3rd August 2023

Planning Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
SN15 1ER

Dear Sir/Madam

Applicant: **Ramsbury Sarl**
Site: **Building at Harrow Farm, Froxfield SN8 3HT**
Proposal: **Application for Prior Approval for Change of Use from Agriculture to Flexible Commercial Use under Schedule 2, Part 3, Class R of GPDO**

I write on behalf of my client, Ramsbury Sarl, to apply as to whether the prior approval of the local authority is required for the proposed change of use of 1 unit within an existing agricultural building at Harrow Farm to a 'flexible commercial use', namely Class E(g)(i-iii) of the Use Classes Order in accordance with Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 (the "GPDO").

The building in question forms part of a group of agricultural buildings. The site is located to the north of the A4 which runs from Froxfield to Marlborough to the south.

The building is a modern typical late 20th century closed tractor shed or barn. The buildings are vacant and modern farm machinery can cause damage to the fabric of the buildings, and as they are too small to accommodate larger plant and machinery.

As part of this application please find enclosed the following documents:

- Application Form, duly completed
- Site Location Plan

The application fee of £160 has been paid via the Planning Portal.

Paragraph R.1 of Part 3 of Schedule 2 of the GPDO sets out the circumstances under which Class R development is not permitted. The following paragraphs seek to demonstrate that the proposed development is permitted development, by addressing the circumstances set out in paragraph R.1 using corresponding paragraph referencing (a-e):

a) The unit in question forms part of an established agricultural unit known as Harrow Farm. The building units for change of use were last in agricultural use, including on 3rd July 2012.

b) The building subject of this application extends to 160sqm and as such the agricultural building that is proposed for change of use under Class R does not exceed 500sqm. Furthermore, it is only 10sqm larger than the size of building which could change use without requiring any consent.

c) The site does not form part of a military explosives storage area.

d) The site does not form part of a safety hazard area.

e) The building is not listed, nor is it a scheduled monument.

Paragraph R.3 of Part 3 of Schedule 2 of the GPDO states that:

> ***"Before changing the use of the site under Class R, and before any subsequent change of use to another falling within one of the use classes comprising the flexible use, the developer must –***
>
> ***(b) Where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 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.***

This application relates to 160sqm of floor space which is proposed to be changed from agriculture to a flexible commercial use under Schedule 2, Part 3, Class R.3 of the GPDO which allows for up to 500 sq. m to be changed from agriculture to a flexible commercial use without the requirement for planning permission.

The following paragraphs deal with each of the matters for which prior approval may be sought.

(i) <u>Transport and Highway Impacts of the Development</u>

The proposed development will utilise the existing access roads into the agricultural buildings. The junction offers good visibility in both directions and already serves the extant farming operation. The change of use of the small agricultural unit to a flexible commercial use is therefore considered to have a negligible transport or highway impact.

(ii) <u>Noise Impacts of the Development</u>

The closest residential properties are circa 150m to the north east of the units subject of this application. AS the extant use of the building is for agriculture which is noise generating, and the proposed use is for office (Class E), it is not considered that the proposed development will have any adverse noise impacts on any nearby residential dwellings.

(iii) <u>Contamination Risks on the Site</u>

There are no apparent contamination risks or concerns on the site. The building has never been used to store chemicals or fertilisers.

(iv) <u>Flooding Risks on the Site</u>

The site is located within Flood Zone 1 and as such there are no apparent flood risks at the site.



Overall, it is considered that the unit within the agricultural building proposed for change of use under Class R comfortably meets the qualifying criteria and would not create any highways, noise, contamination or flooding issues for which Wiltshire Council should be concerned. The proposed change of use will contribute to the ongoing viability of the farming business through diversification of income streams.

Should you require any further information to determine this application please do not hesitate to contact me. Otherwise, I look forward to receiving conformation that prior approval is either not required or is given and the proposed change of use to Class R can commence.

Yours faithfully

[redacted]

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