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DESIGN & ACCESS SUPPORTING STATEMENT

PROPOSED SELF STORAGE SITE

LAND OFF: BULLBRIDGE HILL, BULLBRIDGE, AMBERGATE, DERBYSHIRE, DE56 2EZ

1. Introduction

This Planning Statement has been prepared in support of a planning application for the change of use of a former car park located at Bullbridge Hill, Ambergate, Derbyshire, within the administrative area of Amber Valley Borough Council.
The application seeks permission for:

- The change of use of the existing former car park to a self-storage facility; and
- The siting of storage containers for domestic and light commercial self-storage purposes.

The proposal represents the beneficial reuse of a previously developed parcel of land which formerly served Stevenson's Dye Works and is currently underutilised. The development will provide a secure and functional storage facility serving local residents and businesses whilst making effective use of brownfield land.

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2. Site Description

The application site comprises a former surfaced car park positioned off Bullbridge Hill, Ambergate. The land historically served Stevenson's Dye Works and therefore forms part of an established industrial and commercial setting.
The site is characterised by:

- Existing hardstanding across the majority of the site;
- Previously developed land with no agricultural or undeveloped greenfield characteristics;
- A commercial and industrial context;
- A railway line immediately adjacent to the site boundary; and
- Existing vehicular access arrangements suitable for continued commercial use.

Given the historic use of the site and surrounding infrastructure, the character of the area is already influenced by transport and employment-related activity.

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3. Proposed Development

The proposal involves the placement of storage containers within the existing hard surfaced area to create a self-storage facility.
The facility will provide secure storage units for domestic and commercial customers. The site will operate on a 24-hour basis, allowing customers flexible access to storage units.

The development is relatively low impact in operational terms and does not involve permanent built structures of significant scale. The proposal largely utilises the existing site layout and hardstanding with limited physical alteration required.
Key components include:

- Siting of storage containers;
- Retention and use of the existing surfaced yard area;
- Security infrastructure including fencing, lighting and CCTV;
- Continued vehicular access from the existing entrance; and
- 24/7 customer access arrangements.

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4. Planning Policy Context

The proposal accords with the overarching objectives of national and local planning policy, particularly in relation to:

- The effective reuse of previously developed land;
- Supporting sustainable economic growth;
- Providing facilities for local businesses and residents;
- Making efficient use of existing infrastructure; and
- Supporting employment-generating uses within established commercial areas.

The National Planning Policy Framework (NPPF) encourages the reuse of brownfield land and supports sustainable economic development. The proposed self-storage use represents an appropriate commercial use compatible with the site's historic function and surrounding context.
At a local level, the proposal aligns with the economic development aims of Amber Valley Borough Council by supporting small business activity and providing flexible storage space for local users.

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5. Principle of Development

The principle of commercial use at the site is well established due to its historic function associated with Stevenson's Dye Works.
The proposed self-storage use is considered appropriate because:

- The site is previously developed land;
- The proposal reuses an underutilised parcel of land;
- The use is low intensity compared with many industrial operations;
- The surrounding railway character reduces sensitivity to the proposed use; and
- The development supports local economic activity.

The proposal therefore represents a logical continuation of commercial activity on the site.

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6. Impact on Residential Amenity

The proposed use is not expected to give rise to unacceptable impacts on neighbouring amenity.
Self-storage facilities typically generate:

- Low levels of traffic movement;
- Limited noise generation;
- Minimal staff presence; and
- Intermittent customer visits.

Although the site will operate 24 hours a day, activity outside normal business hours is anticipated to be limited. The nature of self-storage operations does not involve continuous operational noise, manufacturing, or significant vehicle movements.
Furthermore, the adjacent railway corridor already contributes to the established noise environment in the locality.

Any external lighting associated with the development can be designed to minimise light spill and protect surrounding amenity.

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7. Highways and Access

The proposal utilises the existing access arrangements previously serving the car park use.
The development is expected to generate modest traffic levels, significantly lower than many alternative commercial or industrial uses that could occupy the site.
Customers generally visit self-storage facilities on an infrequent basis and for short durations. The proposal therefore would not result in severe impacts on the local highway network.
Adequate circulation and parking can be maintained within the site.

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8. Visual Impact

The storage containers will be located within an existing commercial and previously developed site. Given:

- The established industrial character of the area;
- The presence of railway infrastructure adjacent to the site; and
- Existing hardstanding and commercial appearance,

the visual impact of the proposal is considered acceptable.
The containers are functional structures commonly associated with commercial environments and will not appear incongruous within the context of the site and surrounding area.

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9. Security and Sustainability

The proposal will bring an underused site back into active use, improving site management and security through:

- CCTV surveillance;
- Controlled access arrangements;
- Perimeter security measures; and
- Increased site activity and oversight.

The reuse of previously developed land also represents a sustainable form of development by reducing pressure on greenfield land.

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10. Conclusion

The proposed change of use of the former car park at Bullbridge Hill, Ambergate, to a self-storage facility including the siting of storage containers represents an appropriate and sustainable form of development.
The proposal:

- Reuses previously developed land;
- Supports local economic activity;
- Is compatible with the site's historic commercial use;
- Will not give rise to unacceptable impacts on residential amenity or highway safety; and
- Represents a low-impact commercial use within an established industrial context adjacent to the railway corridor.

For these reasons, the development is considered to accord with the objectives of national and local planning policy, and planning permission is respectfully requested.
