

**Prior Approval for Change of Use of an Agricultural Building to a flexible use.
Barn at Lower Road, Bedhampton**

Additional notes

Transport and Highways Impact – *An earlier Prior Approval application was withdrawn as the planning authority considered that more detail was required with regard to these matters. This site is located towards the western end of Lower Road where it has a good direct access from the road. The existing access leads to a substantial semi-surfaced parking area in front of the building which will be more than sufficient to cater for any employees and visitors to the site following the proposed change of use. At this stage it is likely that the new use will be for B1 Business Purposes or B8 Storage.*

A report has now been commissioned from Milestone Transport Planning and is enclosed with this application.

Contamination risks – *There are no known contamination risks in this location.*

Flooding – *This site is not located within an area that is vulnerable to flooding according the Environment Agency's indicative flood maps. Given that no external alterations are proposed there would be no adverse affect on land drainage issues as a result of this change of use.*

Noise – *the building is far enough away from the nearest residential properties such that either of the two uses mentioned above would not cause any noise nuisance.*