

# GENERAL SERVICES

Change of Use



01344 508048

Children's homes



[office@etplanning.co.uk](mailto:office@etplanning.co.uk)

Community Infrastructure Levy



[www.etplanning.co.uk](http://www.etplanning.co.uk)

Residential

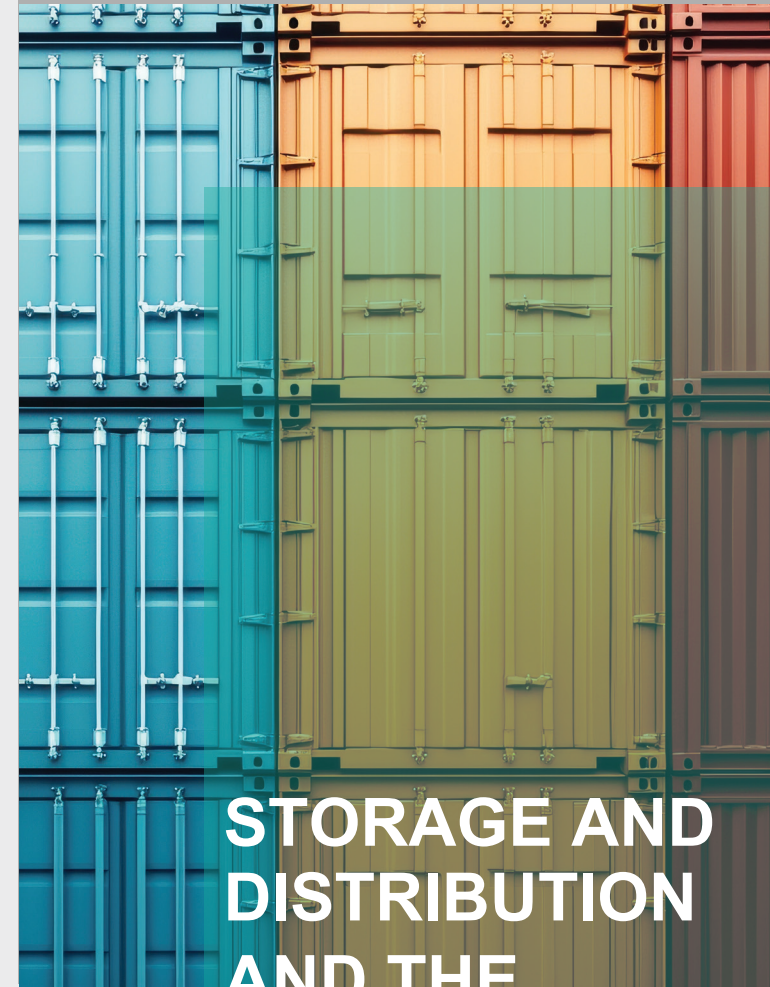


200 Dukes Ride  
Crowthorne  
RG45 6DS

Commercial

HMOs

Land Promotion



**STORAGE AND  
DISTRIBUTION  
AND THE  
PLANNING  
SYSTEM**



## ABOUT US

ET Planning is a leading planning consultancy, committed to providing expert advice and bespoke solutions for navigating the complexities of the planning system across England and Wales. We are vastly experienced in applications to allow for the siting of storage containers. Sites we have worked on range in size from large scale sites with 200 containers to smaller scale agricultural sites that sought to utilise an existing barn, with storage containers situated internally, normally achieved by applying for a change of use of the land to Use Class B8 (Storage and Distribution).

Containers are not classified as buildings; under planning terms they are deemed a 'use of land'. Therefore if you are proposing to site containers on a site that is ancillary to an existing use, you would not need planning permission. Where storage is classified as a use on its own i.e not ancillary to an existing use, then a change of use application would be required to Use Class B8 (Storage and Distribution). If you have multiple uses on a site, an application can be made for a mixed-use site comprising Use Class B8 amongst other uses.

# 8

## STAGES OF SECURING A CLASS B8 STORAGE & DISTRIBUTION USE

HAVE A SITE WITH POTENTIAL FOR  
STORAGE USE? CONTACT US!

INSTRUCT PLANS AND ANY ENVIRONMENTAL  
REPORTS REQUIRED

DRAFTING OF PLANNING STATEMENT

FINALISING PLANS, STATEMENT  
AND ANY EXTERNAL REPORTS

SUBMISSION OF PLANNING  
APPLICATION

POST SUBMISSION DISCUSSION  
WITH COUNCIL OFFICERS

OBTAINING OF PLANNING  
PERMISSION

PROCEEDING TO APPEAL OR  
RESUBMISSION OF APPLICATION

## CASE STUDIES

**Oldham:** Change of use of land from B2 (Vehicle Dismantlers) to B8 (Storage) in Oldham; Permission was granted for the change of use from a vehicle dismantlers to a self storage facility, allowing for the siting of 85 storage containers on underutilised land. ET Planning worked alongside Flood Risk Consultants and Highways Consultants to deliver a favourable outcome

**Telford:** Change of use to B8 (Storage and Distribution) for the siting of 200no. self-storage containers with associated vehicle access and parking in Telford. Permission was granted for a double stacked storage facility allowing for over 200 storage units on a previous industrial site.

