

The Baird Farming Partnership

Rigates, Climping, Littlehampton, West Sussex, BN17 5RQ

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

15 May 2019

Dear Sir/Madam,

Building at Hobbs New Barn, Climping, BN17 5RE

Application for variation to change of use from B1 to B8 originally approved under Class M Flexible Uses The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 under file reference CM/11/14/PD

Please find enclosed an application for prior approval as outlined above for the change of use of part of our B1 (Business) building at Hobbs New Barn to use class B8 (storage & distribution).

Paragraph M.3 of the 2013 GDPO states;

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—

~~(a) where the cumulative floor space of the building or buildings which have changed use under Class M within an original agricultural unit does not exceed 150 square metres, provide the following information to the local planning authority—~~

~~(i) the date the site will begin to be used for any of the flexible uses;~~

~~(ii) the nature of the use or uses; and~~

~~(iii) a plan indicating the site and which buildings have changed use; NOT APPLICABLE AS THE FLOOR SPACE EXCEEDS 150 SQUARE METRES.~~

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

VAT registration no: 160 734 324

(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;
- (ii) noise impacts of the development;
- (iii) contamination risks on the site; and
- (iv) flooding risks on the site, and the provisions of paragraph N shall apply in relation to any such application.

(i) transport and highways impacts of the development;
The proposal to change the existing B1 building at Hobbs New Barn into B8 use has been considered by ourselves and an assessment of the developments transport and highway impact is as follows;

The change of use from B1 use to B8 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.

Car parking will take place to the North of the building within the site's existing curtilage, our experience of a typical B8 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 B8 use is not expected be any more noise impactful than the existing B1 use that has taken place without complaint for around 5 years.

(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 a B1 building at Hobbs New Barn to use class B8 (storage or distribution).

(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; [REDACTED]

together with any fee required to be paid. Cheque for £96 is enclosed.

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

Yours sincere

James Baird (