

## Prior Approval: Change of Use - Agriculture to Flexible Commercial Use

**Project:** Barn Change of Use at The Old Dairy, Fosse Way, Eathorpe, CV33 9DG  
**Project no.:** 106-20  
**Date:** 08.09.2021

This supporting statement provides additional information for an application for Prior Approval of Proposed Change of Use of Agricultural Building to a Flexible Commercial Use.

The proposal is to convert the existing agricultural building into a flexible commercial use in accordance with the regulation for permitted development under Class R (Part 3) of the GPDO. It is understood that the new use would be treated as Sui Generis.

As would be required following the determination of this application a subsequent full planning application will be submitted dealing the operational development and design issues regarding the changes to appearance of the barn showing how this would be in keeping with the rural character.

The existing barn is currently used for the storage of hay, straw and machinery and has an area of 335 square metres. As this exceeds 150 square metres and does not exceed 500 square metres, this application needs to determine the impact of the development with regard to Highways, noise, contamination and flooding which are outlined below.

### Transport and Highways Impacts

The site is located off the Fosse Way to the north of Eathorpe. The access to the site from the Fosse Way has an established access with a tarmac surface finish, where the verges are kept trimmed back to allow for good visibility as can be seen in the following photos below. The submitted drawing 10620-HBA-DR-A-P11\_Site Access indicates that the 2.4m x 215m visibility splay is achievable meaning the site access is suitable for a variety of uses.





### Noise Impact

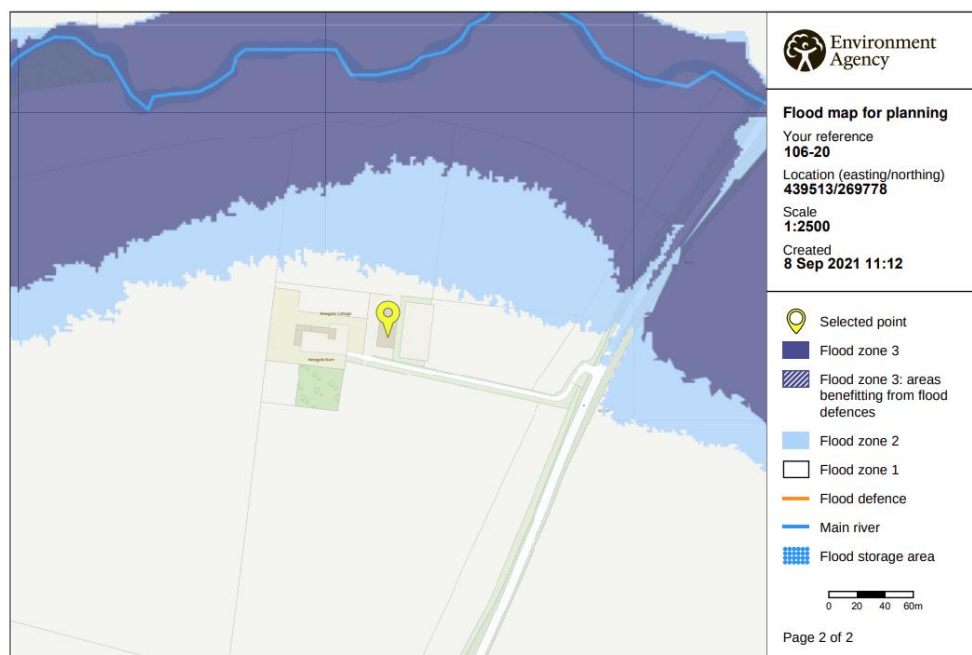
The site is located in a rural area that is generally undeveloped, thus the site is not close to any noise generating activities such that it would affect or be affected by the proposals. The closest farmhouse outside of the site boundary is Stoneyford House over 260m away to the south.

### Contamination Risk

We do not believe there has been any history of contamination-generating uses at the site, or in the vicinity. Any future works in the barn to implement the change of use will deal with any specific contamination from the agricultural use at the time.

### Flooding Risk

The barn is in flood zone 1 as can be seen from the Environment Agency flood map below, although flood zones 2 and 3 are close by the barn and access road are unaffected by these flood zones.



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