

Design and Access Statement

Project: Land at the former McIntyre Nursery, Littlehampton Road, West Sussex BN12 6PG

Applicant: Standby Self Storage

Date: 26th February 2018

Issue: **FINAL v2**

1. Amount

- 1.1. The development proposal is to request planning permission to demolish polytunnels, the use of land for Class B8 container self-storage and the siting of 42 single-stacked storage containers, an office/toilet portacabin, new CCTV, lighting, fencing, gates and alterations to the entrance driveway.
- 1.2. The site area is 0.1 ha. The ground slopes gently to the south and is largely covered in polytunnels used for car storage purposes (Use Class B8).
- 1.3. Standby Self Storage provide for rent shipping containers used for storage purposes. They offer an affordable self-storage facility, typically to local resident homeowners (who require extra storage, such as during house moves) or to local businesses. Storage is on safe, secure and accessible sites. Customers typically access the facility using "Transit" vans, small goods vehicles or by car. Standby Self Storage operates from several sites in the South-East.

2. Layout

- 2.1. The proposed layout sites 42 single stacked storage or shipping containers on the land, plus an associated office and toilet cabin. There would be adequate retained open space for vehicular access, parking and turning in order that vehicles may exit the site in forward motion.
- 2.2. The polytunnels currently provide 905m² of floor space for storage. The development would comprise standard 20' shipping containers, each with an internal area of 13.86m. The reconfigured layout would provide a floor area of 582m² for storage, plus another 13m² of ancillary office accommodation.

3. Scale

- 3.1. The proposed storage containers are low in height (2.6m) and would be single stacked.

4. Landscaping

- 4.1. The existing scalplings finish would be replaced with a similar self-draining surface of road planings.

5. Appearance

- 5.1. The containers would be hidden from public views by virtue of screening from mature tall trees. Moreover, containers would be a nondescript colour, namely dark green.

6. Use

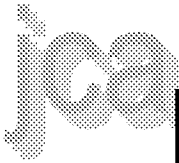
- 6.1. There is an established history of storage use on the site and commercial uses on adjoining land, as described in the accompanying Planning Statement. It should be noted that the applicant's storage business provides a long term rather than short-term storage facility. The proposed use would be less intensive than potential use of the former horticulture use, as described in the accompanying Planning Statement.
- 6.2. One new full-time employee is envisaged. The proposed hours of opening would be 07:00 to 19:00, Monday to Saturday and 07:00 to 17:00 on Sundays and Bank Holidays.

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7. Access

- 7.1. The existing access point would be reconfigured to improve vehicle and pedestrian access in order to enter and exit the site more efficiently from a central point.
- 7.2. The new fencing each side of the entrance gates have been positioned to ensure the sightlines for entry and exit would provide adequate visibility.



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