



Unit E14
Langham Industrial Park
Lows Lane
Stanton by Dale
Ilkeston
Derbyshire
DE7 4RJ
Phone 0115 9324010

www.paul-gaughan.co.uk
E-mail: info@paul-gaughan.co.uk

Design & Access Statement.

Proposal

Application for the siting of
27 storage containers within
industrial land.
Include lighting.

Location

Land situated at
Coventry Court
Bulwell
Nottingham
NG6 8PR.

September 2023

Reference
PG/JM/2023/073/D&A

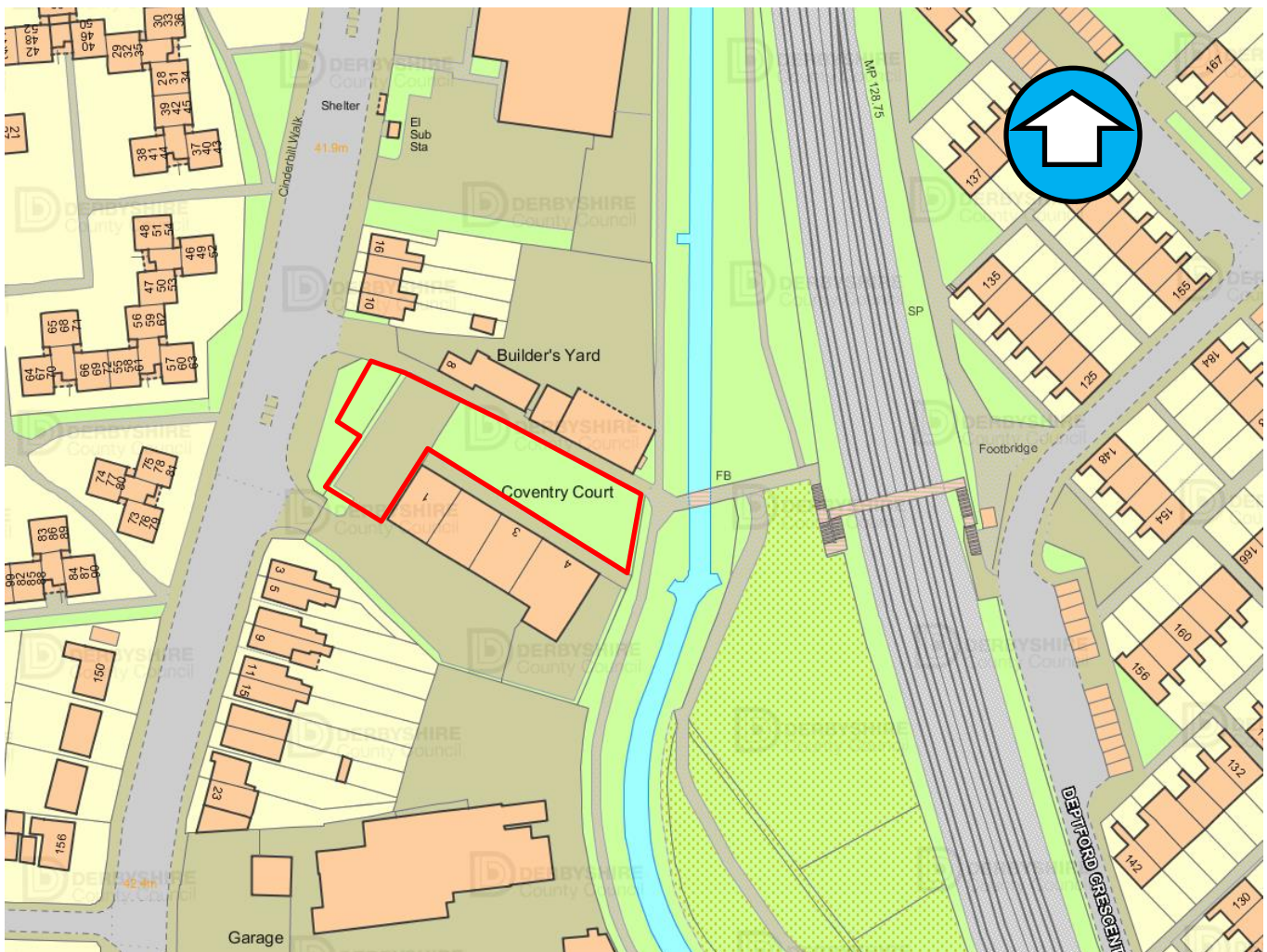


Introduction.

This application seeks full plans planning consent to allow a vacant portion of industrial land located to the rear of a block of industrial units known as 1-3 Coventry Court, Bulwell to be used for the siting of 27 shipping containers.

The containers will be used for storage purposes available to both the public and business users alike. It is proposed to create a 24-access storage facility.

The application seeks a permanent consent rather than being time limited.



Application site. Site Location Plan. Not to scale. The site is edged in red.

The storage containers will be accessible 24 hours per day.



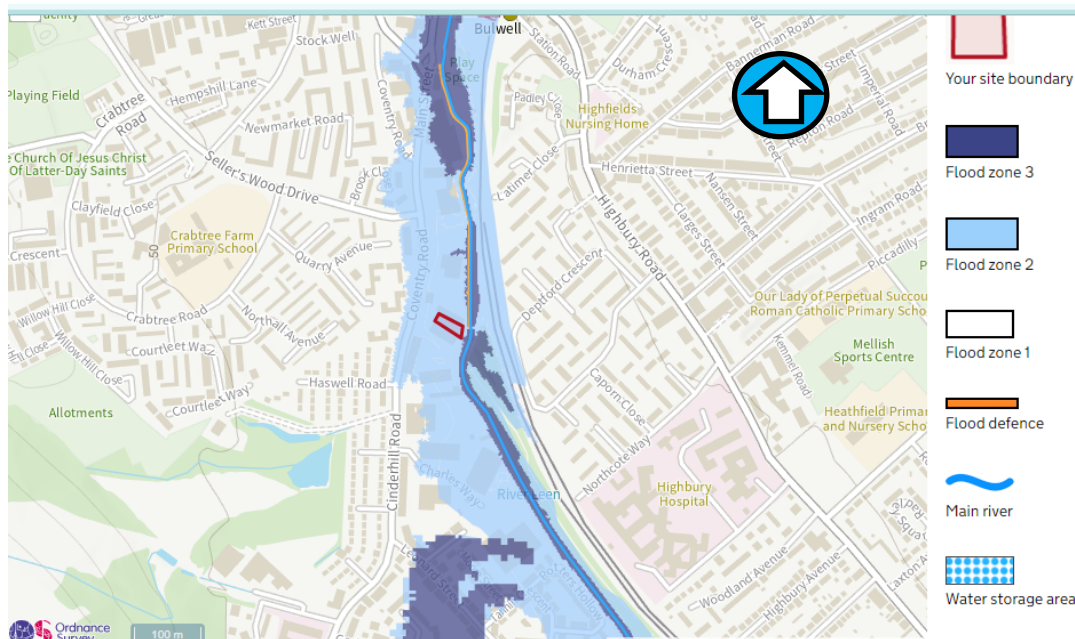
Location & Topography.

The site is located within the Nottingham City suburb of Bulwell, located of a local connector road known as Coventry Road which connects the town centre of Bulwell to the A610 trunk road that connects to Nottingham & the M1 motorway.

The site lies within a predominantly commercially developed area although there are residential dwellings nearby. It is generally level and has been stone surfaced.

To the north of the south lies a public footpath then a builder’s yard number 8 Coventry Road, whilst to the east of the site is a public footpath the runs along the bank of the River Lean.

Due to the presence of the river the site lies within a Flood Zone 2 location.



Extract from the Environment Agency Flood Map. Not to scale.

To the south of the site are a row of terraced dwellings that abut the public highway. It should be noted that the containers will be screened by the existing 3 industrial units located on the site. To the east of the site is the public highway, there is a small planting area in front of where the containers will be sited. Beyond the public highway are residential apartments.

The containers will be screened by a 2.0 metre palisade fence and green mesh fence that will be relocated around the containers and improved planting. It is intended to plant a Laurel hedge in front of the containers abutting Coventry Road.



There is a public sewer crossing the site and care has been taken to position most of the containers so that they are not erected within the public sewer easement. Compounded with the movable nature of the containers it is not considered that the development will detrimentally impact on the sewers.



Aerial view of the site.

Please note since the photograph was taken all vegetation from the site has been removed.

Movement Routes

Coventry Road is an adopted public highway which links Bulwell with the A610 truck road that serves Nottingham & the M1.

The site is sustainably served by numerous public transport services.

The site is located within private compound and is gated off. There is provision within the site for visiting vehicles to both park & turn.

Historic Context.

The site has been used as an industrial site for a period more than 30 years, the land where the containers are to be located has remained undeveloped as it is encumbered by the public sewers



Current view of the site.

that cross the site. It has been originally grassed but over a period become overgrown. The site has since been stripped and stone surfaced.

The last planning application relating to the site was for the following:

Erection of boundary fence
1-4 Coventry Court Coventry Road Bulwell Nottingham

Ref. No: 90/00559/NFUL3 | Received: Mon 03 Sep 1990 | Validated: Mon 03 Sep 1990 | Status: Decided.

There is no planning history relating to this site within the past 5 years.

There is no evidence that the site has any historic or archaeological interest.



Local Aspirations & Economics.

The site is situated within the built-up area of Bulwell and is surrounded by several commercial properties and residential dwellings.

There is a demand for small storage containers within the area so the facility will meet a local demand.

The development will improve the appearance of the site with the containers all being new.

PLANNING POLICY

National Planning Policy Framework. (Revised 2021).

Chapter 7. Requiring good design.

Planning Policy Note 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Planning Policy Note 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Planning Policy Note 58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks.
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive because of good architecture and appropriate landscaping.



Planning Policy Note 60. Planning policies and decisions should not attempt to impose architectural styles or tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Planning Policy Note 61. Although visual appearance and the architecture of individual buildings are especially important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built, and historic environment.

Planning Policy Note 63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Planning Policy Note 65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social, and environmental benefits).

Planning Policy Note 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

Relevant local planning policies to this proposal are listed below:

Greater Nottingham Aligned Core Strategies (ACS) Part 1 Local Plan

The Proposal has been created with a consideration of local planning policy, including the following specific policies included within the ACS. Care has been taken in creating a sustainable development that positively improves the housing mix of the area and is of a design that enhances local identity.

Specific local policy related to the proposal includes: Aligned Core Strategy.

Policy 4: Employment Provision and Economic Development.

Policy 10: Design and Enhancing Local Identity.

Land and Planning Policies - Local Plan Part 2.



Policy DE1: Building Design and Use.

Policy EE2: Safeguarding existing business park/industrial estates.

Policy IN3: Hazardous installation, instability, and pollution.

Involvement.

The application has not been subject to any pre-application discussions with the Local Planning Authority.

Evaluation.

The proposal is for 27 containers. Each container provides 13.86 square metres of storage. The total amount of storage provided is 374.22 square metres.

Design.

Considerations

The developer has taken into consideration several key factors within the design.

The principle of the use for container storage on the land is in keeping with the surrounding pattern of commercial development along the River Lean & Coventry Road frontage.

The green mesh fence screen and improved planting should safeguard the sites appearance from the public highway.

The site will not generate noise or odours that are likely to disturb the nearby dwellings.

The site does not have any current ecological habitats or habitat potential. Therefore, the proposed lighting when considered against the security lighting on the adjacent industrial buildings will not detrimentally impact on any bat habitats.

Whilst the site is within a Flood Zone 2 setting no persons will be living or be employed on site this the risk to persons is minimal. The containers can be secured to prevent them from floating should the site flood.

Most of the containers have been located outside the zone of influence of the public sewer that run through the site. The few containers that are located over the sewer can be easily moved should the water company want to gain access for maintenance and repair.

The containers do not impose any ground loadings that could impact on the public sewer.



The containers do not require foundation excavation that could be materially impacted by past coal mining activity.

The proposed and existing fencing and gated access provides a secure compound for the containers to be sited in.



Photograph of the site's frontage.

Landscaping & boundary treatments.

The site is stone surfaced already.

There is planting to the site frontage as detailed on the photograph above. This planting will be improved as part of the proposal.

The boundary treatments are annotated on the application drawings.

Appearance

The proposed containers are proprietary units like the photograph below.



Photograph of a storage container.

Access and Movement

In accordance with local and national planning policies the development will be accessible to all people, including disabled persons.

The site is within a sustainable location within walking distance of local shops & amenities and with good public transport links to nearby towns and cities.

Sustainability.

The containers are not heated and therefore will not generate carbon emissions.

Topography.

The topography of the site will generally be retained. The application is accompanied by a Topographical site survey.

Ecology.

No ecology will be affected by the proposal.



Conclusion.

The proposals provide a layout and design that within the same scale and character of the existing development within its context.

The proposals are for the change of use of an existing industrial nature to an alternate use of storage for an industrial/business nature.

The site is a sustainable location well related to local services and facilities.

The proposal is consistent with the new National Planning Policy Framework and is consistent with saved local plan policy.