

Application Number: F/22/93417
Case Officer: Summer Sharpe
Received Date: 12 July 2022
Site Address: Unit 2, Strategic Park, Comines Way, Hedge End
Applicant: F&C Commercial Property Holdings Limited
Proposal: Change of use of B1(a) office space, B1(b) research and development and B8 storage space into class E(g) and B2/B8 general industrial / storage or distribution space. Installation of new sectional shutter and pedestrian doors on the south elevation and photovoltaic panels on the roof. Associated external alterations to include relocation of external plant, erection of an acoustic fence, and landscaping. (amended description)
Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered:

- Location Plan 22009-A-PL-001 Rev A
- Block Plan 22009-A-PL-002 Rev A
- Existing Floor Plans 22009-A-PL-006 Rev A
- Existing Elevations 22009-A-L-007 Rev A
- Proposed Site Layout 22009-A-PL-010 Rev A
- Proposed Floor Plans 22009-A-PL-011 Rev A
- Proposed Elevations 22009-A-PL-015 Rev A
- Biodiversity Enhancement Plan 22009-A-PL0016 Rev A
- Site Habitats Plan 22009-A-PL-017 Rev A
- Boundary Treatments Plan & Acoustic Fence Details 22009-A-PL-018 Rev A
- Cooling Plant & Enclosure Details 22009-A-PL-019 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the occupation of any new occupier falling within B2 usage (now and all future occupiers) of Unit 2, a noise management strategy shall be submitted to and approved in writing by the Local Planning Authority. This

strategy shall include details of how the following matters shall be addressed to mitigate the impact of the use on nearby residential amenities and ensure that noise (Rating Level according to BS4142: 2014) is at least five decibels below the Background Noise Level when measured from the southern boundary of the application site:

- (a) nature of activities/ operations taking place (internally and externally)
- (b) operating hours
- (c) nature, times and frequency of deliveries (and other related vehicle movement)
- (d) any other potential noise generating sources/ activities.

The agreed details shall then be implemented in full for the lifetime of that occupier.

Reason: To protect the amenities of the neighbouring residential properties.

4. The development hereby approved shall be used only for the purposes of office, light industrial and storage and distribution (Classes E(g), B2 and B8) use of the Schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.

Reason: In the interests of highway safety and local amenity.

5. The recommendations set out within the Ecology Considerations & Enhancements and as shown on plans referenced: Biodiversity Enhancement Plan 22009-A-PL0016 Rev A and Site Habitats Plan 22009-A-PL-017 Rev A, shall be implemented in full prior to the development being brought into use and thereafter maintained in perpetuity.

Reason: To safeguard protected species and to enhance biodiversity.

6. No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the neighbouring residential properties.

7. Prior to first occupation of the development hereby permitted, the acoustic fencing shall be implemented in accordance with plan referenced: Boundary Treatments Plan & Acoustic Fence Details 22009-A-PL-018 Rev A. The acoustic fencing shall be retained for the lifetime of the development.

Reason: To protect the amenities of the neighbouring residential properties.

INFORMATIVES:

Note to Applicant:

In accordance with paragraph 38 of the National Planning Policy Framework

(July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report

1. This application has been referred to Committee by Councillors Garton, House and Pretty.

Site Characteristics and Character of the Locality

2. The application site comprises a detached industrial unit (Unit 2), located to the east of Comines Way, and south of Charles Watts Way (A334). This application solely relates to Unit 2, however there is also another industrial unit (Unit 1) approx. 60m to the south of Unit 2. Both units are served and accessed by Comines Way via the Kanes Hill Roundabout. The units have associated parking and yard areas and are surrounded by vegetation. However, there are no alterations proposed to Unit 1. The site falls within designated countryside and settlement gap within the adopted Local Plan.
3. To the south of the application site and Unit 1 are residential properties along West Road and Upper Northam Drive, and further east is the M27 motorway. The closest neighbouring residential properties are those along the northern boundary of West Road, which are approx. 25m away from the rear elevation of Unit 1, screened by close boarded fencing and vegetation. Unit 2 is however located approx. 200m away from the residential properties (along West Road).

Description of Application

4. The application proposes a change of use of unit 2 from class B1(a) office space, B1(b) research and development and B8 storage space to:
 - Class E(g) and B2 (general industrial)/ B8 (storage or distribution space).
 - The installation of new sectional shutter and pedestrian doors on the south elevation and photovoltaic panels on the roof.
 - Associated external alterations to include relocation of external plant, erection of an acoustic fence, and landscaping.
5. It should be noted that the description has been amended during the process of the application (and was re-consulted upon). This amendment inserted the B8 usage into the description to reflect the established use of the site. As will be expanded within the planning history section and background section of this report, both units currently have the ability to operate under the use classes B1(a), B1(b) and B8 usage.
6. The application proposes a change of use within the existing footprint of unit 2. The amount of former B1(a) use (office) and B1(b) (research and development) would slightly increase and would now be formally classified as

Class E(g) (uses which can be carried out in a residential area without detriment to its amenity) following recent changes that were made to the Use Classes Order. This class is further broken into sub-categories E(g)(i) offices to carry out any operational or administrative function, E(g)(ii) research and development of products or processes, and E(g)(iii) industrial processes). Further, there would be an introduction of B2 (general industrial), as well as still seeking to retain a flexible usage including B8 (storage or distribution) floorspace.

7. In addition to the change of use, there are external alterations proposed to unit 2 and these comprise: the installation of 5no. sectional shutter doors and 5no. pedestrian doors on the southern elevation, and the installation of photovoltaic panels on the roof. The application also proposes the removal of the existing redundant cooling plant to the north and south of the existing building and its replacement with a new cooling plant to the north-western corner of the unit, which would be bound by metal palisade fencing, measuring approx. 2m in height. A 3m high acoustic timber fence is also proposed to be situated along the south-western boundary of the site.
8. The proposed changes are intended to allow a more flexible commercial use of unit 2 to attract a wider pool of potential businesses. There is no intended end user to occupy the unit at present and the application should be assessed in terms of the impact of the changes to the uses of the building and the physical changes proposed based upon the submitted information provided to support the scheme.

Relevant Planning History

9. PN/22/93982
Prior notification for the installation of 1,021 roof mounted photovoltaic panels on non-domestic building.
Prior Approval Granted (November 2022)
10. F/11/68675
Two-storey rear extension to existing research and development industrial facility, new internal mezzanine floor to existing building and new plant compound, parking area, landscaping and cycle enclosure
Permitted (5 January 2012)
11. F/07/60963
Installation of 1no. cycle shelter.
Permitted (November 2007)
12. Z/32223/013/00
Construction of temporary car park for 100 cars and formation of

embankment to north and south.
Refused (November 2002)

13. Z/32223/010/00
Extension to mezzanine floor for office use class B1 and installation of windows on east and south elevations on Unit 2.
Withdrawn (January 2003)
14. Z/32223/009/00
Installation of three chiller units between industrial Units 1 and 2.
Permitted (December 1997)
15. Z/32223/008/00
Siting of portable building for use as security gate house.
Permitted (February 1998)
16. Z/32223/007/00
Construction of security guard gatehouse.
Permitted (August 1997)
17. Z/32223/006/00
Siting of 13 satellite dishes to the east of Unit 2.
Permitted (June 1997)
18. Z/32223/005/00
Change of use of 1,234square metres of production space in Unit 2 to offices.
Permitted (May 1997)
19. Z/32223/004/00
Change of use of existing production space and addition of first floor mezzanines for office use. Alterations to elevations and external staircase, new car parking within service yard, re-siting of sprinkler tank, and new pump house and plant store.
Permitted (November 1996)
20. Z/32223/002/00
Siting of sprinkler tank and pump house.
Permitted (October 1995)
21. Z/32223/001/00
Reserved matters pursuant to application 32223, including external

appearance, layout and details of roads, footpaths, drainage, street lighting, enclosures, levels, sound insulation, storage of refuse and materials.
Approve the Reserved Matters (June 1995)

22. Z/32223/000/00

Outline: Redevelopment of land to provide 9,568.9sq.m (103,000sq.ft footprint, including an allowance for first floor office accommodation of 10,260sq.ft) of industrial and warehouse floor space (B1c and B8) together with new access, parking and landscaping.
Grant Outline Permission (April 1995)

Representations Received

23. 15no. Objections summarised as follows:

- Noise; generators/ air conditioning units/ lorries,
- Distribution centre would not be suitable in the residential area,
- Traffic; comings and goings,
- Concern about amount of parking provisions;
- Dust, emissions and pollution,
- Night-time operations.

Consultation Responses

24. Parish Council

Objection.

On the basis of the increase in traffic in addition to the existing distribution centre on the site. Concerns were raised regarding the air quality and littering by the previous occupants of Unit 1. No objection to the photovoltaic panels.

25. Eastleigh Borough Council Ecologist

No objection.

25 October 2022 Comments (following additional information):

I have reviewed the documents including Ecology Considerations Enhancements (20 October 2022), Site Habitats Plans (August 2022), and Biodiversity Enhancement Plan (August 2022). Three new trees, a wildflower turf or seeded patch in place of the existent redundant cooling plant, a log pile, a bird box attached to an existing tree are proposed in the northern part of the site, with a further bat box and a bird box attached to existing trees on the eastern boundary. This is all satisfactory and can be conditioned. No further ecology concerns

1 August 2022 Comments:

Due to the potential for nesting birds and bats to be using this site, a

Preliminary Ecological Appraisal (PEA) is required. Biodiversity enhancements in accordance with national and local policy will also be required. Appropriate enhancements must be recommended in the PEA report.

26. Eastleigh Borough Council Environmental Health

No objection.

12 December 2022 Comments (following additional information):

According to the lorry movements used in the noise impact assessment, the noise predicted from these and fixed plant and equipment by 24 Acoustics would comply with our noise limit (the 'premises' condition we advised).

Information on the calculations is not provided by the report. These would include for distance, other buildings and noise barrier screening the yard area, the number of HGV movements and averaging over one hour or 15 minutes in the night-time. Could the applicant add in an Appendix and include the calculations.

Ultimately, the report concludes the premises operation is compliant.

25 October 2022 Comments (following additional information):

No further comments subject to the following condition:

"The external sound level emitted from the premises including yard activity, plant, machinery or equipment and the breakout of noise from within buildings at the development hereby approved shall be lower than the lowest existing typical background sound level by at least 5 dB(A) in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all yard activity, machinery, building operations inside operating together at maximum capacity."

24 August 2022 Comments:

Having reviewed the documents submitted by the applicant, we find there is insufficient information on the magnitude of noise and air pollution emissions and the impact these might have to dwellings.

Unfortunately, there just is not enough information for us in the least to reckon ourselves on an approximate range of impact. For instance, there is no traffic engineering information on trips generated, type of vehicles and time of the day or night. We are not told about the hours of operation either. The applicant states on the application that hours of opening are not relevant. But this is clearly an error as for example, dwelling occupiers who the development and its access and routes neighbour are more sensitive at night.

Please advise the applicant to carry out a traffic engineering study and analysis of process or throughput activity the classes applied for would not exceed and undertaken noise and air quality impact with such information.

We note the existing cooling plant (a source of noise) will be relocated from the south side of the building to the northern side. This is a benefit of the proposal. But we do not have information on traffic and outdoor yard activity.

Of course, we advise the applicant to take a proportionate approach to assessing noise and air quality impact, but this has not been done. At the present time, there is insufficient information for us to be able to advise you on the pollution impact of this development and whether it harms.

We therefore object to the application and would review this position if information we ask for is provided by the applicant.

27. Eastleigh Borough Council Policy

No objection.

The site is located within the countryside (Policy S5) and settlement gap (Policy S6). However, these policies will not be applicable to consider with this proposal since the principle of employment use on this site is already well established. It is noted that the proposal constitutes a change of use for a broader range of commercial uses along with some internal and external minor works. It is further noted that no extensions are proposed with the existing built footprint to remain unchanged.

However, it will be important to ensure that the amenity of nearby residents, namely along West Road and Upper Northam Drive is maintained and not impacted by this proposal. This is with regards to any noise disturbance relating to the business activities at the unit and connected vehicle movements. This is particularly relevant to the proposed B2 general industrial and B8 storage and distribution use classes that are proposed whereby it is observed from the application form that there would be an increase of 7 lorry spaces. It is possible that these residential amenity concerns can be mitigated through the implementation of planning conditions such as controls upon the hours of operation and upon the overall number of vehicle movements per day. The Environmental Health team will be able to provide further technical advice on the acceptability of the proposal with regards to these residential amenity issues including whether these could be appropriately mitigated.

Subject to the views of the Environmental Health team, it is also recommended that a condition is imposed which would restrict the provision of additional floorspace such as through any further internal reconfigurations or the provision of mezzanine floors without a planning application being submitted.

There is little information within the application information on the number of jobs that would be generated by this proposal. Whilst the application form notes that there would not be a decrease in the number of employees, it would be helpful for the applicant to provide details of the expected number of employees (an approximate range of necessary) to demonstrate the

economic benefits of the proposal. It is noted that B8 storage and distribution uses are less likely to create the same number jobs compared to other employment uses.

The applicant is advised to submit further information such as that relating to the proposed hours of operation and the anticipated number of vehicle movements per day to and from the unit (including from lorries which have a greater impact upon residential amenity). Subject to the comments received from the Environmental Health team relating to whether the potential amenity issues can be appropriately mitigated and the submission of further information on the proposed number of jobs and the demonstrable employment benefits this would bring, the Planning Policy team will raise no objections in principle to this proposal.

28. EBC Economic Growth

No objection.

Economy and Business supports this application as it safeguards and improves a good employment site at a location with excellent transport links.

- The Borough is short of employment space. The proposals would retain good quality employment space
- Introduction of B2 is positive as there is constant documented demand but limited space for general industrial activities
- The new doors proposed are less noisy than existing/ previous
- Refurbishment is aiming for BREEAM Excellent certification

29. Hampshire County Council Highways

No objection.

Comments 6 January 2023:

The Transport Note is a result of an EBC request for 24-hour traffic flow information based on the proposed development and shows how many trips are likely to be generated through a typical daily period, rather than simply the peak hour period which HCC as Local Highway Authority are primarily concerned with. The information has been reviewed and appears reasonable, and there remains no objection to the proposals from a highway's perspective.

Comments 4 August 2022:

Access

Access into the site from the highway remains unchanged, coming in via Comines Way. This has an existing use for standard vehicles and HGV's and as such requires no update as part of the proposals, which is acceptable.

Internal Layout

Whilst internal layout is not being put forward for adoption, a review has been undertaken regardless.

The existing on site use demonstrates that there is adequate space for the

parking and turning of HGV's within the existing/ proposed yard area, and access to this area is easily achievable.

Drawings also show the existing/ proposed car park layout, which again works well currently and has 6m turning aisles and adequately dimensions parking spaces (2.4 x 4.8m). It would however be recommended that 0.3m hardstanding strips are added to any parking spaces located adjacent to landscaping to assist in accessing/ egressing vehicle doors, however this would be a benefit to future users rather than a point of objection.

Parking

As outlined, the layout of the parking is acceptable, however in terms of the quantum this has not been assessed, as this is for EBC as Local Parking Authority.

Details of parking numbers are however discussed in the Design, Access and Planning Statement and appear to be reasonable, with disable and cycle parking requirements also considered.

Trip Rates

In terms of trip rates, the application outlines the following existing and proposed quantum's of development, which have been calculated against multi-modal (MM) trip rates for comparison purposes.

Existing:

3,741.0 sqm of B1(a) Office @ 18.7MM trips per 100sqm	= 699.56MM trips
4,125.2 sqm of B1(b) R & D @ 18.7MM trips per 100sqm	= 771.37MM trips
487.1 sqm of B8 Storage @ 9.4MM trips per 100sqm	= 45.77MM trips
Total	= 1,516.7MM trips

Proposed:

936.2 sqm of 'Other' use @ 18.7MM trips per 100sqm	= 175.03MM trips
4,429.0sqm of B2(Gen. Ind)/B8(Storage) @ 9.4MM trips per 100sqm	= 416.32MM trips
Total	= 591.35MM trips

As demonstrated above, as a result of the proposed change of use, there is likely to be a reduction in the total number of multi-modal trips to and from site. As such, a highways benefit could result from the proposals.

Given the comments as outlined above, there is no objection to the proposals from a highways perspective.

Policy Context and Designations Applicable to Site

- Within designated countryside
- Within settlement gap (Area C West End, Hedge End, Southampton (C11))
- Surface Water Flooding
- HRA Screening
- Solent Mitigation & Disturbance Zone
- Tree Preservation Order (226-E)

Development Plan Policies

Eastleigh Borough Local Plan 2016-2036

30. Strategic policies:
- S1 (Sustainable Development);
 - S5 (New Development within the Countryside)
 - S6 (Protection of Settlement Gaps)
31. Development Management policies:
- DM1 (General Development Criteria);
 - DM8 (Pollution)
 - DM11 (Nature Conservation);
 - DM13 (Transport);
 - DM14 (Car Parking);
 - DM18 (Extension and replacement of non-residential buildings in the countryside)
 - DM19 (change of use of buildings in the countryside)

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Biodiversity (December 2009);

National Planning Policy Framework

32. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The NPPF states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.
33. Three dimensions of sustainability are to be sought jointly:
- Economic: this comes in the form of supporting the economy, whereby this application would increase the commercial viability of the site. The proposals would introduce a new use class to help bring back Unit 2 into a viable usage. The Council's Economic Growth Department have commented that B2 usage is required within the Borough, which this application would contribute towards.
 - Social: this comprises, providing housing, creating high-quality environment with accessible local services. At present there are limited restrictions on Units 1 & 2, however the introduction of a B2 usage could allow the opportunity to introduce some controls to Unit 2 to mitigate any adverse impacts on the living environment for nearby neighboring amenities.
 - Environmental: contributing to, protecting and enhancing natural, built and historic environment. The agent has submitted a Preliminary

Ecological Appraisal, which the Council's Ecologist has reviewed and recommended certain measures be conditioned. Further to this, the application proposes solar panels, whereby the agent is looking to achieve 'BREEAM Excellent rating'.

Local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

34. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

35. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.
36. The Development Plan comprises the policies of the Eastleigh Borough Local Plan 2016-2036. The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

37. The application site falls within designated countryside and, as such Policy S5 of the Eastleigh Borough Local Plan (2016-2036) is of relevance. This policy sets out that there are specific criteria which development must comply with in order for it to be acceptable within the countryside. Section 1.a sets out that extensions and replacement of existing employments uses (DM18 and DM19) can be acceptable providing that the proposals do not have an adverse impact upon the intrinsic character of the countryside. The application site also falls within a settlement gap, protected by Policy S6, which ultimately seeks to ensure that development would not undermine the physical extent and/or visual separation of settlements.
38. As the site is an established employment site and the proposals relate to the alteration of an existing building for employment purposes, the development is considered to be acceptable in principle with any planning approval being subject to the particular details and impacts of the scheme, including upon the settlement gap, being deemed to be appropriate and to accord with the relevant planning policies and guidance.

39. This application has also been supported by an employment note which sets out the estimated proposed amount of employment relating to and dependent upon each separate use proposed:

Use Class	Number of Employees (Full Time)
Light Industrial (E(g)(iii))	114
Research & Development (E(g)(ii))	89 – 134
Storage & Distribution (B8)	57 – 77
General Industrial (B2)	149

40. It is noted that the unit is currently vacant and the former employment figures were not provided, as such there is no comparison between the former employment figures and the proposed. However, and even with the lesser employment figure, the change of use could be considered beneficial from an economical strand of sustainable development as it would make an existing empty unit viable and bring it back into operation, which is also supported by the Council's Economic Development team.
41. The main consideration of this application is whether the increased flexibility of commercial uses, including B2 (general industrial) into unit 2 would be acceptable from an environmental perspective in relation to residential amenity and highway safety. Use Class B2 covers a range of activities and operations (those falling outside of E(g)). However, the precise activities cannot be clarified at this stage as the end user, in this instance, is unknown. In addition, and as a result of the proposed description, this would allow for a flexible use of either E(g), B2, or B8, or a combination of all uses. The introduction of B2 use, into an existing and established industrial unit is considered to be acceptable in principle and is also supported by the Council's Economic Growth Department. However, would be subject to the following considerations.

Background & Current Situation

42. As noted within the history section of this report, planning application referenced "Z/32223/000/00" granted outline consent for the construction of both Unit 1 and Unit 2 in the mid-1990s. The application approved the use of the units, which comprised B1(c) (industrial processes) and B8 (storage and distribution). Whilst the planning history notes there have been alterations, and changes of use, the units appear to have always included and retained elements of B1(c) and B8 operations. Further to this, there were no restrictive conditions imposed as part of the original permission, and therefore both units can currently operate 24 hours a day 7 days a week, with no specified delivery times, or noise controls.

Residential Amenity:

43. Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), amongst other matters, stipulates that all new development should not have an unacceptable impact upon the residential amenities of both new and existing residents. Policy DM8 of the Plan stipulates that development will not be permitted if it is likely to cause loss of amenity or impact upon public health or other unacceptable environmental impacts; air pollution (odours/ emissions), and noise or vibration.
44. Due to the nature of the proposals, the Council's Environmental Health Team have been consulted. It is noted from the third-party comments received and the Council's Environmental Health Team's initial comments that there were concerns raised in relation to the impacts associated with former tenants upon the amenity of the occupiers of neighbouring properties, principally through noise and disturbance.
45. It is noted that there have been several local objections with regard to noise, lorry movement and night-time operations. As noted above, both units could currently operate in such an unrestricted manner as this is not controlled by planning conditions.
46. No noise information was submitted originally with this application. Following the receipt of the Council's Environmental Health Officer (EHO) the Agent provided a noise statement. This statement included vehicle movement, operational noise management plan, acoustic barrier, and replacement plant. The Council's EHO reviewed the information and recommended a noise limiting condition be imposed (noted above in the consultations section of the report (25 October 2022 Comments)).
47. Further to the noise statement, the Agent submitted an additional noise report "Technical Report: R9751-3 Rev 1 (dated 28 November 2022)". The Environmental Health Officer reviewed this and concluded that the report accords with the previous condition relating to noise. However, and whilst this demonstrates noise mitigation is achievable on site, in planning terms the above-mentioned condition would not meet the necessary tests of imposing a condition.
48. As an alternative it is proposed that a noise management strategy, which requires details of; nature of activities/ operations, operating hours, times and frequency of deliveries, and any other noise generating operations to be approved following any change in occupier (falling within a B2 use) of the site. Other protection measures include the installation of an acoustic fence along the southern boundary. This would allow the Council to have appropriate and proportionate noise controls over Unit 2 to protect the nearby residential amenities.

49. As well as the use and operations, the application proposes external alterations comprising 5no. sectional shutter doors, 5no. pedestrian doors, photovoltaic roof panels, the addition of cooling plant and associated fencing, and acoustic fencing. The agent has provided additional information in relation to the sectional shutter doors, noting that they would include acoustic installation to reduce noise. Due to the nature and siting of the sectional shutter doors, pedestrian doors and photovoltaic roof panels (which have already received prior approval PN/22/93982), these elements of the proposal are not considered to have an adverse impact upon the neighbouring amenities.
50. The proposed cooling plant would be situated to the north-west of the existing Unit 2, some 200m away from the nearest residential property. This element would also be screened by the application site itself and Unit 1. It should also be noted that an acoustic fence along the south-western boundary is proposed to assist in limiting noise transfer. The installation of the acoustic fencing is recommended to be secured via condition.
51. In conclusion the proposals, subject to the abovementioned conditions to secure a noise management strategy for all new occupiers of the B2 unit and the provision of an acoustic fence, are not considered to result in an adverse impact upon the amenities of the neighbouring properties.

Highways Safety & Parking

52. Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 107 and 108.
53. Due to the nature of the proposals, the Local Highways Authority (LHA) have been consulted. They concluded that the access (which would remain unchanged), and internal layout would be acceptable. They also noted that the parking provisions seemed reasonable. In addition, they calculated potential trip rates (using multi-modal trip rates) to interpret the comings and goings to the site. From the LHAs calculations they noted that there could be a reduction in the total number of multi-modal trips to and from the site, which could result in a highways benefit.
54. In terms of parking, it is noted that there would be no change in the amount of parking for cars, disabled spaces, or motorcycles. There would, however, be an increase in 7no. spaces for articulated lorries. As the LHA

has noted, these provisions are considered reasonable. The site has currently operated with 7 less spaces (for lorries) since its permission in the 90's therefore the increase in spaces would be seen as an improvement for HGV parking on site.

55. Overall, in terms of highways safety and parking, the Local Highways Authority have raised no objection, therefore the proposal is not considered to result in an adverse impact and would comply with the relevant policy provisions in this regard.

Design, Appearance and Impact on the Character of the Area:

56. Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the area, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring land, and be compatible in terms of mass, scale, layout density, design and siting. As noted above, Policy S6 seeks to ensure that development would not undermine the physical extent and/or visual separation of settlements.
57. The external alterations comprise the addition of 5no. sectional shutter doors, 5no. pedestrian doors, photovoltaic roof panels and the removal of the existing redundant cooling plant to the north and south of the existing building and its replacement with a new cooling plant to the north-western corner of the unit. The cooling plant would be bound by metal palisade fencing, measuring approx. 2m in height. It is also proposed to install a 3m high timber acoustic fence to part of the site's south-western boundary.
58. These types of alterations are considered to be appropriate given the industrial usage of the site and represent relatively minor changes to the overall appearance of the building and are considered to reflect its existing character, the nature of its use and its surroundings. It should also be noted that the solar panels already benefit from prior approval application PN/22/93982.
59. As the proposals would not result in an increase in the scale, size or footprint of the building, it is not considered that the proposals would result in a materially increased physical or visual impact upon the character of the countryside, nor upon the settlement gap and thereby would not undermine its functionality. In terms of design, appearance and the impact of the proposals upon their surroundings, therefore, the application is considered to accord with the abovementioned policies and would be acceptable in this regard.

Ecology

60. Policy DM11 of the submitted Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
61. Due to the nature of the proposals, the Council's Ecologist was consulted. Originally, they advised that there was the potential for nesting birds and bats to use the site, therefore a Preliminary Ecological Appraisal (PEA) was requested, this appraisal was also to include biodiversity enhancements.
62. The Preliminary Ecological Appraisal (PEA) was submitted and reviewed by the Council's Ecologist. They concluded that they were agreeable to the information provided, including the biodiversity enhancements which are summarised in The Council's Ecologists comments (25 October 2022) above and which are recommended to be secured via condition. Subject to this condition, the proposals are considered to be in accordance with the abovementioned policy requirements and thus would be acceptable in this regard.

Climate Impact and Sustainability

63. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, amongst other matters, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020-2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.
64. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF and development plan do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and adopted plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

65. The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2, and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.
66. This site benefits from prior approval PN/22/93982 which granted the installation of solar panels, which contribute towards sustainability utilising renewable energy sources, as such would be a positive facet of the scheme.

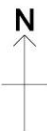
Equalities Implications:

67. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
- A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
68. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion

69. The increased range and flexibility of business use for unit 2 will assist in the commercial viability of the unit and should benefit the local economy. The impacts of the proposed uses on residential amenity have been assessed and the B2 element can be effectively controlled through the use of a noise management strategy condition that would apply to all new B2 users of unit 2. The provision of an acoustic fence along the southern boundary should also assist in minimising the noise impact of the development on neighbouring residential properties. The improved HGV parking and highway safety assessment is acknowledged, and HCC highways have raised no objection to the proposed development. Based upon the above assessment the proposed development is considered acceptable and complies with the relevant policies of the adopted Local Plan.

F/22/93417



Address: Unit 2, Strategic Park, Comines Way
Hedge End, SO30 4DA

Date: 28/10/2022

Scale: 1:1250