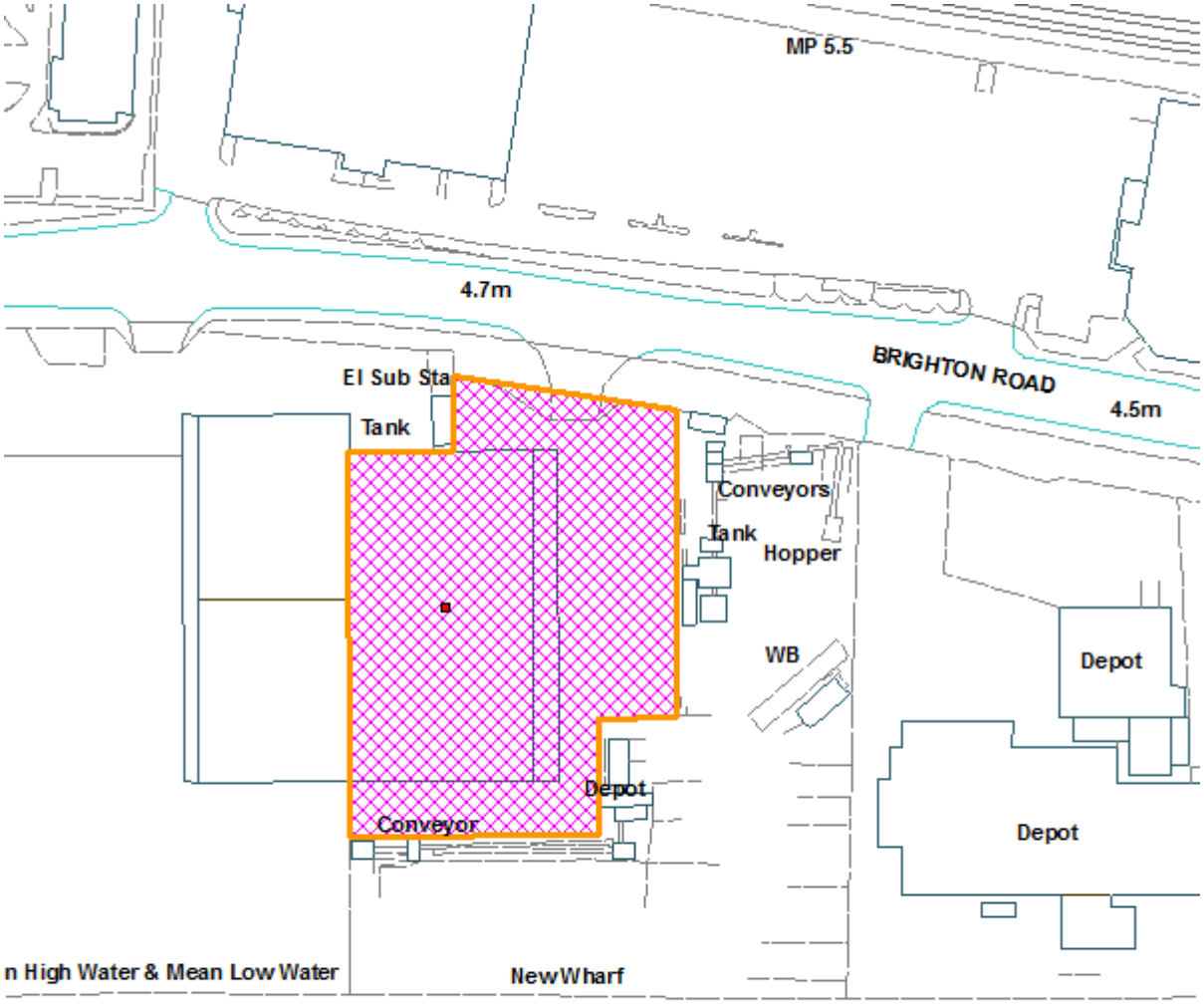
Application Number:	**AWDM/0671/25**	**Recommendation - Temporary Permission**
Site:	**Unit 3 New Wharf, Brighton Road, Shoreham-by-sea**	
Proposal:	**Erection of 35no. external self-storage units (Class B8), refuse store, cycle shelter and reconfiguration of car parking layout**	
Applicant:	Cinch Self-Storage	Ward: St Mary's
Agent:	Jon Dingle Ltd	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

The application relates to land on the south side of Brighton Road. It sits adjacent to the new residential development at Free Wharf to the west and has been vacant since June 2024. Permission was granted earlier this year for recladding the existing warehouse on the site to enable it to be used as a self storage facility by Cinch Self Storage. Work has commenced.

This application seeks permission to install 33no. Individual self storage units, each with a floor area of 13sqm. They are box shaped structures with flat roofs measuring 2.4m high and are finished in grey cladding with blue shutter doors. The units are to be sited along the eastern and southern boundaries.

The application has been amended to reduce the number of units by 2 so that they are set back from the road frontage. A bin store also originally sited close to the frontage has been relocated further back in front of the main building. A small landscaped area has been introduced in the NE corner of the site.

Relevant Planning History

AWDM/0099/16 - Change of use from B1c Light industry to B8 storage (retrospective) - approved with condition restricting opening hours to between 7am and 9pm on any day

AWDM/0886/23 - Demolition of existing warehouse and erection of an 8 storey building and basement, comprising 62 residential units (Class C3) and commercial floor space (Class E), with associated basement parking, access, and landscaping - Committee Resolution in 2023 to grant permission subject to completion of s106

AWDM/0305/25 - Alterations including replacement of existing external fabric with new cladding system to elevations and roof, new curtain wall glazing, removal of existing roller shutter doors, installation of new auto sliding entrance doors, removal of existing overhanging canopy and installation of 2no. canopies over warehouse entrance doors. Replacement of boundary fence with new 2.4m high fencing. New pedestrian gate and auto sliding gate at entrance.

Consultations

West Sussex County Council: The Highways Authority has no objection.

Access and Visibility
The site will utilise the existing vehicular access onto Brighton Road; no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Brighton Road from the existing point are considered acceptable.

A review of the access onto Brighton Road indicates that, there have been no recorded Road Traffic Collisions within the last 3 years as a result of the use of the access point. There is no evidence to suggest that the access and local highway network are operating unsafely.

Network Capacity
The development proposals comprise the provision of 35 drive up storage units located on areas of hardstanding around the site. The development proposals will result in an increase in storage space on site of 455 square metres gross internal area. The TS uses the Trip Rate Information System (TRICS) database to provide an assessment of the existing trips to the site and the proposed trips to the site.
In reviewing the standalone impact, it is evident that the proposed development would have a negligible impact on the operation of the local network.

The National Planning Policy Framework (paragraph 116) indicates that development should only be resisted where the cumulative impact is severe. While the development will potentially see a small increase in the operation of the adjoining highway, the existing use as B8 is duly noted and the proposed development would not see any material change in vehicular activity. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking
The proposed drive-up units will be located along the southern and eastern boundaries of the site. The on-site parking has been reconfigured to accommodate the drive-up units and suit the needs of the self-storage use of the site.
The proposed parking of 12 spaces is considered acceptable. The LHA are not aware that the previous use resulted in excess parking onto Brighton Road; it is considered unlikely that there would be an increase in on-street parking as a result of this proposal.

The site layout has been tracked via swept path diagrams with a Luton van and refuse vehicle illustrated to demonstrate that each vehicle can adequately manoeuvre at the front of the building. The vehicle tracking is shown within the TS Appendix D.

Sustainability
The submitted TS does not assess how users of the site could arrive in more sustainable modes. Brighton Road does have footway links with crossing facilities that lead to the town centre and there are bus stops a short walking distance west of the site. Realistically given the type of use, the majority of visits would be via car or van. However as previously stated the proposal is not anticipated to result in a material increase in traffic movements over the permitted and historic uses.

Condition
Car parking

Adur and Worthing Councils: Public Health: No objections in principle. Proposed hours are reasonable. Require condition to secure details of external lighting.

Surface Water Drainage: No objection on surface water grounds subject to conditions

Representations

Objection received from occupier of Flat 35 Waters Edge Anchor Close:

Is access to the external storage units 24/7 or restricted to sociable hours? As we live directly across the river we are concerned about noise pollution and would anticipate that access is restricted to sociable hours such as 8am to 8pm. If this is not the case we object to the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 8, 15, 28, 36
Shoreham Harbour Joint Area Action Plan 2019 CA7
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The site is within the Shoreham Harbour Regeneration area and Policy CA7 the Joint Area Action Plan and Policy 8 of the Adur Local Plan identify this area as a location for change, with the aim of relocating existing business uses to facilitate redevelopment and regeneration, primarily for the delivery of housing and employment generating uses with modern, high quality design expected. The provision of self storage units is contrary to this policy. However, the applicant has recently invested in the site and has commenced the refurbishment of the existing warehouse. The applicant owns the freehold of the site and plans to operate a self-storage facility for the long term.

It is therefore unlikely that this site will be available for redevelopment in the short term. However, the Council does not wish to prejudice future opportunities for redevelopment by granting a permanent permission for the self storage units and it is therefore proposed that, should the application be considered acceptable in all other

respects, that a 5 year temporary permission only be granted.

In reaching this view, it is noted that the application is not proposing a change of use or redevelopment of the site, rather an expansion of an existing lawful use. The preamble to Policy 8 also allows for temporary uses on a case by case basis:

"It is essential to ensure that the initial phases of development do not compromise the operations of businesses on sites which are unlikely to come forward until later in the process. In accordance with the Shoreham Harbour Interim Planning Guidance, and the Western Harbour Arm Development Brief prior to sites coming forward for redevelopment to alternative uses, planning permissions for continuation of current employment uses may be granted for temporary periods on a case by case basis."

The relevant issues therefore are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area, flood risk and highway considerations.

Visual amenity

The individual units are relatively small and, as amended, are set back from the road. There is a reasonably wide grass verge in front of the site which further helps to reduce their impact and they are to be sited behind a new boundary fence which was approved under a previous application. Negotiations with the applicant have also resulted in the introduction of a small area of landscaping close to the entrance in the NE corner of the site which will introduce some vegetation to an otherwise hardsurfaced area. A bin store has also been relocated away from the site frontage.

The large warehouse will remain the dominant feature of the site and it is not considered that the proposal will result in visual harm to the area.

Residential amenity

The nearest residential accommodation is at Free Wharf to the west. The nearest flat is approximately 17m away from the closest unit, which is to be sited immediately on the western boundary at the southern end of the site. However, the units are small at 2.4m high and will be screened from the flats by an existing tall boundary fence which will also help to reduce noise from the site. The large warehouse will remain the more dominant feature.

Trolleys will be used to transport goods from the owners' vehicles to the units. No forklift vehicles are to be used. The applicant has agreed to opening hours of 7am and 9pm every day to be consistent with the existing restriction on the site. There is no Environmental Health objection to the proposed use and it is not considered that the use will cause unacceptable noise disturbance to nearby residents.

Residents on the opposite side of the river are unlikely to be unduly disturbed by activities on the site. The units face into the site and are likely to provide an adequate screen/noise barrier. 2.4m high paladin fencing on the southern boundary will help to screen the units.

Flood risk and Drainage

The site falls within Flood Zone 3a, allowing for climate change, as referred to in the Shoreham Harbour Joint Area Action Plan (JAAP). The storage use is an existing one and falls within a Less Vulnerable category as defined in the NPPF. The JAAP allows for development in this location, although the proposal is not among the long term uses envisaged, but in flood risk terms is no more vulnerable than potential future commercial uses and less vulnerable than potential future residential ones. As such it is not considered that sequential or exceptions tests are required but that there is a justification for making a permission temporary, so that this does not weaken the aim of the JAAP for comprehensive flood defence along the Western Harbour Arm.

There are no surface water drainage concerns with the proposal subject to the submission of further information to be reserved by condition.

Highways

There are no highway concerns with the proposal. West Sussex Highways have advised that, while the development will potentially see a small increase in the operation of the adjoining highway, the existing use as B8 is duly noted and the proposed development would not see any material change in vehicular activity. Sufficient parking will be provided in the form of 12 spaces.

BNG

The site is exempt as there is no vegetation on site at present. The new landscaped area will improve biodiversity.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans

2. 5 Year temporary permission

3. Hours of use 7am to 9pm every day

4. No lighting without approval and all external lighting to be switched off within 30 mins of operating hours and not switched on again until 30 minutes before re-opening

5. The roller shutter doors on the self storage units hereby approved shall be maintained regularly to ensure they do not create excessive noise.

6. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood

risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed

7. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development

8. Construction Management Plan
9. Construction hours
10. Materials as specified
11. Surfacing material
12. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
13. Landscaping
14. Contamination