

Change of Occupier statement.

Granted planning permission 20th April 2020 from Agricultural building to B8 commercial.

History of the building.

Being the old grain store we used to store around 4000 tonnes of grain that tractors and trailers used to tip from June – September (250 tractor and trailer tips) and was collected by 28 tonne arctics (142 arctics), as well as the storage of fertilizer (10 – 15 arctics), seed (4 arctics) and machinery (3 – 6 Jcb movements daily)

For the months of October to January the hardstanding concrete car park area was a 2500 tonne sugar beet storage pad (180 tractor and trailer tips). This was then loaded with a JCB and taken away in 30 tonne haulage lorries (83 arctics)

February – September the concrete pad was used for storage of farm cultivating equipment (1 – 4 Tractor movements daily)

Letting it as a commercial unit we have far lesser traffic movements / much smaller vehicles compared to its original purpose.

Both current tenants are events companies so they have very quiet periods during winter and early spring months where there will sometimes not be any traffic movements at all.

Woodville events unit 4 = November - May minimal traffic movements (couple of pickup trucks).

May – August 2 arctics every other day with 2 – 3 vans daily.

Abacus Marquees = January – April = 2-3 vans a day.

May – September = 3 – 8 vans daily.

October – December = 2 – 6 vans daily.

The tenants before HBC logistics were on average about 2-3 arctics a day and 10 – 14 7.5 tonners daily. Towards the end before they moved to a big unit in Biggleswade there were a lot more than this.

We would like to discharge this condition.