

DELEGATED OFFICER REPORT

Application Ref: F/26/101474

Site Address: Site D2 Hamilton Business Park, Hamilton Way, Hedge End

Case Officer: Gary Osmond

Description: Erection of 2.1 metre high steel palisade fence with vehicular and personnel access gates to provide secure compound for external storage for a temporary period of five years.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Gas pipeline (west) • Airport Safeguarding Zone • HRA Screening: River, SAC, SPA & Ramsar • Existing Employment Sites – Hamilton Business Park		

Planning History?	Yes ☒	No ☐
F/11/70040 - Construction of 2no. buildings with a total floorspace of 6373sqm, for use for storage and distribution purposes (B8) or for industrial (B1 or B2) purposes, together with ancillary offices, access, parking and servicing – Approved April 2012		
There have been numerous other planning applications at the site, however the above has been noted as the most relevant.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Three representations received from nearby residential properties raising concerns regarding increased noise and disturbance. It was also highlighted that the proposed 'infrequent' use is not defined.		
Hedge End Town Council:	No Objection.		
Environmental Health:	No objection provided the compound is used as set out, i.e. occasional and generally infrequent use.		

Site Visit:	Yes ☒	No ☐
Details: 21/06/2026. See separate site photos.		

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 policies S1 (Delivering sustainable development), S2 (Approach to new development), S4 (Employment provision); and Development Management policies DM1 (General criteria for new development), DM8 (Pollution), DM11 (Nature conservation), DM13 (General development criteria – transport), DM14 (Parking), and DM15 (Safeguarding existing employment sites).
Supplementary Planning Documents: Quality Places; Parking Standards.

Assessment:**Context:**

The application site lies to the northern edge of Hamilton Business Park which is a sizable estate of industrial and commercial uses to the north of Botley Road. Unit D2 is a large unit which is approved for general industrial and distribution purposes. The application site is an associated area of car parking to the north of unit, with a further large industrial unit to its east used by a parcel distribution company and to its east by further commercial/office unit. To the north of the site is residential development which is separated from the site by a 2.4-metre-high acoustic fence on top of a metre high earth bank, together with a line of mature trees and a narrow area of publically assessable open space.

Proposals:

The application seeks consent for the creation of a secure compound area to the north of the unit, which would be formed by erecting a 2.1-metre-high steel palisade fence with vehicular and personnel access gates between the building and the northern boundary fence. This would result in the loss of some parking provision and relocation of a disabled parking space.

The compound would be used by the applicant – Ocean Infinity, an underwater surveying company – to store various equipment. Most equipment would be stored within shipping containers, but other equipment would be stored in the open due to its size. No equipment would be more than 5 metres high, and it has been stated that only infrequent access to the compound would be required.

Policy & Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable. However, any planning approval will be dependent upon how well that proposed is considered to accord with the relevant policies of the adopted Local Plan. In this instance the most relevant policies are considered to be DM1, DM8 and DM15.

Policy DM1 requires all new development to take appropriate account of the context of its site and that of its surroundings, including ensuring any impact upon neighbouring uses or occupiers is minimised or appropriately mitigated. The policy also set out a number of other requirements which are less relevant to that proposed.

Policy DM8 relates to pollution and states that “Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through: air; water; noise and vibration; light; and land contamination.”

Policy DM15 relates to identified employment areas, within which the application site is located. The main purpose of the policy is to ensure that these major employment areas are protected for predominantly industrial and commercial purposes. It allows the redevelopment and intensification of existing industrial uses, subject to the general development criteria and transport policies of the Local Plan including the impact on residential areas.

That proposed does not alter the use of the main industrial unit and will be ancillary to it. Therefore, the principle of that proposed is acceptable, albeit the specific impact, particularly on neighbouring residential properties will be a significant consideration.

Layout & Appearance:

Little will change other than the erection of the proposed fencing, which will generally be to the rear of the building, meaning that it will not be easily visible from any public vantage points. However, whilst the fencing itself will not be visible, it may be possible that equipment store within the compound could be visible above the existing boundary fence to the north of the site. This would be mitigated to a reasonable degree by the mature

treeline to the north of the site, which will generally shield views of the compound from the neighbouring residential properties and public footpath which runs along the northern side of the boundary.

To try and address the visual impact to some extent, a condition is recommended restricting the height of any equipment to no greater than 5.2 metres from ground level. Whilst this would allow for shipping containers to be stacked two high, it would be much lower than the overall height of the building and only a couple of metres higher than the existing northern boundary fence. Notwithstanding, this restriction, it is not expected that much of the equipment stored is likely to be of this height.

Given the industrial nature of the site and the good level of natural screening, it is considered that the creation of the compound and its use will not have a detrimental impact upon the visual amenity of the locality, and that it will be in general accordance with Policy DM1.

Amenity:

Noise:

Noise has been raised as the main concern of those who have commented on the application, highlighting that the creation of an equipment storage compound could result in much increased noise and disturbance.

The applicants have stated that the compound will only need to be accessed and equipment moved “infrequently”. This was queried by the case officer, with the applicants confirming that it should only be necessary to access the compound one or twice a week, and that most equipment will be stored inside shipping containers. The applicants have also confirmed that they will only need access to the compound between the hours of 08:00 to 17:00 Mondays to Fridays.

The application is supported by a noise impact assessment which has been reviewed by the Council’s Environmental Health team. Following initial comments, a revised assessment was submitted based on the actual proposed times of operation, i.e. 08:00 to 17:00 Monday to Friday. This demonstrated that the noise impact would be +6dB above the background noise levels during the times the compound needed to be accessed. Anything above +5dB is considered to result in a significant adverse impact. However, given the intended ‘infrequent’ access required and the nature of what will be stored there, it is on balance considered that the resulting level of impact would be acceptable.

This view however is only on the provision the compound is used in the manner being suggested. As such, conditions are recommended which restrict any access to the compound to only between the hours and days stated, and that the compound can only be used for the purposes of the applicant, with the compound having to be reinstated to vehicle parking when the applicant no longer requires the compound or moves out of the main industrial unit. This should ensure that the likely level of disturbance does not increase, or that the compound could be used in a much more intensive manner by future occupiers of the unit. With such controls in place, it is considered that the proposed development would accord with the requirements of Policies DM1 and DM8.

Outlook:

As has been discussed above, the compound sits at a slightly lower level than the residential development to its north. It is also separated from the nearest residential properties by a tall mature tree line and an area of public open space, meaning that the closest properties are approximately 16 – 20 metres away from the boundary. Whilst equipment and stacked shipping containers may be visible above the boundary fence, they would not result in any undue or unacceptable impact upon the outlook of these properties. Equally, the distance is such that there would be no loss of light, and the nature of the use means there would be no loss of privacy. As such, the proposals would accord with the requirements of Policy DM1 and the ‘Quality Places’ SPD.

Transport, Highways & Parking:

Due to the nature of the applicant's business and the nature of operations which will be taking place on site and within the main building, there should be no adverse impact in terms of traffic movements upon the local highway network. Equally, due to the nature of the business and staffing requirements, the loss of some of the existing parking spaces will still leave ample provision elsewhere within the site. As such, the requirements of Policies DM13 and DM14 would be met.

Nature Conservation:

Given the very minimal alterations required to create the compound and the fact that it is already an area of hardstanding in an industrial setting, it is not envisaged that there would be impact upon nature conservation interests in the locality.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

PERMIT ☒**REFUSE** ☐

For the reasons set out above, the application is recommended for approval subject to the following conditions:

- Approved drawings
- Commencement within three years
- Approved hours of access
- Nothing to be stored greater than 5.2 metres in height
- Temporary and personal permission to the applicant only