

Planning Statement

Land at Netley Firs, Kanes Hill, Southampton, SO19 6AJ

Applicant: Redlane Ltd

Local Planning Authority: Eastleigh Borough Council

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 www.novaplanning.co.uk

 Building A, Unit 3, The Yard, Station Road, Wickham, PO17 5JA

Nova Planning Limited. Registered in
England & Wales Number: 11136359



Contents

1.0	Introduction	ii
2.0	Site and Surroundings	iii
3.0	Planning Policy Context	iv
4.0	The Reserved Matters Proposal and Compliance with the Outline Planning Permission	vii
5.0	Conclusions.....	ix

1.0 Introduction

- 1.1 Nova Planning Limited has been appointed by Redlane Ltd to prepare a Planning Statement in support of a Reserved Matters application to Eastleigh Borough Council (hereafter referred to as EBC) for the commercial redevelopment of the land at Netley Firs on Kanes Hill in Southampton.
- 1.2 The Reserved Matters submission is made pursuant to the recent approval of an Outline Planning Application under reference O/18/82750. Outline consent was granted in March 2021 for:

Outline application for the demolition of existing buildings and erection of 23 employment units (up to 5,905 sq.m.) with units 12-20 for Use Class B1 (b) and (c) and units 1-11 and 21-23 for Use Class B2, with associated car parking and access. Detailed matters considered: Access and layout.

- 1.3 The Outline planning permission approved the principle of commercial development of the site together with details of access and layout, all other matters were reserved. This application supplements the Outline consent and seeks approval of all of the remaining detailed matters which were not considered at the Outline stage, including appearance, landscaping and scale.
- 1.4 This statement will provide an initial context review in terms of the site description and planning policies relevant to those reserved matters being considered with this application. It will then describe the parameters established as part of the Outline approval before considering the compliance with adopted planning policy.

2.0 Site and Surroundings

- 2.1 The application site measures approximately 2.05ha and comprises land on the eastern side of Kanes Hill, to the west of the M27. It is located adjacent to the established residential area of Thornhill (to the west) and nearby Hedge End, which is located a short distance to the east. Southampton is approximately 7km distant to the north west and Eastleigh approximately 9-10 km to the north east.
- 2.2 The site is currently open and undeveloped but most recently the site was occupied by a cement distribution business operates which has since been relocated in anticipation of development commencing on site.
- 2.3 Access is taken directly off A27 Kanes Hill.
- 2.4 The application site is relatively flat with a gentle slope west to east and less steeply from south to north. The site is generally well contained by established vegetation around its perimeter. A line of mature trees run along the western boundary with A27 Kanes Hill and others are within the northern and eastern parts of the site. Both groups of trees are protected by Tree Preservation Orders.
- 2.5 The relevant history in relation to this site is as follows:

WIR2020500000 - Retention of building used as joinery workshop and store – granted 6.9.72

Z/32736/000/00 - Relief of conditions on application permissions WIR. 20205 and WIR 20205/1 restricting use of building to joinery workshop and store only – granted 8.12.92

O/17/81171 - Outline application for erection of 15 employment units for B1, B2 and B8 use (up to 2,600sqm of floor space) and associated car parking and access. Detailed matters considered: Access and layout – withdrawn

F/17/81610 - Retrospective: Change of use of former industrial yard to the storage of aggregate and as a depot to operate mobile batching plant (vehicles), including retention of storage bays, water tower and loading ramp – withdrawn

O/18/82750 - Outline application for the demolition of existing buildings and erection of 23 employment units (up to 5,905 sq.m.) with units 12-20 for Use Class B1 (b) and (c) and units 1-11 and 21-23 for Use Class B2, with associated car parking and access. Detailed matters considered: Access and layout. – granted 04.03.2021

3.0 Planning Policy Context

3.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

3.2 The policy framework relevant to the consideration of this proposal comprises the National Planning Policy Framework (2021) (NPPF) and the Eastleigh Borough Local Plan 2016-2036, which was adopted on 25 April 2022.

National Planning Policy Framework

3.3 The National Planning Policy Framework (NPPF) sets out the Government’s agenda for planning and growth in England.

3.4 Paragraph 7 sets out the purpose of the planning system as being the contribution to achieving sustainable development. The objective of sustainable development is to meet the needs of the present, without compromising the ability of future generations to meet their needs. There are three, interdependent objectives in achieving sustainable development: an economic objective; a social objective; and an environmental objective. Whilst these objectives should be used to guide development towards sustainable solutions, local circumstances should be considered to reflect the character, need and opportunities of each area.

3.5 At the core of the NPPF is the presumption in favour of sustainable development, where it is advised that plans and decisions should apply a presumption in favour of sustainable development (para.11). For decision-taking, this means that development proposals should be approved without delay if they are in accordance with an up-to-date development plan. Where there are no relevant development plan policies, or they are out of date, permission should be granted unless:

- *The application of policies in the NPPF that protect areas or assets of importance provide clear reason for refusing development.*
- *The adverse impacts of granting permission would significantly or demonstrably outweigh the benefits when assessed against the NPPF as a whole.*

3.6 Section 4 of the NPPF advises authorities to approach decisions on applications in a positive and creative way and that applications for sustainable development should be approved where possible.

3.7 Paragraph 55 advises that planning conditions should only be imposed where they are “necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects”.

3.8 Chapter 6 sets out how policies and decisions should help build a strong, competitive economy by setting the conditions in which businesses can invest, expand and adapt (paragraph 81).

3.9 Paragraph 119 promotes and prioritises the reuse of previously developed land (PDL) in meeting the need for homes and other uses.

- 3.10 Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Eastleigh Borough Local Plan 2016-2036

- 3.11 The Eastleigh Borough Local Plan (2016-2036) was adopted in April 2022.
- 3.12 Policy S1 sets out the Council's approach to delivering sustainable development. It states that new development should, "maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks".
- 3.13 Policy S2 promotes the delivery of 103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development). It also states that the urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of the plan.
- 3.14 Policy S4 provides a detailed policy setting out how sustainable economic growth will be supported through employment provision. As well as defining specific areas, criteria d) supports additional floorspace for employment generating uses through new development within the urban edge. The policy also supports the PfSH Vision that south Hampshire will become a major centre in creativity, innovation and technology.
- 3.15 Policies S4 and HE5 of the adopted plan establish the principle of a commercial use on this site by allocating land at Netley Firs for 7,200 square metres of employment use, subject to conditions which includes a restriction for employment in use classes B2 (general industrial) or E(g)(ii)/(iii) (research and development/industrial processes), which correlates with the extant permission on site. The extent of the allocation is shown in Figure 2 overleaf.

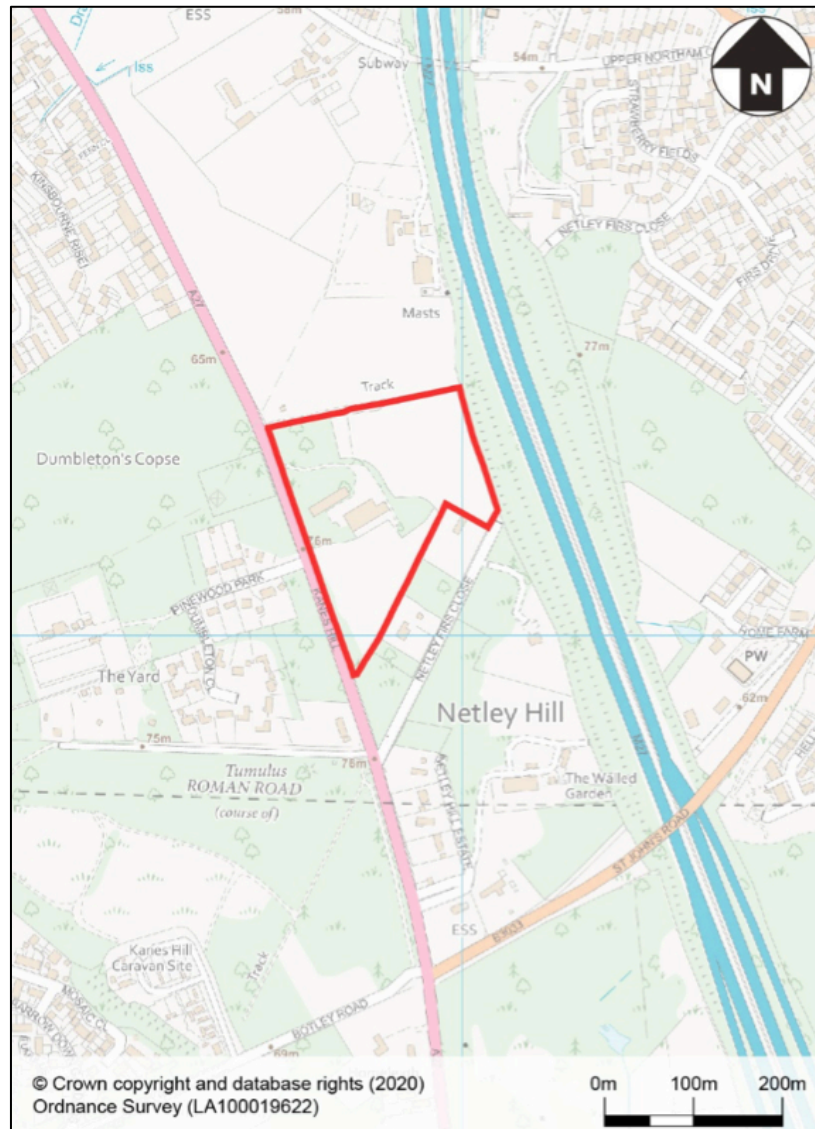


Figure 1: Extent of Allocation HE5 – Eastleigh Borough Local Plan 2016 - 2036

3.16 The following Development Management policies are also relevant to this proposal.

DM1 - General criteria for new development

Supplementary Planning Guidance

3.17 Supplementary Planning Guidance is provided by:

- Trees and Development SPD (April 2022)
- Quality Places SPD (November 2011)

4.0 The Reserved Matters Proposal and Compliance with the Outline Planning Permission

- 4.1 The Reserved Matters submission is made pursuant to the recent approval of an Outline Planning Application under reference O/18/82750. Outline consent was granted in March 2021 subject to the condition that:

No development shall start until details of the:

- a) scale of the buildings*
- b) external appearance of the buildings, and*
- c) landscaping of the site*

(hereafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the reserved matters shall be made within three years of the date of this permission. The development shall accord with the approved details.

- 4.2 This application seeks to address the requirements of this condition and seeks planning permission for the detailed matters which were not considered at the Outline stage, including details of appearance, landscaping and scale. The application is accompanied by detailed elevations and a landscaping general arrangements plan.

Scale

- 4.3 The proposed units follow the parameters established by the outline planning permission. The proposed units will be effectively two storeys in height with high eaves level to accommodate deliveries by commercial vehicles.
- 4.4 At two storeys in height, the proposed buildings are not considered to be out of scale having regard to existing development within the vicinity of the site, nor would the scale of the proposed development harm the amenity of neighbouring occupiers as a result of excessive overbearing or overshadowing. In addition, the site is not in a visually sensitive location having regard to the existing boundary vegetation, topography of the site and surroundings, neighbouring land uses, consented development.
- 4.5 In summary, the scale of the proposed changes is not inappropriate in this context. The development strikes an appropriate balance between making the efficient use of the site in accordance with the NPPF and respecting its surroundings consistent with design-related policies of the adopted Local Plan and Quality Places SPD.

Appearance and Materials

- 4.6 The development proposes a simple but high quality palette of materials that is sympathetic to the site and character of the area. The intention is to deliver a development which has a consistent design style and sense of place.

- 4.7 In the context of the extant planning permission, no conflict has been identified with design-related policies of the adopted local plan and relevant provisions of the Quality Places SPD and NPPF. The proposed development is therefore acceptable.

Landscaping

- 4.8 The proposed development has been designed in the context of a detailed understanding of the site, known constraints and the established landscape framework, including relationship with retained boundary vegetation.
- 4.9 A detailed landscaping general arrangements plan is submitted with this application, and it is envisaged that an appropriately worded planning condition can secure detailed planting plans. The landscaping proposals follow the parameters established by the outline proposals. Planting is arranged to create an attractive context to the development, where it will complement the built parts of the site, soften the transition to the edges of the site and integration of retained boundary vegetation.

5.0 Conclusions

- 5.1 The Reserved Matters detail has been prepared to accord with the parameters established as part of the Outline planning permission and to comply with relevant local and national planning policy. The Reserved Matters proposal incorporates detail of appearance, landscaping and scale.
- 5.2 The Reserved Matters application will deliver a high quality commercial floorspace set within an attractive landscaped scheme. The site is in a sustainable and highly sought-after location and the proposed development will contribute positively to the economic needs of the local area and wider sub-region.
- 5.3 The proposed development will not result in any unacceptable adverse impacts on any interests of acknowledged importance and there will be no material conflicts with relevant local and national planning policies. The conclusion is that the proposals will make a positive contribution to the local economy.
- 5.4 It is respectfully requested that the local planning authority approve these Reserved Matters details without delay.