PRIOR NOTIFICATION FOR
USE OF A BUILDING
FOR SELF-STORAGE,
MANOR FARM, EAST KENNETT

STATEMENT

August 2023

1 Introduction

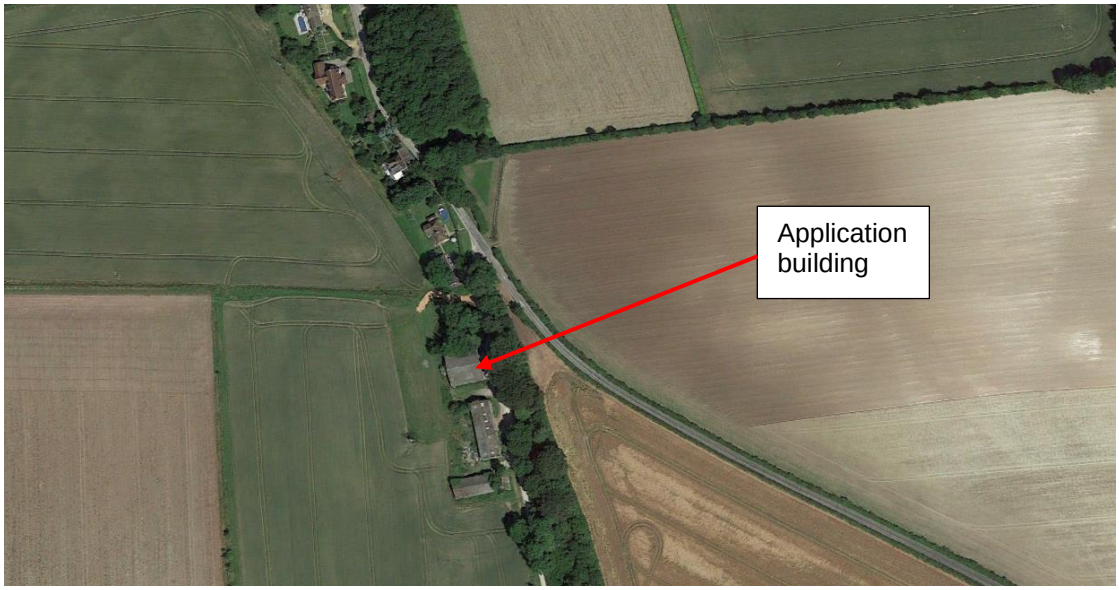
1.1 Under the General Permitted Development Order 2015, as amended, schedule 2 part 3 Class R, it is permitted development to change the use of an agricultural building to a flexible use falling within Class B8, Class CI or Class E. Where the area extends to between 150 and 500 sqm, the development is subject to a prior development process.

1.2 This prior notification relates to a single agricultural building.

2 The Building and Proposed Uses

2.1 The building is identified on the aerial image below.

Insert 1: Proposed Building



2.2 The building is shown in the following photographs.

Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL
T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk

*Directors - **Tony Kernon** BSc(Hons), MRAC, MRICS, FBIAC **Sarah Kernon***
*Consultants – **Ellie Chew** BSc(Hons), **Amy Curtis** BSc(Hons)*

Photos 1 and 2: Proposed Building





2.3 It is proposed to place up to 8 shipping containers inside the building. These will be rented out to individuals for self-storage. This will be a quiet use, and a low generator of traffic.

2.4 There will be no external changes to the building. The internal, central air vent will be removed, and the containers will be placed around the edges of the building, accessed from the centre.

Photos 3 and 4: Proposed Storage Area





3 Relevant Considerations

3.1 The development is permitted development. Therefore the Council does not need to consider the principle. The prior approval process needs to consider:

(i) transport and highways impacts;
(ii) noise impacts;
(iii) contamination risks of the site;
(iv) flooding risks on the site.

3.2 **Transport and Highways.** The building is expected to generate 1-2 trips, per day, assuming most people visit their lockup up 1 - 2 times per week.

3.3 Visibility is excellent on exit, and the site is within a 30mph zone. Visibility is shown below.

Photos 5 and 6: Visibility from 2.4m Setback





3.14 The entrance is wide, and vehicles will not need to stop on the main carriageway if they see another vehicle exiting.

Photo 7: The Entrance



3.5 **Noise Impacts.** The use of storage containers is very quiet. Further the containers will be inside a building and any loading and unloading noise will be contained inside the building.

3.6 **Contamination Risks** are minimal. This building has a concrete floor, and has been used as a food store (ie grain store). The containers will each have their own floors.

3.7 **Flood Risk** is minimal. This is in Flood Zone 1. There is no risk of flooding from rivers.

3.8 There is no risk to the building from surface water flooding in an extreme event. Water may run down the track, as shown below, but that will not create problems or a flood constraint to the use.

Insert 2: Surface Water Flood Risk



4 Prior Approval

4.1 Prior approval is therefore sought.

4.2 There are no reasons to resist the permitted development due to highway, noise, contamination or flood risks.