

DELEGATED OFFICER REPORT

Application Ref: F/26/101022

Site Address: Unit 6, Chalcroft Business Park, Burnetts Lane, Southampton, SO30 2PA

Case Officer: Gina Aftanas

Description: Proposed installation of an industrial door on the NW elevation

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Existing employment site Bats recorded in the area Gret Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
PN/23/94869	Prior approval for demolition of 2no. single-storey lean to structures to either side of Unit 6	Prior approval not required – 19/04/2023
LDC/20/87629	Lawful Development Certificate for a Proposed use: external refurbishment work to include removal of existing external cladding and facing brickwork at ground floor level and re-cladding of external walls, canopy roof and refurbishments of existing northlights	CLOPUD issued – 16/04/2020
LDC/20/87446	Lawful Development Certificate for a proposed development: external refurbishment to include removal of existing external cladding, re-cladding of external walls and canopy roof, and refurbishment of existing northlights	CLOPUD issued – 16/04/2020

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/03/2026 – photographs on file.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"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."</i>

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 DM1, DM2, DM11, DM14, DM15 and WE1.

Supplementary Planning Documents:
Quality Places; Residential Parking Standards.

Proposal:

This application seeks approval for the installation of an insulated sectional roller shutter industrial door on the northwest elevation, utilising dark grey powder coated aluminium materials to match the existing building. The door is proposed to measure approximately 6m in height, 6m in width and 0.45m in depth.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Policy DM15 (Safeguarding existing employment sites) states that the major existing employment sites shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses.

Design and Layout

The application site is within an established business park with an industrial character, comprising a number of employment buildings of differing sizes and styles. The industrial door will provide a new loading bay to the rear of the unit, with access direct from hardstanding already in situ. The proposal would not alter the existing industrial use of the building and would accord with Policy DM15.

The proposed dark grey powder coated aluminium will suit both the existing building and the street scene of the business park by utilising materials to match the current doors and windows as well as a similar style building directly opposite.

As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1.

Ecology

Due to records of bats and great crested newts within the area, the Councils Ecology Team were consulted as part of this application. After reviewing the site they have no objection to the proposed works, subject to the following informatives being included within the decision notice.

- Biodiversity enhancements will be required in accordance with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. Bird and bat boxes can be installed on the boundary vegetation if it is under the control of the applicant.
A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west.
(<https://www.bats.org.uk › our-work › putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Other Material Considerations

- 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; (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.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐