

# DELEGATED OFFICER REPORT

**Application Ref:** F/23/94447

**Site Address:** GROUND FLOOR, UNIT 3 HAMPSHIRE HOUSE HAMPSHIRE CORPORATE PARK, TEMPLARS WAY, CHANDLER'S FORD, EASTLEIGH, SO53 3RY

**Case Officer:** Alex Webb

**Description:** Construction of mechanical plant compound

| Particular Site Constraints?                                                                                                                                                                                                                                                                                                       | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Nature Conservation NE - SSSI Impact Risk Zones<br>Hazards/other environmental - Environment Agency Surface Water Flooding 1000 year extent and MOD Safeguarding Zone<br>Aviation safeguarding - Airport Safeguarding Zones<br>Article 4 Directions - Under Article 4 excluding Classes IV(2) and VI(1) from permitted development |                                         |                             |

| Planning History?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| F/22/93613 - external alterations to existing office building including new disabled access ramp, new and replacement louvres, replacement plant screen and replacement doors and relocation of smoking shelter – permitted 05/12/2022<br>F/21/91310 - External open plant enclosure constructed in stained timber diagonal boarding on brick dwarf wall – permitted 08/10/2021<br>F/15/77568 - Alterations to front elevation to include replacement of existing doors – Permitted – 11/06/2016 |                                         |                             |

| Publicity:       | Letters <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations: | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                    |
| Parish Council:  | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                    |
| Pollution        | <p>The applicant's acoustic consultant contacted us to ask what level of impact would be acceptable in our opinion and this has been included for in the assessment. The outcome of this is the emergency generator being tested and two condenser units operating concurrently in the daytime is a predicted sound pressure level of 31 dB(A) and this is not expected to be tonal. Compared with a Background Sound Level of 39 dB(A) and a character of background sound including road traffic noise, we conclude there is unlikely to be a significant adverse noise impact on health and quality of life.</p> <p>When the emergency generator is used say in the night-time (a worst-case scenario), the generator will operate continuously and the predicted level at the nearest dwelling is 25 dB(A) while the Background Sound Level is 34 dB(A). This lower magnitude of impacting noise is because the condensing units are not included for the in the night-time. The report explains the emergency generator would support laboratory equipment and its use would be consistent with the failure rate of the power network in this region.</p> <p>Regarding other commercial premises that might be noise sensitive, no adverse impact is expected because the noise would be some 15 dB(A) lower than road traffic on Bournemouth Road.</p> <p>Therefore, with reference to paragraph 188 of the NPPF, we see the planned development could be an acceptable use of land and <b>do not object</b> the application.</p> |                                      |                                    |

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|         | We recommend the applicant checks the actual Sound Power Level of the generator and any acoustic directivity prior to ordering the generator and again on commissioning to see if noise controls are needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Ecology | <p>Although there is an area of scrub along the edges of the site, the area proposed for development appears to be recently mown making it not currently suitable habitat for reptiles. It looks as if some of this area was allowed to develop into a meadow in the last growing season with short mown pathways through it. This would have been attractive to reptiles during their active season, and they could be hibernating along the edges of the site if there are any suitable features in the woodland or scrub areas. I don't think further surveys will be necessary, however a precautionary working method for reptiles should be conditioned.</p> <p>To avoid suitable reptile habitat developing in the area proposed for the mechanical plant compound, this area (the area currently mown and shown in the site photos) must be kept mown short, with arisings removed to avoid nutrient enrichment, until the development is completed. If any suitable reptile habitat is allowed to develop before the start of works, then a reptile survey and mitigation may be required. It can be allowed to develop into a meadow area again when construction is complete.</p> <p>Depending upon when the construction is finished the area may need re-seeding with a suitable wildflower meadow mix. I don't see any potential bat roost features on the building, however some of the trees in the woodland belt along the edge of the site may have some potential features.</p> <p>Suitable biodiversity enhancements would include a reptile hibernaculum, a log pile for invertebrates in the woodland and/or bat boxes on some of the mature trees</p> |

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|--------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| 20/02/2023         |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>National Planning Policy Framework</b><br/> <b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/> The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 DM14 and DM15.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>The application site is located on the north east side of Natwest House which is located in Hampshire Corporate Park an office and commercial complex forming an existing employment site within the built-up area of Chandlers Ford.</p> <p>The proposal is for an enclosure measuring 5.8m width x 5.1m length x 2.1m high to form a compound to be used for the installation and safe keeping of mechanical plant associated with the use of the ground floor of the existing building. The plant enclosure</p> |

would be sited near the centre of the north east elevation, adjacent to the exterior fire escape steps.

Given the relatively modest scale of the proposed development, especially when viewed in the context of the host building and existing plant compound to the north, the other side of the fire escape, it is considered that the new proposed plant enclosure would not form a significant feature to this side elevation of the building.

The proposed materials would match those used in the construction of the other plant compound and are a common appearance for such use (to house mechanical plant). As such it is considered that the proposal would not have any undue detrimental impacts upon the character of the host building or wider surrounding area in accordance with local plan policy DM1.

Further to the receipt of a noise survey and consultation response from the EBC Pollution Control Officer, it is considered that there are no nearby noise sensitive receptors, and as such the proposed development (and associated mechanical plant) is unlikely to cause significant or unacceptable harm to the amenity of the nearby business uses.

Should the noise level generated by the installation of the plant be loud enough to constitute a statutory nuisance, it can be controlled by legislation outside of the planning system.

The development is considered acceptable and complies with policies DM1, DM11, DM14 and DM15 from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable.
- The design of the compound is suited to the host building in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

#### 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.*

**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:** For reasons set out above the application is recommended for planning permission.

Recommendation: **PERMIT** ☒

**REFUSE** ☐

Comments ...