

Proposed Temporary Storage Container, Littlehampton Wave, Sea Road, Littlehampton, BN16 2NA

1. Introduction

This Planning Statement has been prepared in support of an application for the installation of a temporary 20ft x 8ft storage container on land adjacent to Littlehampton Wave, Sea Road, Littlehampton.

The proposal seeks permission to place a single shipping container measuring approximately 6.1m long, 2.44m wide and 2.6m high on a purpose-built concrete base adjacent to the western elevation of the leisure centre building. The container will provide secure storage associated with the operation and maintenance of Littlehampton Wave and the wider adjoining sports and leisure facilities. The proposed container specification comprises a standard 20ft one-trip storage container.

2. Site Description

Littlehampton Wave is a modern public leisure centre owned by Arun District Council and operated by Freedom Leisure. The site accommodates swimming, fitness and community leisure facilities and forms part of a wider leisure destination that includes sports pitches, outdoor recreation facilities and associated parking.

The proposed location is situated immediately adjacent to the existing leisure centre building within an area currently used for service access and operational purposes. The location is positioned against the side of the building and outside the main public frontage, thereby limiting visual prominence from the surrounding area.

The site benefits from existing vehicular access and is contained within an established leisure and recreational setting characterised by built development, car parking, access roads and sports infrastructure.

3. Proposed Development

The proposal comprises:

- Installation of one temporary 20ft x 8ft storage container.
- Construction of a concrete foundation slab to support the container.
- Provision of a small electrical connection for lighting and power if required.
- Use of the container solely for leisure operational storage purposes.

The container will provide secure storage for equipment, maintenance tools, seasonal operational items and materials associated with the operation of Littlehampton Wave and adjacent leisure facilities.

No changes are proposed to public access arrangements, parking provision or the principal use of the site.

4. Planning Considerations

Principle of Development

The proposal supports the ongoing operation and management of an established leisure facility. The provision of additional storage is directly related to the existing use of the site and will assist in the efficient management and maintenance of community leisure services.

As a small-scale ancillary development within the curtilage of an existing leisure complex, the proposal is considered appropriate in principle.

Design and Appearance

The proposed container is modest in scale and utilitarian in nature. It will be located adjacent to the existing leisure centre building where it will be viewed within the context of surrounding built development, service areas and operational infrastructure.

Given its limited dimensions and position close to the building, the container will not appear visually intrusive or out of character with the surrounding leisure environment.

If required by the Local Planning Authority, the container could be finished in a muted colour to further reduce visual impact.

Impact on Residential Amenity

The nearest residential properties are separated from the proposed location by existing landscaping, boundary vegetation and the leisure centre building itself.

The proposal does not introduce any new operational activities, noise-generating equipment, lighting columns or significant movement of vehicles. The container will simply be used for storage purposes.

As such, there will be no material impact upon the living conditions of neighbouring residents in respect of noise, overlooking, loss of privacy or loss of light.

Highways and Access

The proposal does not alter existing site access arrangements.

The container will occupy a small area adjacent to the building and will not obstruct emergency access routes, pedestrian circulation or parking provision. Deliveries associated with installation would be limited to a single container delivery and occasional access for maintenance.

The development therefore raises no highway safety concerns.

Landscape and Visual Impact

The container is located within an established urban leisure setting rather than an undeveloped open landscape.

Its placement adjacent to the existing building reduces visibility from surrounding public viewpoints and ensures the structure reads as part of the wider leisure complex. Existing trees and landscaping around the site further assist in softening views of the development.

The visual impact of the proposal is therefore considered minimal.

Flood Risk and Drainage

The proposal involves no increase in building occupancy and only a very limited area of hardstanding associated with the concrete base. The development is therefore not expected to materially affect drainage patterns or flood risk.

5. Need and Justification

Littlehampton Wave and the adjoining leisure facilities require secure and weatherproof storage for operational equipment. Existing internal storage capacity is constrained, and additional storage provision is required to support:

- Day-to-day facility operations.
- Maintenance activities.
- Seasonal sports and leisure equipment.
- Event and programme delivery.
- Safe and secure storage of operational assets.

The provision of dedicated external storage will improve operational efficiency, reduce clutter within customer-facing areas and support the ongoing delivery of leisure services to the community.

6. Temporary Nature of the Development

The storage container is proposed as a temporary structure to address an identified operational storage requirement.

As the container is not a permanent building and can be removed without significant alteration to the site, any long-term requirements can be reviewed in the future through further planning consideration if necessary.

It is respectfully requested that, should the Local Planning Authority consider it appropriate, planning permission be granted on a temporary basis.

7. Conclusion

The proposed installation of a temporary 20ft x 8ft storage container at Littlehampton Wave represents a modest and necessary operational improvement to an established community leisure facility.

The development:

- Supports the continued operation of an important community leisure asset.
- Is ancillary to the existing leisure use.
- Has minimal visual impact due to its location adjacent to the existing building.
- Will not adversely affect residential amenity.
- Raises no highway or access concerns.
- Can be removed easily at the end of its operational life.

For these reasons, the proposal is considered to constitute sustainable development, and planning permission is respectfully requested.