



PLANNING STATEMENT

PROPOSED CHANGE OF USE TO B8 USE OF UNIT 2 ASTON ROAD WATERLOOVILLE PO7 7HT ON BEHALF OF SENTRY SELF STORAGE



Bing Image

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1.0 INTRODUCTION

- 1.1 This Statement supports a planning application for the change of use of existing B2 premises at unit 2 Aston Road Waterlooville to a B8 use.
- 1.2 The Statement sets out the site description, the history of the site, the development proposal and consideration of employment floorspace in the Borough.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Unit 2 Aston Road is located on an employment park to the southwest of Waterlooville. The estate is locally known as Byng's Industrial Park. It is accessed from the principal highway network via Hambledon Road (B2150) which links the A3 to the settlement of Denmead to the north west.
- 2.2 To the north and west of the application site there is residential development but there is no vehicular access to the residential area from the industrial estate.
- 2.3 Unit 2 forms the southern part of an industrial building served by Aston Road off Hambledon Road. The site comprises an industrial building and a large forecourt to the southwest of the building. The building is not regular in shape being wedge shaped at one end.



Unit 2 and Forecourt

- 2.4 The north east boundary of the site along Jubilee Road is defined by a solid green metal railing fence backed by some close boarding. The north east elevation of the building is of a lighter green metal cladding with a couple of small openings. Between the fence and building there are 3 trees which form part of a wider landscaping scheme.



Unit 2 elevation to Jubilee Road

- 2.5 To the southeast of the building and yard there is a further industrial unit which hires out portable toilets known as Convenient Hire.
- 2.6 The south west boundary of the site fronts Aston Road and faces other industrial/warehouse premises.
- 2.7 To the northwest the unit adjoins Unit 1 and its associated front forecourt. The two units were until recently occupied by the same company.

3.0 PLANNING HISTORY AND RECENT CHANGES

- 3.1 The planning records show that the site of 1-2 Aston Road was granted a Certificate of Lawfulness for the Use of the site as B2 Industrial Use on 23rd January 2001. The planning reference is 01/52785/010.
- 3.2 There is no other recent planning history.

- 3.3 The premises have been occupied until recently by a company known as WPL Ltd which specialises in manufacturing equipment for the treatment of sewage and wastewater problems. This company has decided to down size at these premises and has moved entirely into Unit 1 thereby releasing Unit 2.
- 3.4 It is understood that the previous occupier, WPL Ltd, used the premises to manufacture and store large plastic tanks. The forecourt area was used for the storage of the manufactured tanks. This can be seen from Google street view below.



Google



Forecourt in December 2016

4.0 THE PLANNING PROPOSALS

- 4.1 The applicant, Sentry Self Storage, is a company specialising in provision of storage units for both the general public and for businesses. It is proposed to fit out the former industrial building with a series of different sized units separated by access corridors. The layout and sizes of units are shown on the application plans.
- 4.2 The applicant also proposes to add a mezzanine floor inside the building and to then divide both the ground floor and the new floor into a series of small storage units. The new floor and internal partitions do not need planning permission (by virtue of S55(2)(a) of the Act) so these details are not included in the application. Floor plans of both floors are provided to show details of how the use will operate.
- 4.3 Customers for the storage units are likely to include private individuals (moving house or simply in need of additional storage) and also businesses within the local area, which can use these units as expansion storage space or as archive storage for files, equipment etc.
- 4.4 The forecourt will be laid out with freestanding storage containers (similar to shipping containers) which will be individually let. These will be all painted blue which is the company standard colour. The forecourt is an already hard surfaced area. If parts of the surface are uneven it will be necessary to install small concrete pads to ensure that the containers do not rock.
- 4.5 The exterior forecourt is served by two existing gates. It is proposed to convert one of these gates to an automated gate which would be accessed via a swipe card or security code issued to all occupants enabling them to enjoy 24 hour access to the storage containers on the forecourt only. The premises will be monitored by CCTV.
- 4.6 The freestanding storage containers are suitable for larger household items, as well as for retail businesses requiring storage for stock items and for other small businesses requiring secure storage for tools and equipment, for small items of construction equipment and items used for example by landscape contractors or tree surgeons.

- 4.7 The majority of the containers will be 6.1m long by 2.5m wide and 2.6m high. Details are shown on the submitted plans. Some of the storage units may be half size that is 3m by 2.5m by 2.6m. The containers are available with doors either on the end or the sides. The units will be served by 6m aisles which will facilitate temporary parking for access.
- 4.8 Parking and turning for staff and visitors is shown on the submitted plans. A use such as this does not require a high level of parking as visits to the storage units are infrequent and usually of a quite short duration. There is parking for staff cars to the side of the building together with an area of cycle parking. To the front of the building there is customer parking and space to unload larger vehicles. Space to the front of the unit allows for onsite turning and manoeuvring.
- 4.9 As there will be access to the forecourt 24 hours a day this will be illuminated after dark by a series of floodlights which will be movement sensor controlled. Details of the positioning and type of light proposed are shown on the plans.
- 4.10 It is proposed that the premises are staffed during working hours as some of the units will be let to the public. Outside of office hours access to the forecourt only will be controlled by use of swipe cards/ coded entry.

5.0 SUITABILITY OF USE FOR PREMISES

- 5.1 The proposed B8 use of the building is a relatively low key use which would be entirely satisfactorily accommodated in this building which already has permission for a B2 Use. The use of the front yard will also be of a low impact as the intensity of activity will be modest.
- 5.2 The visual impact of the use of the forecourt will be of neat rows of storage units all of the same colour.
- 5.3 The use will not generally give rise to noise or disturbance as the only goods stored on site will be loaded and unloaded by hand, negating the need for machinery. The arrival and departure of vehicles will be through the existing industrial estate. It is noted that there is no vehicular access

from the industrial estate to the adjoining residential roads to the north and west.

- 5.4 The design of the existing industrial unit is such that there is an almost blank elevation to properties in Jubilee Road and this will be unchanged.
- 5.5 The use of sensor controlled lighting together with the layout of the units and the lighting will ensure that the premises do not cause unnecessary light spillage.

6.0 PLANNING POLICY

- 6.1 The Havant Borough Core Strategy March 2011 sets out the Council's proposals for employment land within the Borough to 2026. Policy C2 Employment sets out the Council's requirements for new employment floorspace. It is noted that the Council seeks 45,500 square metres of B2 manufacturing space and 41,500 square meters of new B8 warehousing space. The current proposal sees a redistribution of space from an existing B2 use to a proposed B8 use.
- 6.2 The Council undertook an assessment of employment requirements in an Employment Land Review (Update) completed in 2012. At that time, there was an outstanding requirement for 28,914 square metres of manufacturing space (B2) out of the original requirement of 45,500 square metres. In respect of warehousing (B8) there was an outstanding requirement of 37,941 out of an original requirement of 41,500 square metres. Evidently at this time the requirement for the B8 floorspace was not being so quickly fulfilled as that for B2 uses. This proposal would amount to a redistribution of space.
- 6.3 Policy C2 provides inter alia for the safeguarding of existing employment sites that are fit for purpose from development proposals for non-employment uses. The current proposal sees the unit retained in employment use but moved from a B2 use to a B8 use.
- 6.4 It is important to note that the use itself makes a positive contribution to employment opportunities. On the basis of experience elsewhere in this line of storage it has been found that the units are in demand by small

scale businesses. Typically, a small business may have a need for secure storage but has neither the need for a large amount of space nor the means of so financing. Frequently these units may be used for storage of files, tools and equipment. The units provided by Sentry Self Storage satisfy a gap in the market and in so doing facilitate and support small scale employment enterprises. The range of units provided allows for businesses to rent only the space that they need but to expand or contract as needs change.

7.0 CONCLUSION

- 7.1 The proposed development seeks the change of use of an existing B2 use with external storage premises to a B8 use. The change will ensure that the premises remain in an active employment use.
- 7.2 The proposed use of the premises will be supportive of other employment enterprises in that it will provide small scale secure storage for a range of different businesses.
- 7.3 The premises will be efficiently and effectively used in that both the interior of the building and the forecourt will be actively used.
- 7.4 The secure external forecourt will be neatly arranged with containers painted in blue. The forecourt will be secured by swipe card or code entry, monitored by CCTV and illuminated by sensor controlled lighting.
- 7.5 Staff will be present on the site during normal working hours but occupants will have monitored 24-hour access to the external container units.
- 7.6 This proposed change of use will have no adverse impact upon the operation of this part of the industrial estate or on the character of the area.