

Ref: LLE/MF/gpdc/2013/PFL/tes
Date 25th November 2013

Chief Planning Officer
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir,

Building at Drovers Farm Drovers Lane Yapton BN18 9EB
Application for change of use from Agricultural to Class M Flexibles Uses
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

I attach an application for prior approval as outlined above for the change of use of our agricultural buildings at Drovers Lane Farm which shall be detailed herein. A fee of £80 applies to this application

The estimated date for the change is 29.9.15.

Description

This is an application under prior approval for re-use of the existing agricultural building at Drovers Farm as flexible Class M use under the 2013 rules. The building (1) is shown edged red and will be used as B1 for the time being.

Plans

I attach plans of the site showing:

- i) The general location
- ii) The layout of the buildings

The gross floor area of the building amounts to 110sqm

I also refer to:

- (i) Transport & Highways; These proposals will use existing access provisions as set out below..
- (ii) The building is not situated in an area of dense housing and neighbours are not likely to be significantly affected.
- (iii) There have been no contamination risks associated with the site.
- (iv) I am advised by the EA online resources and our Farms Director, Dave Moore that the Building at does not flood.
- (v) Transport Assessment and Statement
 - a. The sites concerned use existing access provisions and will not generate any additional traffic volume to that currently generate by the site. The reason for this is that all sites are already used intensively in the agricultural industry and the intensity of use is most likely to reduce as a result of the proposed change by reduction in the number and size of vehicles.
 - b. The access points and sight lines on all sites will remain unchanged. No improvements are required.
 - c. No major transport infrastructure is required.
 - d. The same access is available for all people and there is no restriction.
 - e. I note that development should only be refused if traffic generated is severe.



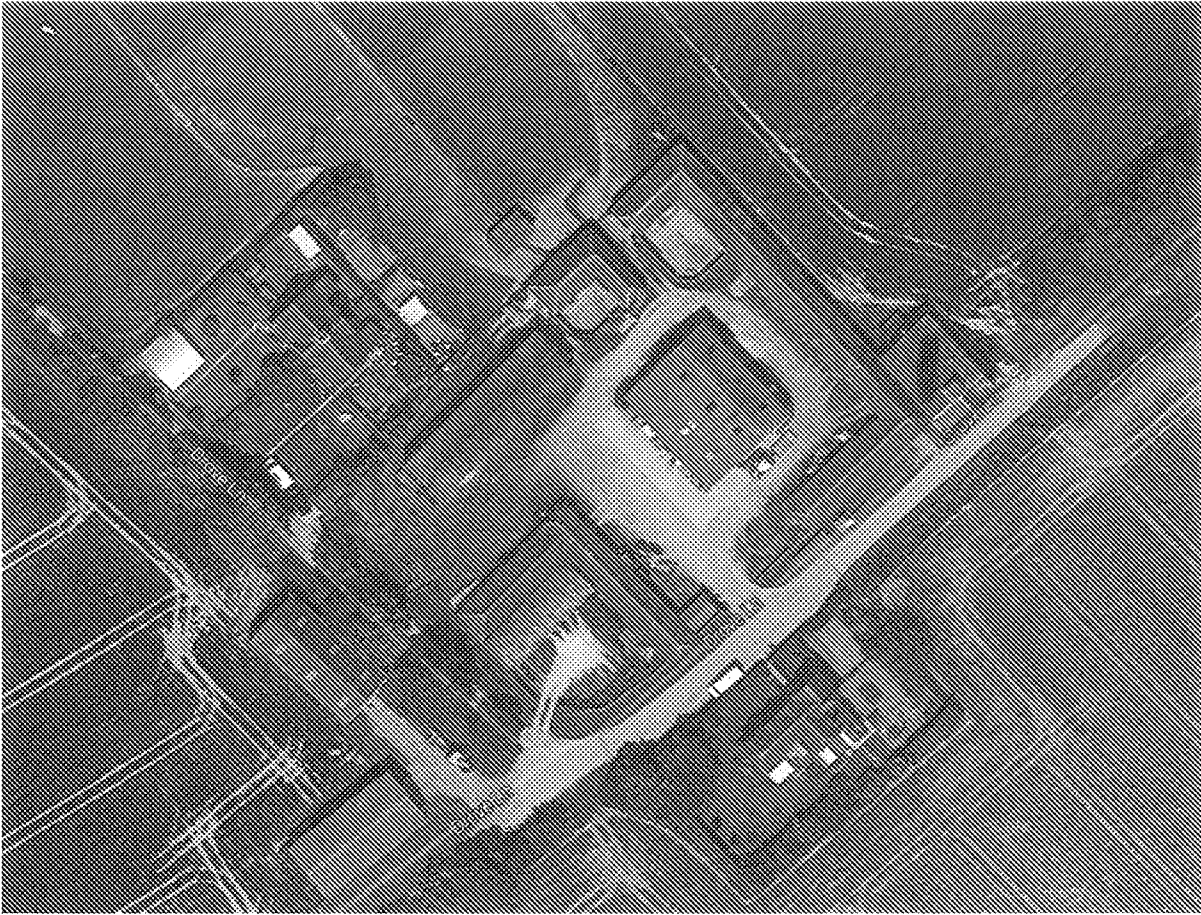
Landlink Estates Ltd Ham Farm, Main Road, Bosham, West Sussex PO18 8EH
[Redacted]

Our contact address is shown on the header of this letter and my email address is
[Redacted]

Yours faithfully, [Signature]

[Redacted]
Michael Fletcher MRICS
Head of Estates





Drove Lane

Yapton

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