



BOYLE+SUMMERS
ARCHITECTURE AND MASTERPLANNING

CHALCROFT BUSINESS PARK

Burnetts Lane, West End

Design + Access Statement

September 2018



**Document Check**

Author:	Tony Boyle / Stuart Randle
Checked by:	Tony Boyle
Project No.:	15001
Date:	20.08.2018
Revision:	2

Chalcroft Business Park

Contents

01	Introduction	(1)
02	Site Assessment	(3)
03	Planning Policy	(7)
04	Constraints	(10)
05	Development Proposals	(12)
	- Design vision	
	- Organising principles	
	- Overall Masterplan	
06	Full Details Area	(15)
07	Outline Area	(21)
	- Parameters	
08	Access	(24)
	- West Horton Heath context	
	- Travel Plan	
09	Sustainability	(25)



01 Introduction

1

Purpose

This Design and Access Statement ('Statement') has been prepared on behalf of FIP (West End) Ltd in support of a hybrid outline and full application on 3.62ha of land at the Chalcroft Business Park ('Park') for:

- 10,541m² of new commercial floor space (B1b, B1c, B2 and B8, cafe facility)
- demolition of units 10-15 at the Chalcroft Business Park ('Park') on behalf of FIP (West End) Ltd by Boyle+Summers Ltd.

This Statement sets out the site context, describes the site and surrounding areas, and explains the design principles and concepts that have been applied to the full and outline elements of the proposed development. It concentrates on the design aspects of the proposals for new commercial floorspace.

It forms part of a larger suite of technical reports and surveys that have been prepared in support of the hybrid planning application, and considers the conclusions and findings of these reports and surveys in the design proposals. These other technical reports cover matters such as: transportation; biodiversity; noise; landscape and visual impact; heritage; air quality; drainage, sustainability, construction and planning.

This Statement also considers the Pre-application advice provided by Eastleigh borough Council on 17 April and at a meeting on 24 April.

Site context

Chalcroft Distribution Park is situated to the north-east of Southampton between West End and Horton Heath, approximately 5 minutes' drive north of Junction 7 of the M27. From Junction 7 of the M27, access to the site is via Tollbar Way leading to B3354 Burnetts Lane, the main route between West End to the south and Horton Heath and Fair Oak to the north.

The Park is located on the western side of Burnett's Lane, adjacent to the Eastleigh / Fareham railway line, with Southampton docks about 10km to the west and Portsmouth ferry port about 30km to the east.

The Park comprises a mix of commercial units, with the present focus on storage and distribution floor space. The commercial units are located on either side of an internal site access road. There are also areas of hardstanding between the buildings, and a small solar farm within the Park on its northern edge. The property is bounded on all sides by a screen of trees and vegetation, which is well established.

The plan opposite shows the site in its wider context as well as the full and outline areas within the application site.



- Application site:
3.62ha
- Full details area:
1.45ha
- Outline area:
2.17ha



02 Site Assessment

3

Site description

The Application site area extends to some 3.62 hectares, of which 1.45 is presented for full approval and 2.17 hectares for outline approval.

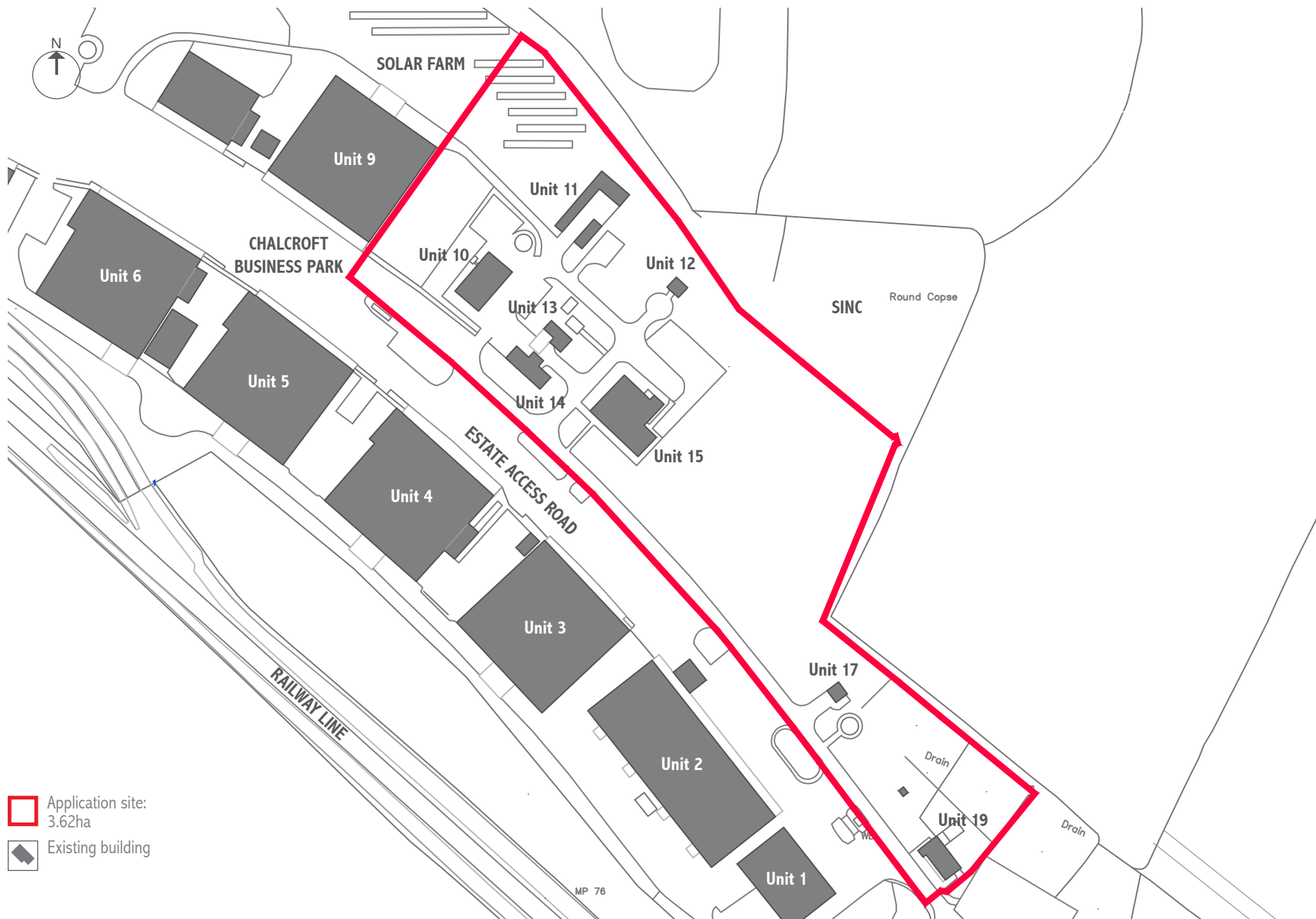
Accessed from Burnetts Lane, it is formed of largely undeveloped land in the north-eastern part of the Park, comprising a number of existing commercial units, hardstanding areas and associated infrastructure (eg. water tanks, gas governor). There are a few small trees on site.

The eastern boundary is formed by the existing security gate and lodge to the Park and the southern boundary by the estate access road. A block of woodland contains the site to the north which is recognised for its environmental importance as a Site of Importance for Nature Conservation (SINC). The eastern elevation of Unit 9 and adjacent solar farm form the western boundary.

The site is relatively flat lying between 19m-22m AOD.



View into Chalcroft Business Park from outside the existing security lodge



- Application site:
3.62ha
- Existing building

Application site



Security lodge to the Park (to be demolished)



Security lodge store and watertank (to be demolished)



Weighbridge (to be retained)



Unit 15 to the north of the estate road (to be demolished)



Woodland backdrop (SINC) along the northern boundary



Unit 11 (to be demolished) looking east



Unit 10 (to be demolished)



Estate access road looking east



Unit 2 south of the estate road



View of the Park (largely screened by vegetation) on elevated land to the east of Burnetts Lane behind the row of detached properties



03 Planning Policy

7

This section of the Statement describes relevant design related planning policy at the national and local levels. The submitted Planning Statement by Strutt & Parker contains a comprehensive assessment of planning policy and issues.

National

National Planning Policy Framework (NPPF, 2018)

At the heart of the NPPF is achieving sustainable development. Paragraph 8a) states that the economic objective of planning is “to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”

Paragraph 80 confirms that planning policies and decisions should help “create the conditions in which businesses can invest, expand and adapt.”

Paragraph 82 acknowledges that planning policies and decisions should also “recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).”

The proposals to expand Chalcroft Business Park with a mix of complementary research and development (B1b), light industry (B1c), general industrial (B2) and storage and distribution (B8) activities is in full accordance with these objectives.

Paragraph 117 requires development to make effective and efficient use of land.

Paragraph 122 goes on to say that planning policies and decisions should support appropriate densities, taking into account local market conditions, viability, the availability and capacity of infrastructure and services, the desirability of maintaining an area's prevailing character and setting and the importance of securing well-designed, attractive and healthy places.

On achieving well designed places paragraph 124 acknowledges that “the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Paragraph 127 sets out the following six requirements for new development:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 170 requires new development to contribute to and enhance the natural and local environment by protecting valued landscapes and sites of biodiversity.

Local

Eastleigh Borough Local Plan review (2001 - 2011)

Adopted in 2006 there are a number of design policies applicable to the site (listed below). However, it is worth noting that local conditions and circumstances have changed considerably since the adoption of the Local Plan Review. These include new significant development at West Horton Heath and the improved transport connections at Burnetts Lane. Refer to Policy WE.1 of the emerging Local Plan for evidence of the change in approach to Chalcroft Business Park and the submitted Planning Statement for more details.

- 17.CO Extension of authorised commercial uses in the countryside
- 18.CO Protection of the landscape
- 19.CO Protection of landscape features
- 23.NC Protection of Sites of Importance for Nature Conservation
- 34.ES Energy and climate change
- 37.ES Renewable energy and efficient use of resources
- 59.BE Design criteria
- 63.BE Car park design
- 100.T Transport and new development

- 117.E Existing employment sites
- 118.E Redevelopment of existing employment sites
- 123.E Chalcroft Distribution Park**

Eastleigh Borough Local Plan 2016 - 2036

The emerging replacement Local Plan was published for consultation in 2016. Policies applicable to the site include:

- S1. Delivering sustainable development
- S4. Employment provision
- S7. New development in the countryside
- S12. Transport infrastructure
- DM1. General criteria for new development
- DM2. Environmentally sustainable development
- DM3. Adaptation to climate change
- DM11. Nature conservation
- DM13. General development criteria - transport
- DM14. Parking
- DM15. Safeguarding existing employment sites
- WE1. Chalcroft Business Park, Burnetts Lane, West End**

A copy of Policy WE1 is provided opposite. An extract of the Proposals Map which shows the Park and emerging planning policies is provided overleaf.

WE1, Chalcroft Business Park, Burnetts Lane, West End

Proposals for the alteration, extension, change of use or redevelopment of existing land and buildings within the Chalcroft Business Park (as defined on the policies map) for class B1b, B1c, B2 and B8 uses will be permitted if all of the following criteria are met:

- i. a new road is built as shown on the policies map to serve the Chalcroft Business Park and the new development west of Horton Heath; and
- ii. development would not adversely affect the adjoining Round Copse or Chalcroft Business Park sites of importance for nature conservation.

A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.

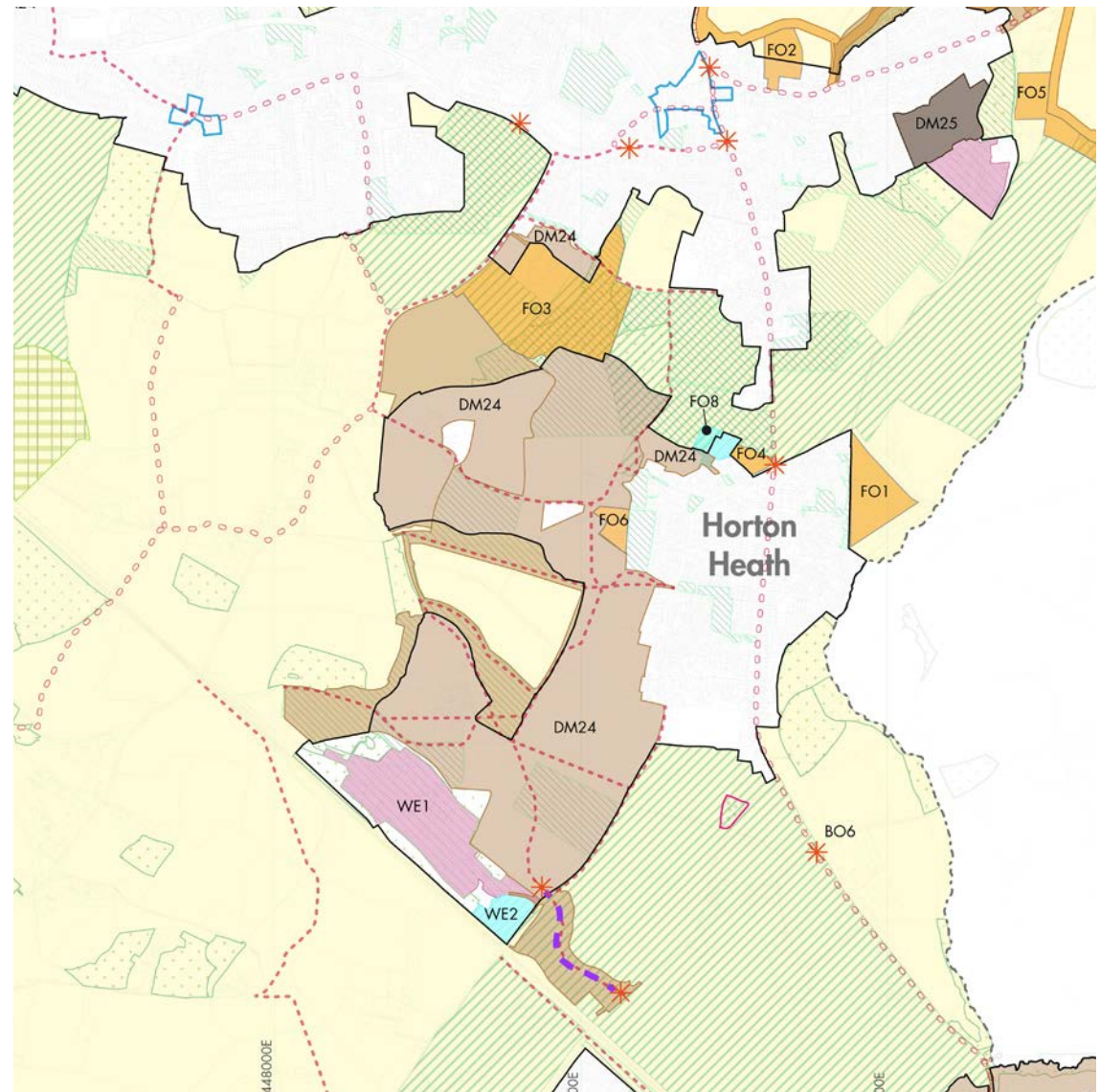
Quality Places Supplementary Planning Document (2011)

This SPD contains a number of key principles for development related to employment:

1. Access to local facilities and public transport
2. Integrating with movement networks
3. Analysis of context
5. Legibility
6. External space
7. Boundary structures
8. Underground services
12. Access within the site
13. Parking
14. Waste, recycling and storage
15. Design of buildings and materials
16. Continuity and enclosure of space
17. Flexible internal space

The above planning policies have been considered in developing proposals for the Park.

- WE1 Existing employment
- Proposed employment
- ✱
 Junction improvements
- ✱
 Proposed new road
- Strategic footpath/cycleway/bridleway
- Urban edge
- Housing sites + residential-led mixed use developments with planning permission
- Proposed housing + residential-led mixed use
- Countryside
- Local nature conservation designation



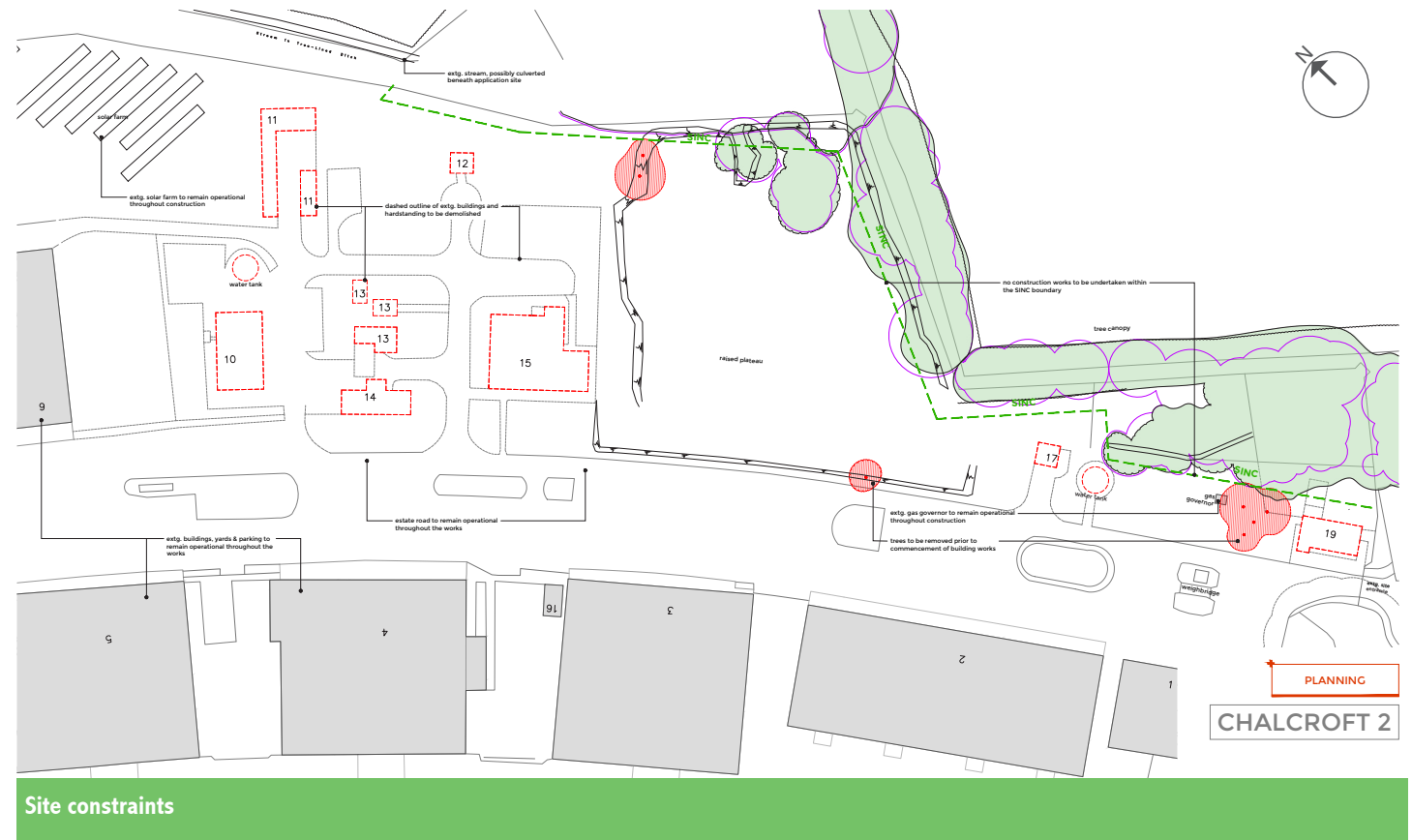
Local Plan 2016 - 2036 Proposals map extract (North)

04 Constraints

The major features impacting on development of the site within the Park include:

- Round Copse / SINC and the requirement for an appropriate buffer zone
- Root Protection Zones of the mature trees along the northern boundary of the site
- Need to keep the estate road and access to existing buildings, yards and parking, as well as the solar park and gas governor operational throughout construction works

Other than this there are no major constraints to development. A number of existing buildings and hardstanding areas will be demolished as part of the proposals (Units 10-19, 1,860m² of existing floorspace).



- | | |
|---------------------------------------|----------------------------------|
| Application site: 3.62ha | Root Protection Zones |
| Buildings to be demolished | Tree canopies |
| Hardstanding kerbs, etc to be removed | SINC |
| Buildings to be retained | Trees to be removed (Category C) |



Proposed buildings to be demolished on site

05 Development Proposals

Design Vision

“For Chalcroft Business Park to flourish and expand as an attractive commercial destination in a park setting. A mix of well designed research and development, industrial and warehouse buildings will complement land uses and new development emerging as part of the wider development at West Horton Heath, as well as strengthening the existing offer at the Park.”

Organising principles

The overall aim has been to create well designed, accessible and pleasant workplaces within the Park.

The key principles shaping the proposals are:

Efficient + effective use of land

The layout promotes an effective use of presently underused and undeveloped land, taking into account local market conditions and viability with respecting and safeguarding the environment and neighbouring ecological assets (Round Copse / SINC).

Ease of movement + legibility

Buildings that are easily accessible by foot, cycle, for servicing vehicles and the car. Users can easily access the site and find their way around - there is a clear logic and structure to the layout. The site is well laid out and integrates pedestrian movement with vehicle movement and parking.

Character, quality and continuity

Buildings and landscape that display a positive relationship with the wider Park, services, facilities and landscape setting. Materials and the detail of external spaces and buildings create a coherent and attractive whole.

Diversity

Buildings that contribute to the success of the Park and this part of Horth Heath by providing, adding to, and supporting a mix of complementary commercial uses.

Sustainability

Buildings that are energy efficient through their design, both during construction and occupation - targeting a BREEAM 'Very Good' rating. Biodiversity is conserved, recognising the value of existing landscape features, such as the adjacent Round Copse / SINC.

Adaptability

Buildings that are able to accommodate changing requirements, including responding to changing market forces practically and cost effectively.

Management

Buildings that are designed to accommodate systematic management and management regimes so that quality and consistency are maintained.