

DELEGATED OFFICER REPORT

Application Ref: F/23/94640

Site Address: UNIT 5, BROOKWOOD INDUSTRIAL ESTATE, BROOKWOOD AVENUE, EASTLEIGH, SO50 9EY

Case Officer: Gary Osmond

Description: Proposed erection of a terraced two-storey commercial [Use Class E(g) & B8] building.

Particular Site Constraints?	Yes ☐	No ☒
- Within the urban edge - Established industrial/commercial estate - Immediately adjacent to residential properties and cemetery		

Planning History?	Yes ☒	No ☐
F/16/78997	Extension to existing unit.	Approved Nov 2016
Z/30058/000/00	Change of use to warehousing.	Approved Apr 1988
Z/09181/006/00	Removal of Condition No.12 on previous planning permission D.P.9181/4 restricting hours of working.	Allowed at Appeal Mar 1983
Z/09181/008/00	Alteration in working hours.	Approved Nov 1982
Z/09181/004/00	10 Light Industrial Units.	Approved Jun 1980

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Two representations received from units concerned that the number of spaces agreed and available to staff and visitors would be reduced.		
Eastleigh Town Council:	No comments received.		
Economic Development:	No objection. Supports the provision of additional industrial employment space.		
Environmental Health:	No objection subject to any external plant being suitably controlled and the unit insulated, so as to protect adjacent residential properties.		
Trees:	No objection subject to works being undertaken in accordance with the submitted arboricultural report and method statement.		
Street Scene:	No objection.		
Hampshire Highways:	No objection from a highway's perspective. Parking capacity will need to be assessed by EBC. No transport contributions required.		

Site Visit:	Yes ☒	No ☐
Details: 03/05/2023 – See separate site photographs.		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies S4, DM1, DM2, DM6, DM8, DM11, DM13, DM14 & DM15.

Supplementary Planning Documents:

Quality Places; Character Area Appraisals.

Assessment:**Context & Proposal:**

Brookwood Ind. Est. is an established small estate of ten light commercial units arranged around a central parking/yard area – five units to each side – at the end of Brookwood Avenue. To the east, south and west of the site is residential development, with a large municipal cemetery to the north, bounded by tall conifers.

The application site sits in the north-east corner of the estate adjacent to Unit 5 and is a little used piece of 'waste ground'. It is partly used for overspill parking but is generally open with a rough gravel surface. The site is bounded to the north by tall conifers adjacent to the cemetery, to the east by a 2.1 metre high timber acoustic fence, to the south by the flank wall of unit 5 and open to the shared yard area to the west.

The application seeks consent for the construction of an additional light industrial unit of approximately 275 square meters in area, including a partial mezzanine at first floor. The unit would have a small, dedicated area of parking to the front, as is the case for all the other existing units.

Policy & Principle:

The application site lies within the urban edge where the basic principle of development is acceptable. Whilst not formally identified as an employment site within the Local Plan, the estate nonetheless plays an important role in the provision of employment floorspace within the Borough, as promoted by Strategic Policy S4 of the adopted Local Plan. Also of relevance is Policy DM15 which protects identified sites from being developed for unacceptable uses and purposes. Whilst the Brookwood site is not protected in the same way, that proposed is an expansion of the existing employment uses on site, which is supported in principle.

The other main policies of note are DM1, DM8 and DM13, which ensure that any development does not have an adverse impact upon neighbouring uses or occupiers; is appropriate for the character of the locality; is of an appropriate scale and design; as well as ensuring no unacceptable highway impact.

Form, Layout & Design:

The proposed new unit would be of the same height and depth as the existing Unit 5, albeit slightly narrower due to the truncated shape of the site. Facing materials would match those of the other units, which can be conditioned. The layout follows that of the existing estate.

Parking & Highway Matters:

Concern has been raised by some existing units within the estate that the proposals would result in a loss of parking, i.e. there would be fewer spaces available per unit than were originally agreed when the units were bought/leased. Presently, Units 1 – 5 and 6 - 9 each have six dedicated spaces in front of each unit where possible, with additional spaces along the northern and southern estate boundaries. Being the largest on the estate, Unit 10 has eight spaces. The existing Unit 5 has a total of twelve spaces – five in front and

seven along the northern boundary. In addition to these allocated spaces there are nine unallocated spaces – four to the south and five to the north – for use by visitors and as overflow (the submitted existing site layout drawings have missed a space along the northern boundary, showing 17 spaces when there are 18 on site).

Whilst the proposed construction of the additional unit (5a) would result in the loss of some parking bays along the northern boundary, Units 1 – 4 and 6 – 9 will maintain their current six allocated spaces – eight for Unit 10. The existing Unit 5 would also be allocated six spaces, with the proposed Unit 5a, being smaller than any of the existing would be allocated five spaces. This will leave a total of seven unallocated spaces for visitor and general use, a reduction of two. Whilst not ideal, this modest loss of visitor parking is unlikely to have any significant impact upon the operation of the estate as a whole. Nor will it result in any additional pressure to on-street parking along Brookwood Avenue and surrounding streets given they are already subject to parking restrictions.

In terms of general highway issues, no objection to the application has been raised by Hampshire Highways, as the proposal leaves the existing site access and turning arrangements untouched. Neither have any transport contributions been requested.

Street Scene & Area Character:

The proposal will have little impact upon the street scene of Brookwood Avenue or the visual amenity of the wider area. It will obviously have a more significant impact upon the estate but in a positive manner by putting a currently unattractive piece of waste ground to better use.

Trees & Nature Conservation:

Whilst there are no trees on site, it is bounded to the north by a row of mature conifers. Whilst not subject to any preservation orders, they are third party trees and are important in screening/protecting the adjacent cemetery from the neighbouring industrial estate. The Borough's Tree Officer has reviewed the submitted arboricultural report and has raised no objection subject to conditions relating to the protection of these trees.

As for other issues of nature conservation, the existing site provides little in the way of biodiversity habitat, and whilst no enhancement measures are proposed, they are not considered necessary or appropriate in this instance.

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, 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.

In this instance, the proposed unit would be well under the 500 square metre external floor area for the requirements of Policy DM2 to apply. This however, does not prevent the potential of the unit to include features such as roof mounted PV, etc.

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 ☐

For the reasons set out above, the application is recommended for approval subject to conditions relating to the following and which closely follow those applied to the 2016 planning approval:

- Approved drawings;
- Commencement within three years;
- Materials;
- CEMP;
- Tree protection;
- Construction hours;
- No burning;
- Approved use classes;
- Parking;
- Details of external plant/sound insulation;
- Hours of operation;