

DELEGATED OFFICER REPORT

Application Ref: F/26/101587

Site Address: DEER PARK FARM INDUSTRIAL ESTATE, KNOWLE LANE, FAIR OAK

Case Officer: Rebecca Altman

Description: Installation of additional roller shutter door, personnel door and ground floor window to front elevation (retrospective).

Particular Site Constraints?	Yes ☒	No ☐
• Urban Edge • Existing employment site • Airport safeguarding zone • Knowlehill Copse SINC, ancient woodland and protected trees to west		

Planning History?	Yes ☒	No ☐
• Z/31253/017/00 – erection of nine industrial units in four blocks with car parking, landscaping and new access – permitted 25/05/2001 • Non material amendment permitted in 2025 for changes to side and rear elevation of Unit E		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No comment received.		

Site Visit:	Yes ☒	No ☐
Details: 8 July 2026 – Photographs on file. Works already completed.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> - The most relevant policies are Strategic policy S1 and Development Management policies DM1 and DM15.

Assessment:
Site and proposal Deer Park Industrial Estate lies on the west side of Knowle Lane. This application relates to a unit in the southern corner of the industrial estate, adjacent to the Knowle Lane boundary. The industrial estate is separated from other nearby development by Knowle Lane and surrounding woodland. The wider area is characterised by a mix of industrial, agricultural and residential development. Planning permission is sought for the installation of a new roller shutter door, personnel door and ground floor window to the front (west side) elevation. It was confirmed on site that these works had already taken place.
Principle of the proposal The proposal is for external alterations only to an industrial unit within an employment area as defined by Policy DM15 of the Local Plan. The alterations would not result in any change to the use of the building and are acceptable in principle.

Design and appearance

The new doors and window match others on the building and adjacent buildings, and are therefore of an appropriate design in relation to the character and appearance of the site. The proposal accords with Policy DM1 of the Local Plan.

It was noted that the submitted plans showed a first floor window on the front elevation, which was not there when the site visit was carried out. The applicant has confirmed that this is due to be installed at a later date.

Amenity

The proposal is for alterations to doors and windows on an existing industrial unit and there are no nearby residential properties. The proposals would therefore not have any adverse amenity impacts on nearby residents.

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, 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. The application relates to a newly built industrial building which is likely to meet modern standards of energy efficiency, supporting climate change objectives.

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: The alterations are of an appropriate design and have no adverse visual or amenity impacts.

Recommendation:

PERMIT ☒

REFUSE ☐

Plan numbers:

- Location Plan 1:1250
- J100-01 D - Proposed Site Plan
- J100-105 C – Proposed Ground GA Plan Layout Unit E
- J100-021 B – Proposed Elevations Unit E
- J100-106 A – Proposed First Floor GA Plan Layout Unit E

Note to applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.