CHANGE OF USE APPLICATION GREENWAYS, FROSTLEY GATE

The rural barn that is the subject of this application is currently not in agricultural use and is intended to be used for four storage units totalling 230m². the barn is steel framed with corrugated metal panels. It has its own access from Frostley Gate, with adequate off-road parking. The storage units will be open for use Monday – Saturday 7am – 7pm, apart from Bank Holidays.

FLOOD RISK ASSESSMENT

Although the site is in the Environment Agency's Flood Zone 3. The latest South Holland Strategic Flood Risk Maps appear to have the site in a Low Risk area. This coupled with the fact that the barn is pre-existing and none of it will be habitable, we feel that flood risk is not a concern for this application. Particularly as the roadway and parking area are gravel and will allow surface water to soak away and not increase the risk of flooding elsewhere.

CONCLUSION

It is contended that this application is making better use of an otherwise unused barn and is bringing small scale business back to an area with the ability to service Holbeach, Spalding and the surrounding areas.

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