Planning Statement

To

Support a Prior Notification Notice Concerning the Change

Of Use of 150 Sq/Mts of an Agricultural Building to a Class B8

Use Within the Provisions Allowed by Class R of Schedule 2,Part 3

Of the GPDO 2015 (as amended)

At

Clemsfold Barn, Guildford Road ,Horsham, West Sussex, RH12 34PW.

1.0,Introduction;

1.1, the building which is the subject of this notice has previously received the support of Horsham District Planning Authority to accommodate a B8,Storage & Distribution use on two occasions ,the first approval being issued in 2020,Ref DC/20/1227 , for the storage of classic cars ,the second and most recent in May 2026 ,Ref DC/26/0775, for the storage of caravans and vehicles.

1.2,in both instances the Planning Authority confirmed in writing that having reviewed the submitted documentation no concerns were raised as it was demonstrated that the proposed change of use of the existing agricultural storage unit to B8 storage & distribution accords with the provisions set out under Schedule 2, Part 3,Class R of the DPDO (2015)therefore the prescribed works and uses can be undertaken.

1.3,this third notice concerns a different storage use from the two previous proposals that is proposed for the agricultural building. For the avoidance of any doubt this submission therefore serves as a formal notice to the council of the change of use proposed and the information set out in this statement confirms that the B8 uses proposed are fully compliant with the criteria of Class R .

2.0,The Proposed Use ;

2.1,from the planning history that is attached to the subject building, Clemsfold Barn which is set out in the 2020 & 2026 Application Notices the planning authority holds an extensive knowledge about its location, appearance , size and historical agricultural uses. We see no need to represent these details other than to confirm that of the total internal floor area of 198.7 sq/mts , this notice is concerned with the intention to utilise only 150 sq/mts for the proposed B8 use, the remainder of the building just under 49 sq/mts will continue to be used for agricultural purposes serving the adjacent land that is attached to the barn which the applicant owns .

2.2,the planning officer will be well versed in the knowledge of the qualifying criteria of Class R that permits a B8 use to operate from the barn and which does not need prior approval, we therefore do not represent this criteria within these submissions.

2.3,the owner intends to use the barn for B8 purposes which will involve the following uses;

*storage & distribution of metal storage containers used in association with the owners brickwork company -Keystone Brickwork Ltd(initially 10 in number)

The metal containers are transported to and are placed on a site where the owners brickwork company is operating and used to securely store materials,equipment, perishables including insulation, cement etc.

The containers to be stored at Clemsfold Barn likewise will be used to securely store equipment, perishable building materials etc.

*the storage of building materials, blocks, bricks ,sand ,lintels

*the storage of machinery when not in use on a site including diggers, cherry picker ,Manitou, fork lift ,cement mixers ,telehandler,

*the storage of vehicles when not being used ,such as vans and people carrier.

The remaining area will be used for the storage of the owners agricultural equipment which at present include a tractor, trailer, hay.

At present these item are stored off site at various locations ,using Clemsfold Barn this will enable these operations to be located centrally at the site thereby saving time and being most cost effective for the brick work businesses operations which the applicant conducts.

2.4, it is intended that the change of use will commence on the 15TH July 2026,the plan which accompanies this notice identifies that part of the building which will accommodate the proposed use.

2.5 as the notified floor area does not exceed 150 sq/mts and involves a B8 use, prior approval is not required as was the case with the two previous notices in 2020 and 2026.In this instance all of the qualifying criteria under Class R are again satisfied with the applicant's proposals for the barn.

3.0 Conclusions;

3.1,the proposed change of use meets the conditions of Class R in that;

i) the nature of intended use is storage and distribution ,

ii) the change of use will be implemented on the 15th July 2026,

iii)the submitted plans supporting this notification show only 150 sq/mts is involved ,the remaining area not covered by this notice will continue to be used for agricultural storage to support the land which is attached to the barn.

3.2,the information provided in this statement illustrates that the proposed change of use to B8 storage and distribution is fully compliant with the criteria of Class R and accordingly we request the local planning authority confirms that the work can be undertaken in accordance with the submitted details together with the criteria contained within Class R of Part 3, Schedule 2 of the Town & Country (GDPO)2015 as Amended.

BEAUFORTE PLANNING -JUNE 2026