

Design & Access Statement

PROPOSED CHANGE OF USE AT HOLLYWELL FARM RATBY

SITE APPRAISAL

The proposal is for a change of use from an agricultural building and yard to storage for drainage equipment and trade sales of drainage equipment. The site currently operates as a machinery store, fodder clamp and yard.

DESIGN

The design is driven by the location and functional requirements and other than a personnel door and office area no changes are required to the property.

ACCESS

Access will be through the existing farm entrance on to Desford Road and expected traffic movements are expected to be around 20 movements per day with a mixture of vans and lorries. There is ample hard standing within the site area to allow for the movement and parking of vehicles on site.

FLOODING

The property lies in Flood Zone 1.

PLANNING

It is proposed that two people will be present on site during the day and the business will operate during business hours of 7.30am to 5.30 pm on weekdays and 8am to 1pm on Saturdays. Other than some loading and unloading of materials there will be no other operations on site.