

MAPLE PARK, FALCONER ROAD, HAVERHILL, SUFFOLK, CB9 7BG
PLANNING APPLICATION FOR THE SITING OF 26 NUMBER STORAGE CONTAINERS

CHANGE OF USE: TO SELF STORAGE (B8)



Planning Supporting Statement
April 2025

THE PROPOSED DEVELOPMENT

- 1.1 This Planning Supporting Statement has been prepared by Hunt Developments Group Limited to accompany an application for the introduction of a new storage site within Maple Park Industrial Estate on Falconer Road, Haverhill. The application seeks permission for a change of use of a small area of land to B8 use and the siting of 26no. storage container units for self-storage.
- 1.2 The proposed development will be completed on an area of unused land within the existing industrial estate, Maple Park Falconer Road Haverhill, CB9 7BG. The applicant is the owner and managing agent of this industrial estate. The applicant purchased Maple Park (formally known as Project Office Furniture) in 2007 and converted the existing rundown property into 18no. modern industrial units for start-up and growing businesses. In September 2019 planning permission for 30no. storage containers was also granted – Application No: DC/19/1379/FUL. In February 2021 planning permission for a further 20no. storage containers was granted - Application No: DC/20/2073/FUL
- 1.3 Access to the proposed development will be from the existing site entrance to Maple Park from Falconer Road.
- 1.4 The proposed development is for change of use of this small area of land to B8 Storage and to allow the siting of 26no. 2.44m(W) by 6.10m(L) x 2.6m(H) storage containers each with a floor area of 14.88sq m. The containers are standard shipping units intended for the secure storage of commercial goods, household items, surplus stock, and other non-hazardous materials. All containers will be uniformly painted dark green, are in excellent condition, and will be positioned at ground level to allow for easy access.
- 1.5 The containers will be free standing with no connection to power, water or gas.
- 1.6 The operation hours for the proposed development will be 07:00 - 20:00 Monday to Friday and from 08:00 – 13:00 Saturday/Sundays Access to the site will be controlled by automatic metal gates at the entrance and exit of the industrial estate which will only allow access during the opening hours.
- 1.7 The total application site measures 0.0546 ha including the parking and access area immediately in front of the container doors.

SITE AND LOCATION

- 1.8 The proposed development site is located within Maple Park, Falconer Road, CB9 7BG which is itself located in a well-established industrial area in Haverhill . The site is located in Flood Zone 1 which is at the lowest risk of flooding.
- 1.9 Maple Park Industrial Estate is mostly bounded by trees and hedgerows. The site also has a metal fence erected around the complete perimeter of the estate. The site access is from the existing site entrance & exit gates from Falconer Road.

SUBMITTED PLANNING APPLICATION

1.10 This planning application consists of the following documents and plans.

Document/plan	Title
Application form	HUNT
Supporting Planning Statement (this document)	HUNT
Location Plan	Re Questa Plan
Site Plans (drawing 7955-WAC-XX-ZZ-DR-C-0001)	Walker Associates Consulting Ltd
Preliminary Ecological Survey	Torc Ecology
BNG Report	Torc Ecology

PLANNING HISTORY

1.2 No previous planning applications have previous been made on the proposed location within the site.

In September 2019 planning permission for 30no. storage containers was granted within the same site on the East boundary – Application No: DC/19/1379/FUL.

In February 2021 planning permission for 20no. storage containers was granted within the same site on the West boundary - Application No: DC/20/2073/FUL

The above storage units are units are 100% occupied and a waiting list for future customers is in operation. Picture of existing units located on the site below.



Existing Containers

2. ASSESSMENT

LOCATION

2.1 The proposed development is located within Maple Park Industrial Estate located on Falconer Road and the site is located within an industrial/commercial area.

DENSITY

2.2 The application involves the siting of 26no. 20ft. x 8ft (6.1m x 2.44m). storage/shipping containers.

LAYOUT, SCALE AND APPEARANCE

2.3 The containers will be positioned in a single row along the south boundary (see Site Layout Plan), with access and parking provided in front of each container accessed via the existing private estate ring road. The proposed storage units will be standard shipping containers, and will all be “one trip quality” and painted in dark green as indicated in the picture one below. Dimensions are 2.45m(W) by 6.10m(L) x 2.59m(H)



Picture One – Standard shipping container RAL Colour 6007

MATERIALS

2.4 The storage containers will be of metal construction, painted green, and will sit on a hard-standing area made up of 150mm 6f2 hardcore topped with 75mm layer of road planings, laid over a geotextile membrane.

TRAFFIC AND ACCESS

2.5 The proposed new storage area will be accessed from the existing site service road which in itself has access and egress from the public highway known as Falconer Road. Both staff and visitors will gain access from the service road into the parking/unloading area. The existing Industrial site operates a one way system with one entrance and one exit to/from Falconer Road.

2.6 Traffic movements to/from the proposed development will be minimal and are unlikely to have any impact or loss of amenity for neighbours. Parking/loading area will be provided within the storage site opposite each storage container.

DRAINAGE

2.7 Surface water run-off from the development will drain through the loose road chippings into the ground and any excess to existing surface water drains and soakaways located within the estate.

RESIDENTIAL & VISUAL AMENITY

2.8 There are no residential dwellings within 300 metres of the application site and the site is surrounded by industrial/commercial use buildings. By virtue of the relevant distances and intervening vegetation there is not considered to be any detrimental impact on the amenity of neighbours.

2.9 ECOLOGY & BIODIVERSITY NET GAIN

An Ecological Impact Assessment (EIA) and a Biodiversity Net Gain (BNG) Assessment have been undertaken for the proposed development at Maple Park, Falconer Road, Haverhill.

The ecological survey confirms that the habitats present on site are of low ecological value, with no significant constraints identified that would prevent the development from proceeding. Mitigation measures, including Reasonable Avoidance Measures (RAMs) for protected species and habitat enhancements, have been proposed to ensure compliance with relevant wildlife legislation and planning policy.

The BNG Assessment, conducted using the DEFRA Biodiversity Metric v4.0, demonstrates that while there will be a total loss of baseline habitats onsite, a programme of offsite habitat creation and enhancement—within land under the same ownership—will deliver a measurable Biodiversity Net Gain of +17.99%, significantly exceeding the statutory 10% target.

Enhancement measures include:

- The creation of new native scrub
- Tree planting
- The installation of bird and bat boxes

Accordingly, the proposed development is considered to achieve a positive ecological outcome, in line with the National Planning Policy Framework (NPPF 2023), relevant local planning policies, and forthcoming mandatory BNG requirements set out in the Environment Act 2021.

3. CONCLUSIONS

- 3.1 This planning application is submitted on behalf of Hunt Developments Group Ltd and seeks full planning permission for the siting of 26 no. 20ft x 8ft shipping containers for the purpose of self-storage.
- 3.2 The principle of container storage in the surrounding area is well established and is meeting a proven local need. The application proposals would therefore enable the sustainable operation of an area of unused land within an existing commercial area. This is backed up by the existing storage containers on site all being fully let/rented.
- 3.3 The application site is well-screened and secure and would generate a low level of traffic movements. As such, the proposal would not lead to any severe adverse impacts in terms of landscaping or the local highway network.
- 3.4 The proposed development complies with both national and local planning objectives.
- 3.5 This Proposal therefore represents a sustainable and suitable development that will meet an identified need. Hence it is respectfully requested that the application will be considered favourably and that planning permission is granted.