel of an area in which the particular pub is located (when the pub is outside a conservation area)
- b) When it is thought demolition and/or change of use would undermine the local objective of maintaining a balanced range of village services and facilities.
- c) When demolition and/or change of use of a particular pub would undermine the local objective of maintaining a range of village services and facilities because the particular pub is the only pub remaining in the village and/or when there is no alternative pub available *to displaced users* within an acceptable distance.

If you have answered yes to any of the circumstances above, please identify any pubs within the district of South Cambridgeshire which you think should be considered for protection using article 4 direction and state under which category (any combination of (a) ,(b) or (c)) it should be considered, giving your reasons.

You can find out more information about when a change of use is considered permitted development here

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>