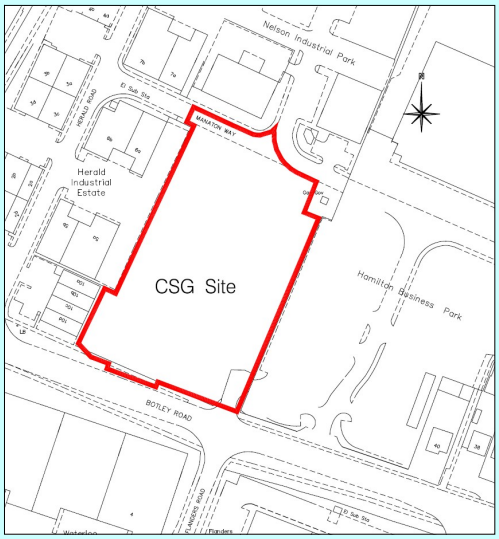


PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR APPROVAL OF RESERVED MATTERS



PROPOSED FLEXIBLE EMPLOYMENT DEVELOPMENT

AT

BOTLEY ROAD, HEDGE END

FOR

HARGREAVES PROPERTIES LTD and LOCKSLEY SECURITIES LTD

RH PC

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CONTENTS

SECTION		PAGE
1	INTRODUCTION	1
2	PLANNING HISTORY	2
3	THE SITE AND SURROUNDINGS	5
4	THE PROPOSED DEVELOPMENT	7
	LAYOUT	
	SCALE	
	APPEARANCE	
	LANDSCAPING	
	BUILDING B	
	BUILDING C	
	OTHER MATTERS	
5	CONCLUSION	11

1.0 INTRODUCTION

1.1 This Statement explains, accompanies and forms part of an application for the approval of reserved matters submitted to Eastleigh Borough Council. The application seeks approval of the Layout and Scale of new flexible employment buildings in respect of which outline planning permission was granted by the Council on 22 October 2007 under reference O/07/60590.

1.2 The outline planning permission authorises the development of land at Botley Road, Hedge End, to provide up to 3732 sqm of flexible business accommodation to be used for purposes within Classes B1 and/or B2 and/or B8 of the Use Classes Order. The two accesses to the development site, comprising a new access to Manaton Way and a relocated access to Botley Road, were approved as part of the outline planning permission. The detailed proposals which comprise this application retain the accesses unchanged as approved.

1.3 An application for the approval of some of the matters reserved by the outline permission was previously submitted. That application, which was approved on 23 January 2009 under reference R/08/64135, related to the Layout and Scale of the development. Landscaping and Appearance was not submitted for approval at that time.

1.4 The application now submitted seeks approval of the Layout, Scale, and Landscaping of the development and the Appearance of 2 of the three buildings proposed. The Scale of the development, in terms of floorspace and height, remains the same as previously approved. The Layout differs in detail from the previous reserved matters approval, but adopts an essentially similar approach, retaining the two access points previously approved to Botley Road and Manaton Way.

1.5 The remainder of this statement describes the context and detail of the proposed development and addresses the planning considerations relevant to the approval of the details now submitted. As the means of access to the site and the scale of the proposed development were approved at the outline stage, a detailed assessment of the transport and related aspects is not required in conjunction with this application.

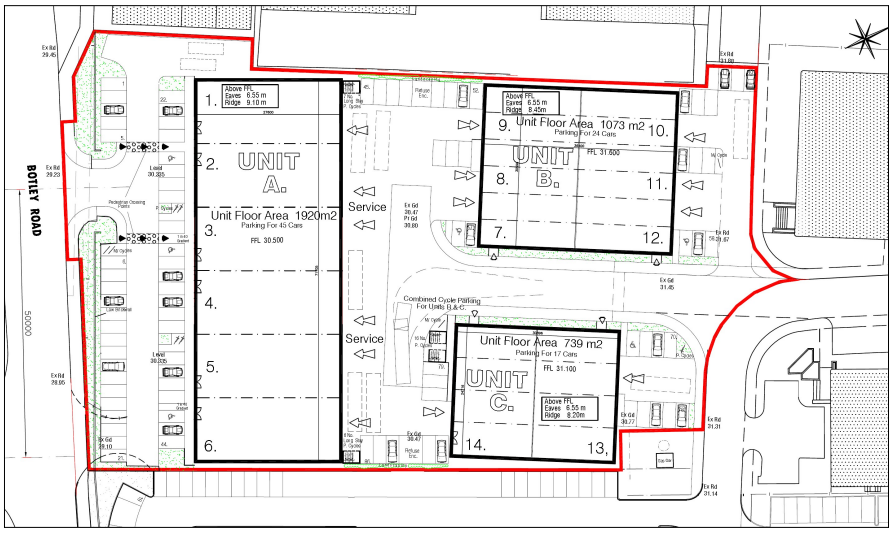
2.0 PLANNING HISTORY

2.1 Planning permission was granted by Eastleigh Borough Council for the redevelopment of the site to provide up to 3732 sqm of flexible business accommodation for occupation for business, industrial or storage purposes (classes B1, B2 or B8 of the Use Classes Order). The description of the development permitted by the planning permission granted under reference O/07/60590 is set out below.

> **Demolition of existing buildings and redevelopment of the site to provide flexible business accommodation (B1/B2/B8) not exceeding 3732sqm of accommodation together with a new access to Manaton Way and relocated access to Botley Road.**
> **Simmons Engineering & Ryvan Site, Botley Road, Hedge End, Southampton, SO30 2JR**

2.2 The outline application included a layout plan. This indicated the position of the two accesses which were approved by the permission granted. The layout shown on that drawing (an extract of which is reproduced below) was illustrative and was not specifically approved by the planning permission granted.

OUTLINE ILLUSTRATIVE PLAN SHOWING APPROVED ACCESSES



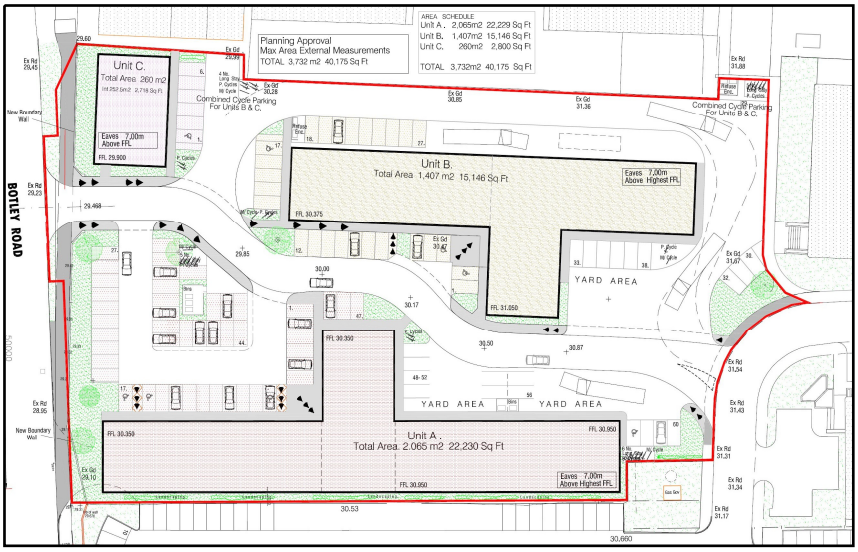
2.3 Condition 3 of the outline planning permission defines the "Reserved Matters", approval of which is to be obtained prior to the commencement of the development. These are :-

a) The site layout;
b) The appearance of the development;
c) The landscaping of the site;
d) The scale of the development.

Condition 2 of the outline permission provided that application for the approval of the reserved matters was to be made not later than 3 years from the date of the permission, ie 22 October 2010.

2.4 In response to the previous reserved matters application (reference R/08/64135), approval was granted to items a) (Layout) and d) (Scale) from the list above. The layout which formed part of that earlier application identified the areas of the site available for landscaping but the detail of landscaping and associated planting was not submitted for approval. Neither were details of the Appearance of the buildings submitted for approval. The layout approved under the previous reserved matters application is illustrated below.

LAYOUT APPROVED UNDER PREVIOUS RESERVED MATTERS APPROVAL (R/08/64135)



2.5 Application has been made for a new permission to replace the previous outline approval, so as to provide a new date for implementation. Nevertheless, the application now submitted is within the time period specified in condition 2 of the outline, and seeks approval of the reserved matters, with the exception of the appearance of the building along the eastern side of the site (building A).

2.6 The Scale of the proposed development, in terms of the amount of floorspace to be provided, was established at the outline permission stage (3732 sqm). This remained unchanged in the previous reserved matters application and in the application now submitted. The Layout which is the subject of this application defines the scale of the development in terms of the plan form of the buildings. Details of the other dimension of "Scale", namely the height of the buildings, is specified on the layout drawing and on the submitted elevations of buildings B and C. The buildings are to be equivalent to 2 storeys in height, as was specified at the outline and previous reserved matters stages. This gives a height above finished floor level to the underside of the eaves of 7m. The form of the roof, and therefore the overall height, of buildings B and C are shown on the elevations provided of those buildings.

2.7 Other conditions of the outline planning permission require details of additional matters also to be submitted for approval, but these are not "reserved matters" as defined. Some of these aspects are integral to the Layout and Scale of the development and are indicated as part of this application. In particular, the ground

floor levels of the buildings and the ground levels of the site [items b) and g) respectively of condition 4 of the outline permission], are indicated on the accompanying drawings for which approval is now sought.

2.8 Conditions 18 (eradication of Japanese Knotweed) and 29 (tree protection) have been previously addressed and discharged by the Council's letter of 28 May 2008.

3.0 THE SITE AND SURROUNDINGS

3.1 The site to which the outline planning permission and this reserved matters application relates extends to 0.94 Hectares. It is located within the built up area of Hedge End, and is part of an extensive business and industrial area. The site lies between Botley Road to the south and Manaton Way to the north. An altered vehicular access has been constructed to Botley Road pursuant to an Agreement under S278 of the Highways Act. This is identical to that approved as part of the outline permission. The location of the site is identified and edged red on the first aerial photograph below.



AERIAL VIEW OF THE APPLICATION SITE PRIOR TO CLEARANCE

3.2 The site was previously occupied by Ryvan Chemicals and Simmons Engineering, two subsidiary companies of the Cleansing Services Group. Approximately 3715sqm of industrial buildings previously occupied the land. These are visible in the aerial photograph above. Extensive areas of hard standing, used for external storage and parking of large commercial vehicles, covered most of the site outside the buildings.



AERIAL VIEW OF THE CLEARED APPLICATION SITE

3.3 Prior to the granting of the outline planning permission the buildings previously existing on the site had been demolished in order to allow remediation of historic contamination to be undertaken, in accordance with a separate planning permission granted for that purpose. The second aerial photograph above illustrates the site in its cleared state, awaiting implementation of the redevelopment approved by the outline planning permission.

3.4 Manaton Way adjacent to the northern edge of the site is a privately maintained industrial access road over which this property has rights of access.

3.5 To the north and to the east and northeast of the application site lie the Nelson Estate and the Hamilton Business Park, both developments having been undertaken by associated companies of the applicant and which provide modern high quality business accommodation of a similar style to that envisaged in this application.

3.6 The development in much of the surrounding area is of a business, industrial, storage and related commercial nature. A significant part of this, apart from the adjacent Hamilton Business Park, is older accommodation of variable quality, both in terms of design and attractiveness to the local business market.

4.0 THE PROPOSED DEVELOPMENT

4.1 The intention in developing the site was stated, at the outline and previous reserved matters stages, to be to provide accommodation which would be flexible both in respect of use and size of unit to meet the requirements of new and growing businesses for high quality premises. Challenging market conditions in recent years have led to implementation of the approved development being delayed. However, a prospective occupier of building C has now been identified, whose specific requirements have necessitated a revision to the layout previously approved, hence this new application for the approval of reserved matters.

4.2 The requirement for the accommodation to be capable of occupation in a flexible way, which was a feature of the outline application, is retained. Within an overall consistency of built form the units within building A can incorporate both single and two storey elements, in a range of sizes able to be occupied separately or in combination. This ensures that units within the development will be attractive to a wide range of potential occupiers for business, industrial and storage activities.

Layout

4.3 Whilst vehicle access is available from both Botley Road and Manaton Way the nature of the layout is such that the access from Botley Road at the southern end of the site is most likely to attract lighter traffic and small size vehicles whilst that at the northern part of the site, via the Hamilton Business Park and Manaton Way is more likely to attract larger vehicles.

4.4 The provision of a link through the site, connecting the two approved access points, enables a layout which provides a convenient pedestrian and cycle link between Botley Road and Manaton Way, thus enhancing access to both the Nelson Estate & Hamilton Business Park.

4.5 Within the site, car parking is arranged in close proximity to the individual units, with spaces identified for use by people with mobility impairments located close to building entrances. Car and cycle parking provision will be incorporated within the site in accordance with the Council's adopted standards.

4.6 Access to and within the buildings will be designed and constructed to meet the mandatory requirements of Part M of the Building Regulations. This will ensure that the accommodation to be provided will be accessible to all, including to wheelchair users. These design details will enable occupiers to fulfil their obligations under the Disability Discrimination Act.

Scale

4.7 The scale of the development to be provided is, in terms of floorspace, defined by the outline planning permission (3,732 sqm). This is closely similar to the

floorspace which previously existed when the site was occupied by Ryvan Chemicals and Simmons Engineering.

4.8 Building C would have 1158 sqm of B8 floorspace of on a single floor, with building B providing a total of 892 sqm of B1 accommodation on 2 floors. Building A, part of which would contain 2 floors, would provide the remaining 1682 sqm of floorspace for purposes within Use Classes B1, B2 and B8.

4.9 The single and two storey elements of building A are to be accommodated within a consistent height. This would provide the ability to accommodate production, storage and other activities requiring greater headroom, as well as those with lesser requirements.

Appearance

4.10 The appearance of buildings B and C forms part of this application, as illustrated on the submitted elevation drawings of these buildings. Approval is not sought, in this application, for the appearance of building A, but the design approach is anticipated to be similar to that successfully adopted in the development of the Hamilton Business Park adjacent. Details of the external materials and colours to be used in buildings B and C are set out in the schedule of materials accompanying this application. The use of brick, areas of glazing, metal cladding and crisp architectural forms and detailing will be attractive to the market and thereby contribute to fulfilling the Council's economic development objectives.

4.11 The adoption of a linear terrace for building A, as previously approved will enable each unit within that building to have its own clearly identifiable and accessible entrance. It will also assist the objective of providing flexibility by allowing the width of individual units to be easily adjusted to suit the floorspace requirements of both initial and future occupiers and if required, a business will be easily be able to occupy adjacent units in response to their business expansion requirements.

4.12 Within this flexible framework the overall floorspace will accord with the outline planning permission and the previous reserved matters approval and will not exceed the 3732 sq m provided for in those approvals.

4.13 The result of the proposed development will be the creation of new, high quality accommodation for business, targeting the current needs of small to medium sized enterprises whilst retaining the ability to adjust to changing occupier demands in future years. The creation of modern, high quality business units will present a much improved appearance to the site, benefiting the street scene

Landscaping

4.14 The landscape plan submitted with the application indicates the specific areas available for planting within the site and the approach to be adopted in each of these. The result will be to provide an appropriate setting for the buildings,

contributing to a high quality appearance, consistent with the commercial nature of the development.

Building B

4.15 As envisaged at the outline stage and in the previous reserved matters approval, this building will face Botley Road and present a 2-storey built form to the street, with its SE corner being largely glazed, to emphasise its prominent location at the entrance into the development. It is anticipated that this building will be occupied for purposes within Use Class B1, consistent with the outline planning permission.

Building C

4.16 Magnet Ltd intends to occupy building C, which has been designed to the specific requirements of that company. Manufactured joinery items such as windows, doors, trade kitchens and other ancillary products are stored in the warehouse of the premises. The range of kitchen units for the trade is limited to around 10, and these are take-away ranges. There is a trade counter area with trade display where transactions take place with builders who are trade account holders and not the general public. Trade customers can purchase and take away trade warehouse goods from the premises.

4.17 The collection of items by trade customers would be wholly ancillary to the storage and distribution (B8) use of the premises and would not amount to a separate element of a mixed use for which separate planning permission would be required. There would, therefore, be no infringement of the terms of condition 6 of the outline permission.

4.18 An ancillary showroom within the building would contain 'real life' displays of kitchens, open to trade account holders and the general public. Customers can view the displays, discuss with staff how the units might be arranged to suit their project and place orders. The kitchens ordered are delivered directly from Magnet's factory to the place of installation customers homes where they are installed. These kitchens are not stored in the warehouse at the premises and no items may be purchased and taken away from the showroom by customers. In this way the nature of the use would not comprise a retail use and would be in accordance with the terms of condition 6 of the outline permission.

Other Matters

4.19 The buildings will achieve stringent standards in relation to environmental performance. New requirements of Part L of the Building Regulations came into force on 1 October 2010, which the development will be required to meet, irrespective of any planning provisions. These measures control heating, mechanical ventilation and air conditioning systems, lighting efficiency, space heating controls, air permeability plus air tightness testing, solar emission, the certification, testing and commissioning of heating and ventilation systems, and requirements for energy meters. In this way, the proposed development will accord

with the objectives of PPS1 and the Council's policy objectives in relation to sustainable development.

5.0 CONCLUSION

5.1 The development of this previously developed urban site as approved in the outline planning permission previously granted, accords with local and national policies and is wholly appropriate. The details of layout and scale now submitted for approval will be wholly appropriate. In particular the proposed development will:-

i) Bring the site back into beneficial use and add positively to the economic and social vitality and well-being of the locality.

ii) Improve the visual appearance of the area and enhance the character of the area.

iii) Make provision on the site for a mix of employment accommodation for B1, B2 and B8 purposes in units of variable and flexible size, thus contributing to meeting important policy objectives in accordance with policy 117.E of the adopted local plan, as well as national policy set out in PPS1, PPG13, PPS4 and other guidance.

iv) Foster economic competitiveness, bringing about the redevelopment of an existing employment site within the urban area incorporating premises for small and medium sized firms, all in specific accord with identified objectives of the local plan, supporting the Council's "Prosperity Strategy".

v) Create a high quality built form, appropriately responding to the setting and context of the site in its layout and scale of development.

vi) Achieve High levels of accessibility to and within the development, by ensuring compliance with Part M of the Building Regulations, enabling occupiers to meet their obligations under the Disability Discrimination Act and accommodating the needs of wheelchair users and others.

5.2 The proposed development would be wholly in accord with the relevant policies of the development plan and the provisions of the outline planning permission granted under reference . By making best use of a previously developed and accessible urban site and incorporating a range of employment uses and with flexibility of unit size the development will also accord with strategic and national planning policies.

5.3 In the light of all these considerations the proposed development will make a positive contribution to the vitality, prosperity and character of this part of Hedge End. Approval should therefore be given to the layout, scale, appearance and landscaping for the development as proposed in this application, pursuant to the outline permission previously granted.