



23/L/022

30th June 2023

Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

RESTORE DATASHRED, UNIT 3a CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST
END, SOUTHAMPTON, SO30 2PA

I refer to the above planning application and enclose a copy of the application forms, associated plans and presentation on behalf of our clients, Restore Datashred. This letter provides an overview of the submitted application and justification for approval of the proposed development.

Background

The subject to this planning application is a large industrial unit located within Chalcroft Business Park to the west of Burnetts Lane, Southampton. The Business Park is a modern development comprising a number of large industrial and storage and distribution units (Use Classes B2 and B8). The unit in question, Unit 3a, is currently occupied by the applicant Restore Datashred, as are the neighbouring units (Units 2 and 3b) to either side. The applicants' operations at the site predominantly include document storage, management, recycling and destruction.

In planning policy terms, the application site and the wider Chalcroft Business Park are designated under Policy DM15 as an Existing Employment Site and Policy WE1 covers Chalcroft Business Park specifically.

The application site is not within a Conservation Area and there are no listed buildings or other heritage assets within the vicinity of the site. There are no trees within the site or that may be affected by the development and there are no ecological considerations brought about as part



of [REDACTED] the site is located within Flood Zone 1 with lowest probability of flooding. Given the [REDACTED] of development proposed, a Flood Risk Assessment is not required.



Aerial photograph showing location of the application site at Chalcroft Business Park (Google Maps)

The Proposal

The application seeks full planning consent for the installation of a steel canopy to be positioned to the front of the premises. The purpose of the canopy is to shelter the shredding and compaction machinery and its operators from inclement weather. The canopy will be constructed entirely from steel and steel sheet cladding and with a mono-pitched sloping roof to allow rainfall/surface water to be collected and diverted to the existing surface water drain within the car park. The canopy and its steel structure will be finished in dark grey/anthracite and the relevant RAL colour can be provided on request should it be considered necessary.

Given that the canopy is to cover existing site equipment, for health and safety and security purposes the area is proposed to be surrounded and enclosed by a 2.5-metre-high anti-climb perimeter fence. The fencing will be gated to the southeast elevation to allow vehicle access.

In addition to the above the proposal will also involve some further minor operational works in extending the existing lorry parking bays and the creation of a pedestrian crossing for driver, staff and visitors.

Relevant Planning Policies

National Planning Policy Framework

Section 2: Achieving sustainable development

Section 6: Building a strong, competitive economy

Section 12: Achieving well-designed places

East Lancashire Local Plan 2016-2036

Policy S4: Employment provision

Policy DM1: General criteria for new development

Policy DM2: Environmentally sustainable development

Policy DM3: General development criteria – transport

Policy DM4: Locating employment sites

Policy DM5: Chalcroft Business Park, Burnetts Lane, West End

Planning Considerations

The proposed works are essential to the successful running of the business and as such will effectively ensure the future use of the site by the applicant. Local Plan Policy WE1 specifically allows for alterations and extensions of existing land and buildings within the Chalcroft Business Park and given that this proposal relates to an existing business which currently occupy three of the units within the site and that the proposal seeks consent for only minor operational development to facilitate the running of the business, it is considered that the relevant policies are supportive of this type of development.

The submitted application is considered to be a relatively straightforward and uncomplicated submission. Provided the proposal is appropriate in terms of its design, in that it would have no significant detrimental impact on character of the area which in this case is industrial and commercial in nature, and furthermore will not impact upon the day-to-day operations of the wider Business Park, the proposal can be supported from a development management perspective.

It is anticipated that the proposal raises no further issues and as such accords with the requirements of the Local Plan and in relation to all other material considerations. I trust therefore that the planning authority is able to grant permission without delay.

Should any further information be required or if you wish to discuss, please do not hesitate to contact me.

Yours sincerely,

Dan Ratcliffe MRTPI
Associate