

By:



**ANKERS & RAWLINGS**  
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***Site address***

Land at Sandleheath Industrial Estate, Plot 3 & 4, Old Brickyard Road, Sandleheath, Hants. SP6 1PA

***Introduction***

This site is located at the northern end of Sandleheath Industrial Estate, accessed from Old Brickyard Road.

The application site is currently open and is served by the access road already constructed and located at the sites southwest corner.

The previously developed areas of the estate are located to the east and south.

There is a gentle fall across the site, sloping down towards the southeast corner. There is currently no defined northern boundary other than with a small earth bank; whereas the southern boundary is defined by a steep embankment, at the base of which is a chain link boundary fence.

A chain link fence also defines the sites eastern boundary.



*Fig 1. View across site taken from northern corner looking southeast, it shows the existing development along the application sites south and eastern boundaries.*

## ***Policy & Planning History***

An outline planning permission, reference number 67399 and dated 26<sup>th</sup> January 2000 was granted. The reserved matters application for external appearance, siting, design, and landscape as specified in condition 1 of the outline permission, reference number 80457 and dated 8<sup>th</sup> September 2004 was subsequently granted. The associated pre-commencement planning conditions were discharged and a start on site was made. However, 'extant' approval was not completed.

The site is identified in the NFDC local plan under policy SAND2: Sandle Industrial Estate as land that is allocated for an employment use and the development of this site will complete development the at Sandleheath Industrial Estate.

Under Policy ECON1: Employment Land and Development:

*'Employment sites comprise of land in or last in employment use, or with a Local Plan allocation or planning permission for employment use (including where the planning permission is lapsed or subject to a legal agreement which has not been completed).'*

*'Employment uses comprise: industrial, office, business, storage and distribution uses falling within classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and 'sui generis' uses of a similar character.'*

## ***Proposal***

The application is for an area of secure yard (B8 use class), along with the siting of steel shipping containers for self-storage (*sui generis employment use*), together with associated internal access roads, lighting, gates, and palisade boundary fencing.

The layout of the proposed use is dictated by the sites size and physical constraints. The layout responds to the need to provide secure access for the self-storage units, along with separate secure access to the open yards located to the rear of the site.

Access to the site is from the existing previously constructed access road, which is connected to the wider internal circulation network of the industrial estate via Old Brickyard Road. The proposed circulation network within the application site has been designed to facilitate good access to the individual shipping containers and provide adequate turning areas within the site to serve both the storage containers and the yards.

Located to the rear of the site, it is proposed to create four open yards for use as B8 employment use. The remainder of the site being proposed as an area for siting of steel shipping containers for self-storage, (*sui generis employment use*).

Whilst it is acknowledged that on face value self-storage scheme provide limited employment opportunities and therefore economically limited. However, the reality is self-storage units are increasingly seen as highly affordable and flexible bases for low level, start up and entrepreneurial

businesses. There is an emerging trend in using self-storage units for a number of different small business uses. Van hire, removals and delivery services can also benefit from self-storage, with commercial and domestic customers regularly depending upon rental and courier services.

As such, self-storage has far more to offer economically and helps to support both new and established businesses within the site's wider catchment area. Whilst the proposal for storage containers on part of the site is not a typical B8 Use Class (storage and distribution) and does not generate on site employment, this facility will clearly contribute to the wider economy and provide an opportunity to support, increasingly diverse employment benefits in the wider community.

Along the application sites southwestern edge there is been a strip of land proposed to be landscaped and act as a soft landscaped buffer between the existing buildings to the south and west and the application site itself.



*Fig 2. View across site taken from northeast corner of the site, looking down the previously constructed access road.*

### ***Amount of Development***

The proposal is to use the site for the siting for a maximum number of 200 self-storage units within a secure compound together with areas of secure yard compounds.

### ***Scale***

The height proposed for the storage units will not exceed 7.5 metres which is in line with the approved heights of the buildings consented in the extant approval.

## Drainage

In response to the drainage considerations, it is proposed to finish the site with a permeable hardcore base and finishing course to maintain the sites water permeability and so ensure there is no increased risk to surface water flooding.

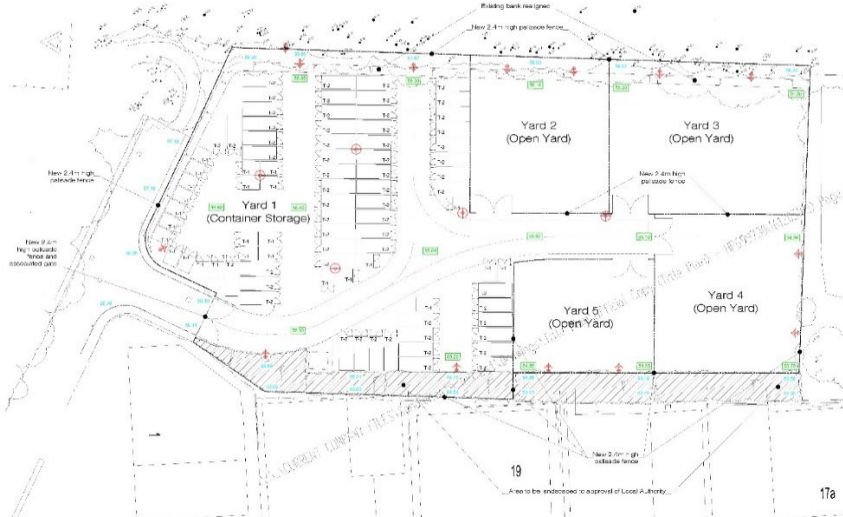


Fig 3. Extract from proposed site layout showing the open yards to the rear of the site, along with the land on which it is proposed to site the steel shipping containers for self-storage.

The site is located within flood zone 1 and so has a low probability of flooding from rivers and the sea and no risk of flooding from surface water is identified.

## Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

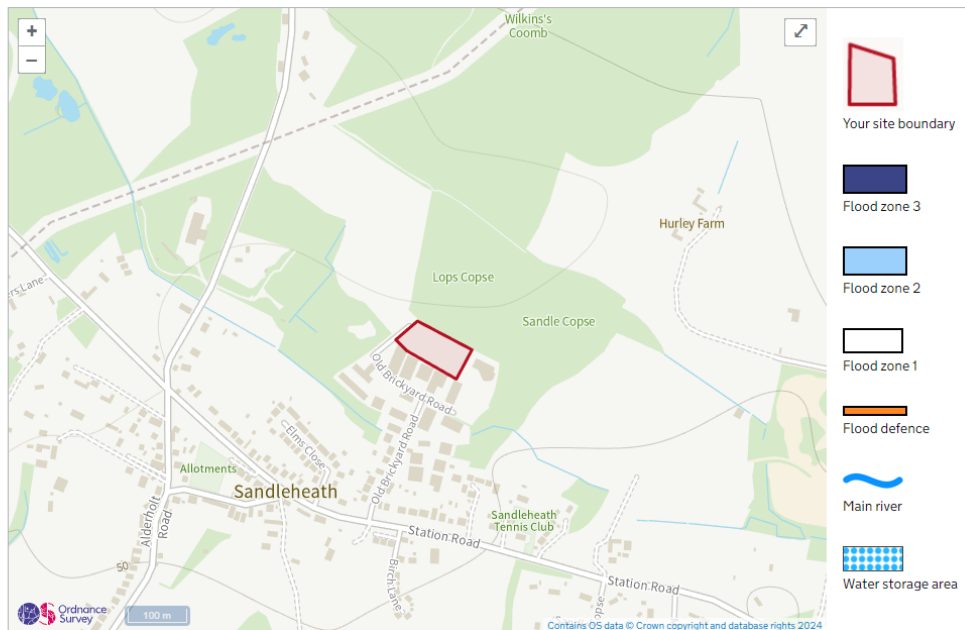


Fig 4. Extract from 'gov.uk' flood risk service map showing flood map of site and surrounding area.

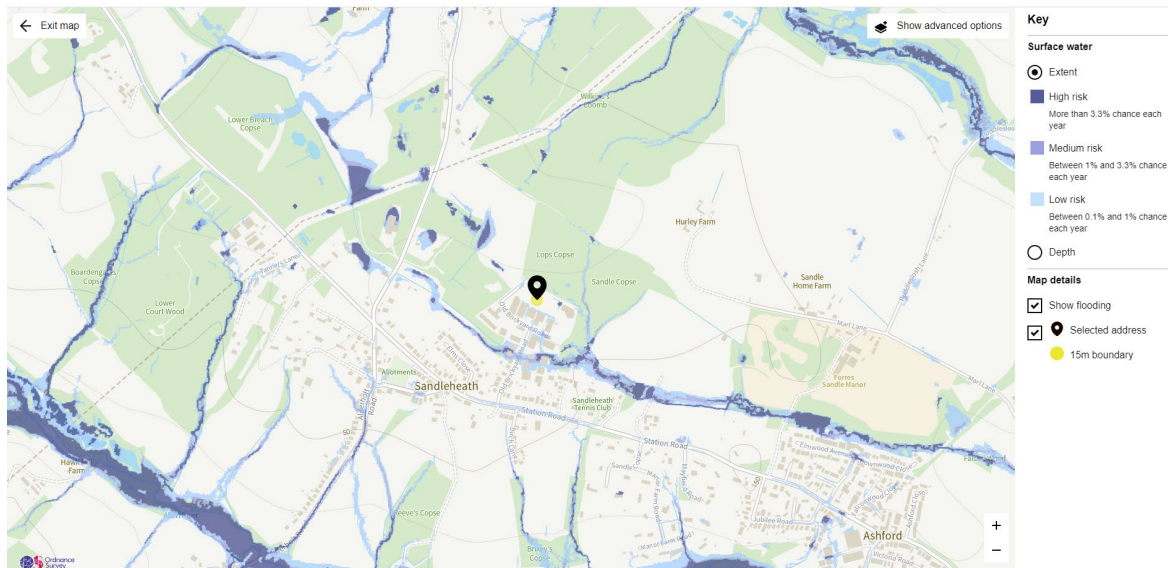


Fig 5. Extract from 'gov.uk' surface water risk map showing risk of surface water of site and surrounding area.

### ***Biodiversity***

As the site is considered a small development, as defined in article 2(1) of the Town and Country Planning (Department Management Procedure) (England) Order 2015. As the scheme proposed is a commercial development, on a site area of less than 1 hectare and not being related to waste, it is exempt from the Biodiversity net gain rules with the application being submitted prior to the end of the exemption period, which concludes on the 2 April 2024.

### ***Conclusion***

The proposed uses are in accordance with the Employment use designation for the site through the area of secure yard being a B8 (Use Classes) Order, and the self-storage falling under the 'sui generis' use of a similar character.

It has been set out that whilst the on-site employment opportunities of the self-storage are limited, this type of facility will contribute to the wider economy and create opportunities to provide increasingly diverse employment benefits in the wider community.

The scale of the proposed scheme has been reduced from that approved under the extant permission and the on-site circulation network, turning areas, together with the access and egress provided have been carefully considered to work within the overall layout, all of which results in a scheme that is appropriate for this site.

# Appendix One

Data Sheet of proposed Floodlight which is to be a Xcite 200w LED Slim Floodlight Black 4000K.

## xcite LED Lighting Data Sheet



**Order Code:** XCSF200NW

200W - High Output Slim Floodlight - IP65 - 4000K - Black



### Features

- Ideal for retrofit of existing halogen fixtures, lighting buildings, car parks or doorways
- Available with Photocell [50W & 80W outputs]
- Available with PIR [Up to 50W]
- Available in 6 sizes
- Available in 8 different outputs
- High quality toughened safety glass
- Supplied with stirrup and 1m of flex for column, bracket or surface fix
- Weatherproof IP65 construction
- Up to 97 lumens per Watt efficacy

### Construction

- White or black body finish
- Breather gland for reducing condensation



### Technical Data

General		Dimensions	
Luminaire Wattage (W)	200	A (mm)	485
Weight (kg)	5.37	B (mm)	325
Operating Temperature (ta °C)	-20Å° to 25Å°	C (mm)	110
Light Output			
Lumens (lm)	19400		
Efficacy (lm/W)	97		
Electrical			
Rated Input Current (A)	1.2		
Power Factor (pf)	0.9		
Input Voltage Range (VAC)	100-305		
Inrush Current Peak (A)	60		
Surge Protection (kV)	1		
Conductor Size (mm)	1.5		
Terminal Type	3 pole screw down		
LED			
CCT (K)	4000		
CRI	65		
Macadam Ellipses	4		

