

DELEGATED OFFICER REPORT

Application Ref: RM/23/94868

Site Address: CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END

Case Officer: Rachael Morris

Description: Approval of Reserved matters pursuant to outline planning permission F/18/83945 as amended by X/22/94322 giving details of the: a) layout b) scale c) appearance d) landscaping for a scheme of 6,420sqm of commercial floor space formed in 2.no buildings. (DUPLICATE APPLICATION 2)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Existing employment site • Adjacent to a Site of Importance for Nature Conservation (SINC)		

Planning History?	Yes ☒	No ☐
• Z/19636/005/00 - Outline: demolition of existing dwellings, partial redevelopment for commercial uses B1, B2 and B8 – Refuse – Apr 1995 • Z/19636/006/00 - Outline: residential development – Refuse – Apr 1995 • Z/19636/007/00 - Outline: residential development – Refuse – May 1996 • F/04/50047 - Retention of portakabin adjacent to existing café and takeaway – Permit – Mar 2004 • F/18/83945 - Hybrid Planning Application consisting of: 1. Full Planning Application for the construction of a two storey industrial building for a commercial butchery (2,064 m2 of Use Class B1(c)), development of 767m2 of B1b/B1c floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and 2. Outline Planning Application for the demolition of Units 10 -15 (1,860m2 of Commercial floorspace), and store building and the development of 6,420m2 of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved). – Permit – Mar 2020 • X/20/87856 - Variation to Conditions 13 (foul and surface water drainage) and 14 (surface water drainage) of Hybrid Planning Permission F/18/83945 – Permit – Dec 2020 • F/20/89518 - Proposed first floor extension of an existing building for use as office space – Permit – Mar 2021 • A/21/89624 - Main Branding Signage, directional and information signs – Consent – Mar 2021 • X/22/94322 - Variation of conditions 1 (approved drawings), 4 (Design & Access Statement and Site Plan), 13 (foul and surface water sewerage disposal), 14 (surface water drainage scheme), 20 (air quality impacts), 22 (noise mitigation scheme) and 26 (contaminated land verification) and amendments to other conditions of planning permission F/18/83945 – Permit – Mar 2023 • RM/23/94858 -		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	In Support		
Urban Design:	The proposal has positively evolved to address some of the previous concerns raised in terms of layout, scale and mass.		

	The amended scheme proposes a finer grain by breaking up the mass of the building into two different buildings - 10 and 11 - which reflects much better the prevalent pattern of the surrounding area. It is welcomed that different detailing treatments and design of windows were explored on the south-west elevations to create visual interest. The proposed street scene shows an improved relationship between the proposal and the surrounding area and how the external appearance of the new development relates to and enhances the character of the place by using appropriate features and materials. It is a shame that no effort was made to reduce the hard paving proposed around Building 10 in order to provide a scheme that balances built form, landscape and provision for vehicles.
Landscape:	The proposals are acceptable.
Ecology:	I have reviewed the 1 flow direction plan and the information provided. These proposals are acceptable. A more naturalistic shape to the SuDS basin is better than the rectangular basin. The flow direction arrows are appropriate. As an alternative to night scented stock, the Stars of the Night brochure available from Wild About Gardens.org.uk lists a variety of different flowers which can attract bats on pages 4 and 5. They recommend growing a range of flowers for a longer flowering season and a greater diversity of insects. Evening primrose, hemp agrimony, lavender, marjoram, borage, oxeye daisy, cosmos, Michaelmas daisy, common honeysuckle, scotch thistle, Verbena bonariensis, wild angelica, sea holly, bishop's weed, rowan, Hebe, and common ivy are all suggested. The lighting specifications comply with the latest guidance. Signage for HGV drivers will help to avoid them driving over the permeable paving and will be appropriate for this scheme. A SuDS maintenance plan can be conditioned. The plan must also include maintenance of the SuDS detention basin.
Environmental Health:	The proposal here is for two buildings 11 and 12 respectively. Both the buildings are wide and tall, with a relatively narrow gap between them with service yards and loading bays located to the southwest, away from future residential users to the north and northeast. Car parking is shown to the southwest of both buildings, with some parking included at the rear, north, of building 10, and to the west side of building 11. No vehicular access doors are shown on the northeast elevations. The arrangement and orientation of the buildings screens the dwellings to be built on One Horton Heath to the northeast by locating access bays and service yard to the southwest. In conclusion we would support the layout of RM/23/94868 as the noisiest parts of the uses are located away from receptors and are screened by the buildings themselves.
HCC Archaeology:	No Objection
HCC Flood and Water Management:	The information has addressed our previous comments. The only clarification we currently have is in relation to the outfall headwall. An indicative detail has been provided which appears to show a flush screen. It is not clear whether a security or trash screen is required and if it is, an angled one will need to be provided to be in accordance with the Ciria design guidance. This could be addressed by condition if needed.
Southampton Airport:	No Objection

Burnetts Lane Residents Association:	No comment
Natural England:	No Comment.

Site Visit:	Yes ☒	No ☐
Details: 06/02/2023 and 27/06/2023		

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 WE1, DM1, DM2, DM3, DM6, DM8, DM11, DM13, DM14 and DM15.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies WE1, DM1, DM2, DM3, DM6, DM8, DM11, DM13, DM14 and DM15 from the 2016-2036 local plan, in that:

The site and surroundings

- The site is located on the northern side of this well-established business park, a linear employment site located in the countryside to the north of the settlement of Hedge End and southeast of Horton Heath. This area is due to witness significant growth in the future as these two settlements expand, and there is opportunity for enhanced pedestrian and cycle links, and public transport provision, to serve the site in the future.
- The site is private and there are no public routes through, and therefore no accessible public realm. Buildings and the access road are unsurprisingly utilitarian and functional, with vast areas of hardstanding to accommodate parking and turning areas.
- Nevertheless, the buildings are concealed from public vantage points by strong tree and hedge planting to the boundaries. To the north and east, this comprises an Ancient Woodland and SINC, to the west, the railway line creates an additional buffer. The business park is concealed in views from Burnetts Lane, from which vehicular access is available and the site currently is considered to have low visual impact on the openness of the area with trees remaining the dominant features in the skyline. Nonetheless, any changes to the proposed units would create a potential to become visible from the planned Allington Lane/Burnetts Lane link road and any subsequent development between the business park and this link road as part of the planned One Horton Heath development. This specifically applies to the building ridge if it is proposed higher than the tree canopy, especially during the winter when the vegetation is not as thick.

Principle

- The development is within the urban edge where the principle of development is acceptable.
- The proposed development is pursuant of the original hybrid application for an outline application described as the demolition of Units 10 -15 (1,860m2 of Commercial floorspace), and store building and the development of 6,420m2 of

B1b, B1c, B2 and B8 storage and distribution floorspace. All matters were reserved under this application except for access.

Design and layout

- The proposed layout is made up of 2.no buildings. Building 10 measures 3298 sqm and Building 11 is 3122 sqm (6,420 sqm GEA total). The proposed development is for two closely designed units which are also similar in size in terms of their proposed Gross External Area (GEA).
- The proposed units accord with the agreed parameter plan under X/22/94322. This included a development platform of 13,173sqm, a maximum plot ratio of up to 48.8%, a maximum building height (to haunch) of 12m and a maximum building height (to ridge) of 15.5m. The two proposed units have a haunch of 11.5m and a total building height of 15.47m.
- The units are proposed as use classes E(g)(ii), E(g)(iii), B8. As use class B1 was revoked in September 2020, this was replaced by use class E(g), this proposed use still aligns with the previously agreed parameters under the original outline and subsequent variation.
- From the submitted street scene plan, the proposed units will appear as the largest of the surrounding units but will generally accord with the existing character. The existing industrial unit does see larger units already in place and as such these units would not create an alien feature.
- The proposed units have been split in the process of the application. These two units were originally submitted as one larger unit. They have been split in order to add elevational interest and reduce any potential dominance from what was considered a monolithic block.
- The proposed building line, although slightly set back, is considered to follow the existing industrial estate and has a comparable mass to other buildings in the estate.

Noise

- The design of the proposed units aids to reduce potential noise pollution to the surrounding area, and future One Horton Heath development. This is achieved through tall and wide built forms with a small gap between and proposed service yards/loading bays are located to the South-West which faces within the industrial estate.

Ecology and landscaping

- Round Copse SINC directly abuts the application site to the north, whilst the Chalcroft Distribution Park SINC is to the south and west. Round Copse SINC contains mature trees including those of ancient woodland status. These provide screening for the site.
- The proposed units accord to the parameter plan that included a Northern built line and a 20m SINC buffer boundary in which accords with text in the Council's Local Plan (2016-2036).
- A 20m buffer from the Round Copse SINC boundary and the Chalcroft Distribution Park SINC boundary shall be provided at all times. These shall be free of all new structures and hardstanding and thereafter managed to benefit biodiversity to the satisfaction of the Local Planning Authority in accordance with the updated Biodiversity Mitigation and Enhancement Plan (BMEP) supplied in X/22/94322.
- The addition of the northern build line in this application was to add further protection to the SINC. The northern build line creates a further buffer zone to which development can be constructed.
- The proposed buildings 10 and 11 will also be softened with landscaping, including Ulmus 'New Horizon trees at the front which are also known as "Resistant Elm" due to their ability to resist Dutch Elm Disease. This will also add interest to the scheme.

- Landscaping is proposed throughout the scheme, including a SuDS basin and shrubbery to the rear.

Drainage

- The Lead Local Flood Authority (LLFA), based at Hampshire County Council, have provided a no objection to the scheme. A condition requiring information on any security or trash screens needed in relation to the headwalls. This would need to be in accordance with Ciria C786.

Sustainability

- Policy DM2 aims to achieve environmentally sustainable development. The policy states that all other development that is above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) must achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.
- The proposed units are to be assessed under the BREEAM standard and require certification to be submitted upon occupation as part of the original S106 process. The outline section is covered in the S106 as 'Phase 2' as defined and detailed in Schedule Two of the agreement. Schedule Four and Schedule Five detail that reasonable measures must be taken to ensure the units achieve an 'Excellent' score.
- The scheme retains the existing solar farm to the north of the development site. Moreover, all buildings will be completed with low-pitched open gable roofs fitted with solar arrays. EV (Electric Vehicle) charging spaces for motor vehicles are also designed into the scheme.

Other material considerations

- The proposed units are provided with 103no. car parking spaces including 6no. Disabled, 10no. EV spaces and 4no. car share spaces; they are also serviced by 30no. cycle spaces (provided 10no. external stay hoops which provides space for 2 bicycles per hoop and 10no. internal wall mounted hooks.). This is considered appropriate.
- Access was considered in full during the outline section of the original hybrid application.
- The submitted Habitats Regulations Assessment (HRA) to Natural England concluded no likely significant effect on European site integrity due to existing conditions on the outline ensuring suitable construction and ecological management as well as a SINC Management Plan as part of the agreed S106.

Climate Change and Equalities Implications:

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 Environment 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.

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:

APPROVE ☒

REFUSE ☐

Comments ...