

No 2 Atherington Cottages
The Street
Climping
Littlehampton
West Sussex
BN17 5RN

20th May 2014

Dear Sir/Madam,

Building at Hobbs Farm, Climping, BN17 5SN
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 Farm to use Class A3 (restaurants and cafes).

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 erection. ✓

(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 54 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 ✓

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 Farm into A3 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 A3 will lead to a minimal intensification of the use of the existing access, this access is over specification for the adjacent Farm shop use and can easily accommodate a small increase. The existing access onto the A259 has a visibility splay of in excess of 100 metres in either direction, is used by the adjacent Farm Shop and is wide enough for two vehicles to pass each other and as such we are satisfied this is a suitable access point.

According to Arun District's own Supplementary Planning Guidance "Parking Standards" one space is required for every 4.5 sq metres of public area; on that basis, parking for an additional 12 vehicles is required, this can easily be accommodated within the curtilage.

Car parking will take place to the West of the building within the site's existing curtilage. 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 Garden Centre and Farm Shop and a second home weekend cottage that is behind a substantial fence and hedging. The A3 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 Farm to use Class A3 (restaurants and cafes).

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

(c) *the developer's contact address; No 2 Atherington Cottages, The Street, Climping, Littlehampton, West Sussex, BN17 5RN.*

(d) *the developer's email address if the developer is content to receive communications electronically; [REDACTED]*

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.

[REDACTED]

Yours sincerely,

Alison Baird

