

DESIGN AND ACCESS STATEMENT FOR THE EXTENSION TO THE SELF STORAGE UNIT (B8 USE: STORAGE AND DISTRIBUTION) AT DRAYTON BARNS, DRAYTON LANE, FENNY DRAYTON, NUNEATON, WARWICKSHIRE, CV13 6AY.

This statement has been submitted by Andrew Large Surveyors Ltd on behalf of the applicant Mr P. Simpson, and relates to the full planning application for the extension to the self storage unit (B8 Use: Storage and Distribution) at Drayton Barns, Drayton Lane, Fenny Drayton, Nuneaton, Warwickshire, CV13 6AY.

1.0 Site Appraisal

1.1 Introduction

Extra Room Self Storage provides state of the art, indoor storage for business customers and private individuals.

The store provides a variety of different room sizes from 10 to 200 sq.ft dependent on the requirements of the customer.

The storage space is high quality, comprising clean, modern rooms each accessed from wide, well-lit corridors. PIN code entry systems, monitored intruder alarms, digital CCTV and smoke and fire detection systems ensure goods are kept safe and secure.

Flexible lease terms, mean that the individual rooms can be rented for as short a period as 7 days or for as long a period as the customer needs.



1.2 Physical Context

The site is part of Drayton Grange Farm and is located on Drayton Lane situated on the outskirts of the village of Fenny Drayton. The site previously consisted of two agricultural buildings, which were converted into a self storage facility in 2011 (application ref: 11/003331/COU).

In 2014, the two buildings were linked, so both could make use of the lift situated in the larger building under the planning application 14/01087/FUL. The building was then extended in 2016 due to high demand under the application 2015/0871/04/HCON.

The resulting development has created secure, high quality, agricultural barn style buildings housing modern self storage rooms for local businesses and homes.



The proposal is for an extension on the eastern elevation of the self storage facility with a proposed additional footprint of 926 sq.metres effectively mirroring the eastern elevation to the original building(s). The site is accessed using a concrete driveway from Drayton Lane which is secured by an electric gate. The buildings are situated some 127 metres away from the nearest residential property on Drayton Lane. The nearest major conurbations are Hinckley, Bosworth and Nuneaton (all 5 miles away).

The site area is 0.3536 ha as shown edged red on the attached site location plan.

The proposed extension will be sited on the area shown in the photo below. This is a disused open area surfaced with hardcore and grassed between the existing building and the landscape buffer to the east.



1.3 Economic Context

The diversification and continued development of the self storage business run in conjunction with the applicant's farming business has led to the creation of a number of employment opportunities.

The following is a chronology of how jobs have been created in line with when planning permissions have been granted for the conversion and extension of the self storage facility. During this time, the farm has stayed the same size and the workload associated with the farming business has not altered.

After receiving planning permission in 2011 (application ref: 11/003331/COU), the applicant took on:

- 1 x full time member of staff in the store
- 1 x part time member of staff in the store
- 2 x full time self-employed van drivers to do removals

After receiving planning permission in 2014 (application ref: 14/01087/FUL), the applicant took on:

- 1 x full time member of staff to assist with construction and maintenance

- 1 x part time member of staff in the store

After receiving planning permission in 2015 (application ref: 2015/0871/04/HCON), the applicant took on:

- 1 x additional self-employed assistant to the van drivers

If planning permission is achieved for the current proposal, then the following employment opportunities will be created:

- One of the current part time roles will become full time
- 1 x additional full time self-employed van driver to do removals

However, this sustained, positive growth in direct employment is not the main employment impact of Extra Room Self Storage. This comes from the large number of jobs created by the business occupiers themselves.

Customers using self storage for business are from a wide range of industries and occupy space for a large number of reasons. Self storage represents a more economical, flexible and practical alternative for a growing number of companies. The typical uses from a business perspective include:

- To provide a distribution base
- Storage of seasonal stock
- Storage of surplus goods
- Storage of office equipment
- Storage of archive files
- Items being stored as a consequence of expansion, contraction or relocation

The benefits to businesses are many and include:

- Affordable, small scale space not available in the wider industrial market
- An alternative to a long-term lease commitment on alternative premises
- Flexible space in which the customer can upsize or downsize as required by the business demands
- Freeing up costly retail and commercial space allowing businesses to use space more efficiently and for employment
- Providing ancillary storage space for business items and therefore maximizing the use of existing valuable commercial space and potentially keeping the business in the locality
- Providing a place to locate stock and services closer to customers or staff e.g. promotional materials for sales teams or spare parts for engineers etc.

A comprehensive economic study has been submitted as part of this application. This highlights how important the provision of self storage is for the local area. It also demonstrates the current lack of small scale space in Hinckley & Bosworth which is vital for small businesses and start ups to grow, in turn supporting greater diversity and prosperity in the wider local economy.

Extra Room Self Storage is a small-business landlord and start-up incubator meeting the specific needs for flexible, affordable, small scale units.

- 60% of business occupiers are small businesses and start ups
- For over 60% of businesses, Extra Room Self Storage is the only space they have
- 75% of businesses rent space that is 100sqft or less (i.e. smaller than a single garage)

Extra Room Self Storage is home to 185 businesses, charities and public sector organisations like schools and local councils. These businesses are a valuable component of the local economy - they support employment across a wide range of sectors, and over 90% are from within 10 miles of the store.

The proposed development is an excellent opportunity to provide additional space suited to the needs of small local businesses and start ups, generating economic benefits including:

- 33 more businesses in storage
- 40 additional FTE jobs
- Uplift of £2m in GVA annually

(Quod Economic Report Extra Room Self Storage - March 2023)

2.0 Assessment Against Planning Policy

The proposed development has been assessed and evaluated against the criteria set within the following listed policies.

2.1 National Planning Policy Framework

Section 3. Supporting a prosperous rural economy

Para 28 – Supporting a Prosperous Rural Economy

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*

At a time when the country is in an economic downturn, this diversified income has ensured protection of the existing jobs and will also result in new job creation both directly and indirectly.

The extension will also create employment within the construction sector. The economic report estimates that construction will take 20 weeks to complete and will support an average of 20 FTE jobs based on the Construction Industry Training Board Labour Forecasting Tool.

2.2 Local Policy

Site Allocations and Development Management Policies DPD (SADMP)

DM4 - Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

...

...

- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or*
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or ...*

The proposal is for the extension of an existing building at Drayton Grange Farm, which will contribute towards economic growth in the local area as discussed in section 1.3 of this report.

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii) It does not undermine the physical and perceived separation and open character between settlements; and*
- iii) It does not create or exacerbate ribbon development;*
- iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and*
- v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21*

The proposal is for the extension to the eastern elevation of the self storage building at Drayton Barns, Drayton Lane. The extension will be built using the same materials and to the same scale as the existing building. As such, it will not have a significant impact on the openness or character of the surrounding area.

An application for a similar proposal to this scheme was submitted in 2017. Issues were raised over landscaping and as such the application was withdrawn and a substantial tree planting scheme undertaken. This application seeks to address landscaping concerns with a comprehensive landscape and visual assessment report. This summarises that:

Landscape Character

9.5. The proposed development will result in an extension to the existing buildings. The site boundaries are well defined and the existing landscape buffer on the eastern side of the site will be retained.

9.6. The direct impacts of the proposed development will result in direct changes to the site area and would result in the loss of an area of open ground.

9.7. Overall, this appraisal has found that the scale and form of proposed development is likely to have a negligible impact on the landscape character at a National, Regional or Local level.

Visual Amenity

9.8. The appraisal of the existing visual amenity identified that the proposed site is well contained to the south, west and east, with limited, partial longer distance views from the north.

9.9. The primary receptors are likely to be residents in the dwellings on the western side of Church Lane. However, given that the proposed extension is approximately 18m wide and the same length and height as the existing building it is likely that there will be a negligible change in the proportion of buildings in the view. Furthermore, the 15m wide landscape buffer on the eastern side of the site will serve to filter views, and as the planting matures the level of visual screening will further increase.

9.10. Users of the far eastern section of footpath T27 will experience views of the proposed extension. However, given that the proposed extension is approximately 18m wide and the same length and height as the existing building it is likely that there will be a negligible change in the proportion of buildings in the view. Furthermore, the 15m wide landscape buffer on the eastern side of the site will serve to filter views, and as the planting matures the level of visual screening will increase. The evergreen tree line along the northern boundary of the site, adjacent to footpath T27, currently filters views and is likely to completely screen the building as the planting matures.

9.11. The appraisal has found that whilst there may be other glimpsed views of the proposed development from further afield these views are likely to be filtered and/or glimpsed views of a small proportion of the extension and therefore the sensitivity has not been deemed significant.

9.12. Overall, the appraisal has identified that the impacts on visual amenity are likely to be negligible.

DM10 Development and Design Developments will be permitted providing that the following requirements are met:

a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site;

b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

d) The use and application of building materials respects the materials of existing, adjoining / neighbouring buildings and the local area generally;

e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;

f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

The proposal is for the extension of an existing building, where to date the activities undertaken have caused no adverse effect on neighbouring amenities. The site is well screened with the landscape and visual impact assessment highlighting that it will have a negligible effect on the surrounding area. The proposed scale and materials remain unchanged from the existing building.

Existing buffer planting effectively screens the self storage facility from view from the neighbouring village of Fenny Drayton. The level of screening will be enhanced as the buffer planting continues to mature over time.

DM17 Highways and Transportation Development proposals will be supported where they:

a) Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services;

b) Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;

c) Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;

d) That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;

e) Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe. Where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness). All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority

Please see section 4.0 for further detail.

DM18 Vehicle Parking Standards All proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision. Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.

Please see section 4.0 for further detail.

Draft Local Plan June 2021

A draft local plan is currently under consultation.

Within the draft plan it states:

‘Hinckley and Bosworth Economic Portrait

8.4 As a result, to be a sustainable borough of opportunity, the Local Plan will continue to encourage and support the local economy, but also ensure that there is a balance between jobs and housing. The Local Plan aims to support the provision of jobs for the increasing population of the borough and encourage flexible business space that fulfils an increasing demand due to changing ways of working.’

The economic report highlights how important self storage is for small or start-up businesses which need flexibility of space and affordability. Demand for small B2/B8 properties is high but supply is very limited. The Hinckley and Bosworth Borough Council 2020 Employment Land and Premises Study also highlighted that there is virtually no availability for units less than 100 sq.metres.

3.0 Design Component

3.1 Use

The proposal is for the extension of an existing building and as such the use as a self storage facility is already located at the site.

3.2 Amount

The proposed extension will be 926 sq.metres.

3.3 Layout

The layout will in effect mirror the eastern elevation of the original building(s) and only marginally extend towards an existing buffer planting belt providing a logical progression of the existing built form.

The proposed building will have a lower ground level than that of the adjoining agricultural land. The extension will be accessed internally from the existing building on both the ground and first floor, which in turn will be accessed from the existing building's roller shutter door meaning the new extension can also make use of the internal lift and existing yard (shown in the figure on page 2).

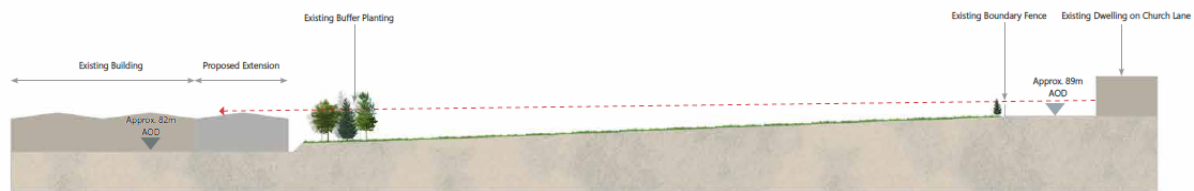
3.4 Scale

The building will measure 6.210 metres to eaves and has a ridge height of 7.400 metres, equal to those of the existing building.

3.5 Landscaping

A landscaping scheme and landscape visual impact assessment accompanies the application. Attention is drawn to the high levels of existing buffer planting to the east of the proposed extension. These already effectively screen the self storage facility from the village of Fenny Drayton. However, in future, the level of screening will be enhanced further as the trees mature.

The figure below, is taken from the landscape visual assessment. It shows that after an additional ten years, the buffer planting will completely obscure the building from view by residents in Fenny Drayton and users of the local footpath network.



TYPICAL SECTION - PROPOSED AT 10 YEARS

3.6 Appearance

The extension will utilise the same materials as were used for the existing building, with slate blue insulated composite panels to the walls and goosewing grey insulated composite panels to the roof.

The building has an agrarian appearance akin to its pre-existing use as an agricultural building prior to the applicant's farm diversification.

4.0 Access Component

Drayton Lane is an adopted Class C road within the jurisdiction of the Leicestershire County Council highways department. The highway has a restricted speed limit of 30mph. The access is made of a bound porous material and to the 6 C's design standards adopted by Leicestershire County Council, being minimum width of 5.5 metres for a distance of at least 10 metres behind the Highway boundary with 6 metres' control radii at its junction with Drayton Lane.

It is important to stress that the levels of vehicle and customer activity at Extra Room Self Storage is very low. The large majority of Extra Room Self Storage customers come to the store to move their goods in, but do not come again until they take their goods out of storage. Many of the enquires and reservations are taken over the phone or via the company website. This minimises the need for vehicular and customer visits to the store. Vehicles visiting the store are typically cars or small light goods vans.

A transport statement compiled by David Tucker Associates accompanies this application.

This concluded that:

‘A review of collision data within the vicinity of the site has identified that there are no existing highway safety issues that would warrant mitigation as part of the scheme.

This TS considers the forecast change in vehicle movements associated with the development proposals and concludes that the scheme would not have an unacceptable impact on highway safety, nor a severe impact on the operation of the road network.’

(Transport Statement for Drayton Barns - March 2023 - David Tucker Associates)

5.0 Conclusion

The proposed development has been assessed against national, regional and local policy during the application stage, and as has been highlighted in this statement, the proposal meets all of the relevant policy criteria considering the positive impact the proposal could have on the local economy.

It is for these reasons that the application should be granted.

Signed.....

Andrew J Large MRICS FAAV

Dated.....