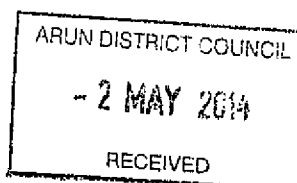


The Baird Farming Partnership

Tel/ Fax: 01903 717981 Mob: 07971 594093 / 07966 434323 email: jlbairdadmin@tiscali.co.uk
 Rigates, Climping, Littlehampton, West Sussex, BN17 5RQ

Chief Planning Officer
 Arun District Council Planning dept
 Arun Civic Centre
 Maltravers Road
 Littlehampton
 BN17 5LF



1st May 2014

Dear Sir/Madam,

Building at Hobbs New Barn, Climping, BN17 5RE
Application for change of use from Agricultural to Class M Flexible Uses
The Town and Country Planning (General Permitted Development) (Amendment)
(England) Order 2013

Please find enclosed an application for prior approval as outlined above for the change of use of part of our agricultural building at Hobbs New Barn to use class B1/438 (business) / ~~(Storage of materials)~~. **JDB 6/5/2014**

Paragraph M.1 of the GDPO states;

Development is not permitted by Class M if—

(a) the building has not been solely in agricultural use—

(i) since 3rd July 2012; or The building has been solely in agricultural use since 3rd July 2012

(ii) for buildings first brought into use after 3rd July 2012, for ten years; Not Applicable

(b) the cumulative floor space of buildings which have changed use under Class M within an original agricultural unit exceeds 500 square metres; The building is 464 sq M

(c) the site is or forms part of a military explosives storage area; Which it does not N/A

(d) the site is or forms part of a safety hazard area; Which it does not N/A

(e) the building is a listed building or a scheduled monument. Which it isn't N/A

Partners: Mr J L & Mrs A T Baird and James D Baird (Home Farm) Ltd

VAT registration no: 160 734 324

Paragraph M.3 of the GDPO goes on to state;

Before changing the use of the site under Class M, and before any subsequent change of use to another use falling within one of the use classes comprising the flexible use, the developer shall—

(b) where the cumulative floor space of the building or buildings which have changed use under Class M within an original agricultural unit exceeds 150 square metres and does not exceed 500 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) transport and highways impacts of the development;

The proposal to change the existing agricultural building at Hobbs New Barn into B1~~100~~ use has been considered by ourselves and an assessment of the developments transport and highway impact is as follows;

The change of use from agricultural use to B1~~100~~ is not likely to intensify the use of the existing access. The existing access onto the A259 has a visibility splay of in excess of 250 metres in either direction, is used by the adjacent Industrial Estate and is wide enough for two HGV's to pass each other and as such we are satisfied this is a suitable access point.

It is considered that the existing traffic volume generated by the site is most likely to reduce as a result of the proposed change by a reduction in the number and size of vehicles.

Car parking will take place to the North of the building within the site's existing curtilage, our experience of a typical B1~~100~~ site of 464sqm would be expected to generate between 4-6 car parking spaces and up to 2 lorry parking spaces. Our desktop study of the site showed there to be sufficient space within the site which could be used for parking and turning, there will be no detrimental impact on the highway network through offsite parking.

(ii) noise impacts of the development;

The site is adjacent to the busy A 259 main road beside a busy industrial estate and is approximately 350 metres distant from the nearest residential property. The B1~~100~~ use is not expected be any more noise impactful than the existing agricultural use.

(iii) contamination risks on the site;

The site has had no hazardous uses that would lead to a contamination risk.

(iv) flooding risks on the site;

According to the Environment Agency's flood risk mapping, the site is entirely within Flood Zone 1. I confirm that the site has no history of flooding and there are no critical drainage problems.

and the provisions of paragraph N shall apply in relation to any such application.

Paragraph N states;

(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

(2) The application shall be accompanied by—

(a) a written description of the proposed development;

Description -- the change of use of part of an agricultural building at Hobbs New Barn to use class B1/20 (business) / (storage and distribution). JJB 6/5/14

(b) a plan indicating the site and showing the proposed development; **is attached**

(c) the developer's contact address; **Rigates, Climping, Littlehampton, West Sussex, BN17 5RQ**

(d) the developer's email address if the developer is content to receive communications electronically; **ilbaird@tiscali.co.uk**

together with any fee required to be paid. Cheque for £80 is enclosed.

If you have any further queries or need further information to consider this, please let me know.

