

DELEGATED OFFICER REPORT

Application Ref: F/22/94336

Site Address: PRYSMIAN CABLES LTD, CHICKENHALL LANE, EASTLEIGH, SO50 6YU

Case Officer: Gary Osmond

Description: Extension to an existing industrial building to provide 1225 square metres of additional floor space.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation – SSSI Impact Risk Zone Aviation safeguarding Environment Agency Surface Water Flooding National Rail 10m Consultation Buffer Waste/Minerals Site County Sites of Archaeological Importance SW Sewers 2m Buffer		

Planning History?	Yes ☒	No ☐
F/21/91693 – Erection of 2no. buildings for ancillary storage use – Approved Jan 2022		
F/20/89322 – Erection of detached building to be used for testing and inspecting electrical cables – Approved Jan 2021		
F/20/87483 – Erection of detached building to be used for testing and inspecting electrical cables – Approved Apr 2020		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Eastleigh Town Council:	No comments received.		
Environmental Health:	No comments received.		
Ecology:	No objection to proposed drainage. CEMP will be required to protect nearby River Itchen.		
Hampshire Highways:	No objection from a highways perspective and no transport contributions required.		
Landscape:	No comments received.		
So'ton Airport:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 19/01/2023		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S4; and Development Management policies DM1, DM2, DM6, DM8, DM11, DM13 and E6.

Supplementary Planning Documents:
Quality Places; Biodiversity.

Assessment:

Site & Surroundings:

The application site forms part of the Prysmian Cable works, a substantial industrial site spanning an area of just over 20ha with access from Chickenhall Lane. The site forms part of an existing and established industrial area designated as an employment site within the adopted Local Plan. The application site is in the north-east corner of the overall complex, siting just south of a recently constructed warehouse approved under planning approval F/21/91693. Immediately to the north and east of the site is the main perimeter road, with grass between this and the site boundary fence. Beyond this is Chickenhall Lane and further to the east is the River Itchen.

Proposals:

The application seeks consent for an extension to the recently constructed warehouse, to expand storage capacity as part of operational proposals to make better and more efficient use of deliveries to and from the site. Whilst slightly larger than that previously approved, the warehouse extension will follow the same form, scale and appearance as the existing.

Policy & Principle:

The application site lies within the urban edge and within a designated industrial employment area where the principle of further industrial development is considered acceptable. In terms of policy the most relevant are S4, which supports the provision of additional B2, B8 and E(g) uses within the Borough, including within 'Eastleigh River Side' – Policy E6 – where a mix of industrial and employment uses are encouraged.

Also of relevance is Policy DM1 which requires all new development to take appropriate account of the site and surrounding context as well as to ensure impact upon neighbouring uses and occupiers is minimised.

Layout, Design, Impact on Character of the Area & Amenity:

As set out above, that proposed is a simple extension of that previously approved. Whilst slightly larger in floor area, all other aspects will copy those of the existing warehouse structure. In terms of impact upon the visual amenity and character of the wider area, whilst not small, the proposed extended warehouse is modest in comparison to the scale of the main factory building which sits to its west and which dominates the backdrop when looking towards the site from the east. Given this, and the set back from the site boundary, that proposed is not considered to result in any unacceptable harm upon the visual amenity of the locality or wider landscape.

As to the amenity of neighbouring uses, most neighbouring uses are also industrial in nature, albeit there are a couple of cottages further along Chickenhall Lane, however, these should not be impacted by the proposed warehouse building or operations associated with it.

Highways:

That proposed is intended to assist in allowing more efficient delivery operations to and from the site. Whilst the quantity of product manufactured will not change, the number of deliveries will be reduced, due to the ability to store more product onsite, thereby allowing a greater quantity of product to be taken away per lorry trip to and from the site. This should therefore reduce the total number of trips associated with the factory, in turn reducing impact upon the local highway network.

Nature Conservation, Drainage & Contaminated Land:

The Council's Ecologist is content that drainage for the proposed development will link to the existing sitewide system which has sufficient capacity to deal with the resulting surface

water flow. This should ensure that the protected waters of the River Itchen are not impacted by that proposed. A Construction Environmental Management Plan (CEMP) for the development has also been requested. Whilst no CEMP has been submitted with this latest application, a CEMP was approved as part of the previous application (F/21/91693). It is therefore proposed to condition that the works for the warehouse extension must also follow the requirements of this earlier CEMP, which is only a year old.

In terms of contaminated land, whilst no response to this latest application has been received from Environmental Health, they did respond to the previous application and were satisfied that the site did not pose any significant contamination issues following submission of preliminary site investigations. However, a condition relating to the discovery of unexpected contaminated land was included and will be repeated as part of this recommendation.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, 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.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy 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 local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

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 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 reduce/limit impacts on climate emissions as a result of the development or its use.

The resulting reduction in heavy vehicle movements to and from the site, due to the increased storage capacity provided by the proposed development will have a positive impact upon air quality in the locality and wider carbon reduction aspirations.

Equalities Implications:

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:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
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For the reasons set out above the application is recommended for approval subject to the conditions set out.