

Design and Access Statement in Support of the
Planning Application for an Extension to an Existing Storage Building

at

CHICKENHALL LANE PREMISES

on behalf of the

Prysmian
Group

November 2022

1.0 Introduction

1.01 This document is prepared in support of the application to Eastleigh Borough Council for planning consent to extend an existing industrial storage building on the Prysmian site off Chickenhall Lane, Eastleigh.

1.1.0 Submission Team Summary

1.1.1 Scheme Title:
Extension to an existing industrial building used to store finished good products (Optical fibre cable connection accessories etc) that are awaiting to be dispatched to Prysmian's Customers.

1.1.2 Applicant:
Prysmian Cables and Systems Ltd, Chickenhall Lane, Eastleigh, Hampshire, SO50 6YU.

1.1.3 Agent:
TKLS Architects, Unit 7, Basepoint Business Centre, Winnall Valley Road, Winchester SO23 0LD.



*Aerial view of Prysmian premises showing scale, extent and context of site.
Photograph © Google Maps.*

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- 1.1.4 Prysmian UK is part of a global operation active in the development, design, manufacturing, supply and installation of a wide range of cables for the most diverse applications in the energy and telecommunications sectors. The group has a global presence in 50 countries with 104 plants and 29,000 employees. In the UK Prysmian manufactures for the energy market, cables from low to high voltage, components, and high voltage accessories. For the Telecommunications market it manufactures optical cables and fibre accessories. Prysmian Cables & Systems is the UK's largest domestic manufacturer of energy and telecommunications cables and systems to service home and export markets.
- 1.1.5 The north and eastern sides of the Prysmian facility are bounded by Chickenhall Lane with agricultural land and a sewage treatment facility beyond. To the west is a railway line and sand and gravel distribution facility whilst to the south is a rail maintenance facility with associated buildings.
- 1.1.6 The complex has been zoned for industrial purposes in development plans from the early 1950's and since 1965 numerous developments have been granted planning consent. The principle of this proposal therefore complies with the established use of the site from the point of view of development control.
- 1.2.0 Recent Planning History**
- 1.2.1 F/21/91693 - Erection of 2no. buildings for ancillary storage use.
Approved 10.01.2022.
- 1.2.2 F/20/89322 - Erection of detached building to be used for testing and inspecting electrical cables.
Approved 15.01.2021.
- 1.2.3 F/20/87483 - Erection of detached building to be used for testing and inspecting electrical cables.
Approved 22.04.2020
- 1.2.4 F/20/87339 - Proposal Construction of a new raised pre-fabricated switch house container. Approved 20.03.2020.
- 1.2.5 F/16/78243 – Erection of 2.4m high perimeter fence.
Approved 10.05.2016.
- 1.2.6 F/15/76627 - Extension to existing high voltage test laboratory.
Approved 27.07.2015.
- 1.2.7 F/14/75654 - Installation of storage building.
Approved 13.02.2015.
- 1.2.8 F/12/71504 - Raising of part of roof by 2.6m.
Approved 07.11.2012.
- 1.2.9 F/11/69449 - External alterations and partial raising of ridge height from 8.5m and 12.5m to 20m to form high voltage test laboratory.
Approved 03.10.2011.

2.00 The Proposal

- 2.01 This Design & Access Statement is prepared in accordance with guidance provided in The National Planning Policy Framework 2021. It should be read with reference to drawings numbers 221017/01 through 03 prepared by TKLS Architects Limited that accompany the planning application together with drawing 21117-20 prepared by RJ Watkinson and a Tier 1 Preliminary Risk Assessment under Land Contamination: Risk Management (LCRM, the current government guidelines for investigation of contaminated land) prepared by Ramboll UK Limited.

Design

Use

- 2.02 The proposal is to extend an existing industrial building used to store finished good products (Optical fibre cable connection accessories etc.) that are awaiting to be dispatched to Prysmian's customers. There will be no change of use to the current industrial production processes, operating hours (24 hours per day, 7 days per week) or ancillary tasks. Accordingly, there will be no increase in staff numbers (currently 594 full time and 21 part time) nor the requirement to increase the existing parking facilities of 502 car spaces, 4 disabled spaces, 30 motorcycle spaces and approximately 150 bicycle spaces.

Amount of Development

- 2.03 The nature of the proposal that necessitates the submission of this planning application is such that an extension with a gross external area of 1225m² will be created.
- 2.04 Previously Prysmian's main customer was ordering large batches of single product references that could be dispatched as soon as they were manufactured. They are now encountering a new market profile, where several customers purchase batches of products with a high variety of references. As the orders are for smaller batches, they do not fill the dispatch lorries used by Prysmian. Therefore, to avoid increasing vehicle movements to and from the site, the products require storing whilst waiting for a full batch to be completed prior to being dispatched.
- At the time of the previous assessment of storage required, permission was granted for a 1075m² industrial storage unit. However, since the erection of this unit, Prysmian are now receiving more orders from their customers for smaller batches and therefore need to increase the on-site storage capacity for finished goods prior to dispatch to avoid increasing the number of HGV movements to and from the site.

Layout

- 2.05 The existing storage unit was sited to make best possible use of available space on the Prysmian site and located adjacent to the manufacturing factory for easy access.
- 2.06 The extension is to the south of the existing building on a made-up grassed area. The existing gravel margins will be extended to provide fire access paths and maintenance access. In addition, a short hardcore road linked to an existing hardcore access road will be provided for emergency vehicle access. All major vehicle movements will continue to use the concrete apron and roller shutter door provided to the existing storage unit.



South elevation of existing Spaciotempo storage building onto which the proposed extension is to be added

Scale

- 2.07 The extension will be 40m in length and have the same profile as the existing unit with a 6m eaves height and 11.7m ridge height.

Landscaping

- 2.08 The extension is to be sited on an existing made-up grassed area. The extension will be screened from public view by the existing trees and vegetation along the Chickenhall Lane boundary.
- 2.09 There is no significant vegetation on the site of the extension and any vegetation to be removed are incidental and unremarkable specimens.

Appearance

- 2.10 The extension is of prefabricated nature as the original unit allowing for quick and efficient delivery, limiting the number of vehicle movements and will be provided and erected by Spaciotempo.
- 2.11 The building materials are as follows:
Frame – Aluminium
Walls – 40mm insulated metal sandwich panels. Colour – Goosewing Grey.
Where possible, the existing wall cladding removed from the southern elevation of the existing unit will be re-used
Roof and Gables – PVC coated polyester flame-retardant fabric and thermo insulation. Colour – White.
Pedestrian Doors – Galvanised steel. Colour – Grey to match existing.
Roller Shutter Door - Steel. Colour – Grey to match existing.
Rainwater Gutters and Downpipes – Aluminium. Colour – Grey to match existing.



.North elevation of existing Spaciotempo storage building

Sustainability and Drainage

- 2.12 As the extension is for storage only, it will not be staffed full time and will therefore be unheated as the existing unit. It will however have minimal insulation properties to provide protection to the stored finished products. It will be provided with lighting, power and alarm systems to aid Prysmian processes and for safety and security purposes

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- 2.13 There is no requirement for foul drainage and rainwater will be connected to the existing surface water system via drainage channels. Refer to RJ Watkinson drawing 21117 – 20.

Context

- 2.14 The surrounding buildings within the vicinity of the application site are all of an industrial nature which have, over the lifespan of the facility, been added to, adapted or extended on several occasions.
- 2.15 The proposed development does not affect the employment choice or range of premises and as the building use is not being revised it will have no impact upon the employment base of the Borough.
- 2.16 The Prysmian site is in close proximity to Southampton International Airport and any development must be considered in relation to aircraft safety. However, the proposed fence is substantially lower than the surrounding and adjacent buildings.

Planning Considerations

- 2.17 The site is identified as an existing employment site in the adopted local plan.
- 2.18 It is not thought that the application proposals have any relevance to the planning policies of the local council or the adopted local plan.
- 2.19 This application is not for a change of use class or an office development and thus satisfies the intention of policies E6 and S4 (use classes B2 and B8) of the adopted local plan.
- 2.20 Policy DM15, safeguarding existing employment sites confirms the Borough Council will permit 'the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses'

Access

- 2.21 The nature of the application is such that access facilities will not be affected by the development given that the proposal is for storage only and will not require an increase in the number of employees on the site. Therefore, all car parking Policy DM14), vehicle access routes and pedestrian walkways will remain as existing. The proposed extension will not impact on the transport issues outlined in the local plan as Prysmian recognise the need to provide storage facilities for finished products to ensure increased HGV transport is not required.

3.00 Concluding Statement

- 3.01 As noted above, Prysmian are now encountering a new market profile, where customers are ordering smaller batches of products. Because of this, Prysmian recognise that to ensure increased HGV transport is not required, they need to provide short term storage for finished products until there is sufficient quantity to fill the dispatch vehicle.
The proposed extension to the storage building will enable Prysmian to continue to adapt and operate efficiently to meet the new commercial demands of their customers.

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