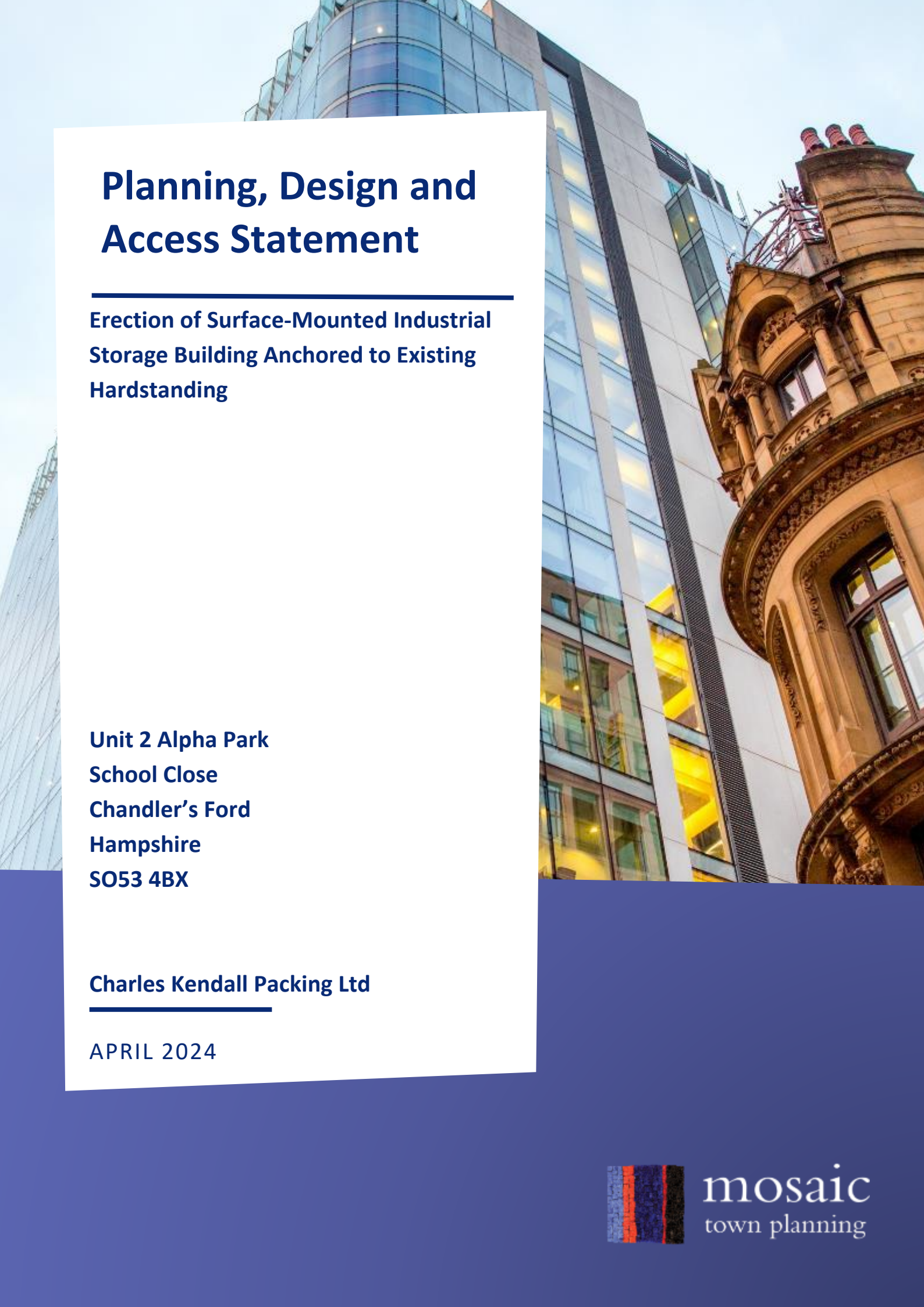




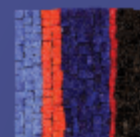
Planning, Design and Access Statement

**Erection of Surface-Mounted Industrial
Storage Building Anchored to Existing
Hardstanding**

**Unit 2 Alpha Park
School Close
Chandler's Ford
Hampshire
SO53 4BX**

Charles Kendall Packing Ltd

APRIL 2024



mosaic
town planning

Mosaic Town Planning Bloc 17 Marble St. Manchester M2 3AW	Enquiries: 0161 638 9211 enquiries@mosaictownplanning.co.uk www.mosaictownplanning.com
Prepared by:	Alex McLaren. Checked by Andrew Jalali.
Version:	Submission
Date of Issue:	5 th April 2024

Contents

1	Introduction.....	2
2	The Proposals	3
3	Site and Surroundings.....	5
	Local Plan Designation	6
4	Planning Policy and Evidence Base.....	7
	National Planning Policy Framework.....	7
	Local Policy	7
	Eastleigh Borough Local Plan 2016-2036 (April 2022)	8
5	Analysis	10
	Principle.....	10
	Development Management Considerations	11
	Design and Layout.....	11
	Parking, Access and Vehicular Movement	11
	Flood Risk and Drainage.....	12
	Biodiversity.....	12
	Energy and Sustainability	12
	Presumption in Favour of Sustainable Development	13
6	Conclusion	14

1 Introduction

- 1.1 This Planning, Design and Access Statement accompanies a full planning application for the erection of a surface-mounted industrial storage building at Alpha Park, Chandlers Ford on behalf of Charles Kendall Packing Ltd.
- 1.2 This statement considers the site and its surroundings and summarises the planning policies which are material to the proposal, along with further guidance and evidence which has been considered.
- 1.3 The analysis addresses all the issues which we consider to be relevant to the determination of the planning application. It concludes that planning permission should be granted, having regard to the development plan and other material considerations.
- 1.4 This statement should be read in conjunction with the following plans and documents:
 - Location Plan (Ref: CHA - TRI - ZZ - 00 - DR - A - 3000)
 - Proposed Site Plan (Ref: CHA - TRI - ZZ - 00 - DR - A - 3001)
 - Proposed Warehouse Plans & Elevations (Ref: CHA - TRI - ZZ - 00 - DR - A - 3002)

2 The Proposals

2.1 The application description is as follows:

“Erection of a surface-mounted industrial storage building anchored to existing hardstanding.”

2.2 Charles Kendall Packing is part of the Charles Kendall Group and is one of the UK’s leading export packing companies. The development site in Chandler’s Ford is one of the company’s two premises in the UK handling a range of export packing services. The site operates from 08:00 - 16:30 Monday to Friday.

2.3 There are 25 employees at the development site. This is projected to increase to 27 as a result of the business growth which the proposed building will help to accommodate.

2.4 The company has identified a clear and urgent need for additional sheltered storage space to store customers’ goods prior to packing and export.

2.5 The area of hardstanding where the building will be sited is currently surplus yard area used for external storage. The proposed building will make better use of this area of land by providing space for goods to be stored in a dry and secure environment.

2.6 The dimensions of the proposed building are as follows:

Internal

- 25.0m length x 15.0m width
- GIA: 375 sqm

External

- 25.2m length x 15.3m width x 5.1m height (eaves) / 8.1m height (ridge)
- GEA: 385 sqm

2.7 The building will be anchored to the existing hardstanding using shallow chemical anchor bolts. **As such, no intrusive groundworks or foundations will be required for the erection of the building.**

2.8 The building will be constructed from grey single-skin steel cladding walls and a translucent-white PVC-coated polyester roof. The building will be accessed via a 5m wide sliding door to the west-facing elevation and a pedestrian door to the north of the building.

2.9 Site access will remain as existing directly off School Close to the south. There will be no impact on satisfactory levels of existing parking provision on the wider site.

- 2.10 The design, materials, and prefabricated method of construction of the building will ensure a quick delivery and erection. This will minimise disruption to existing operations and allow the company to rapidly address its need for additional sheltered storage space.

3 Site and Surroundings

- 3.1 The application site is a 0.49 ha area of land which consists of hardstanding yard area to the south of the company's existing warehouse and the internal access road connecting the site with School Close. The yard area is used to accommodate external storage as well as vehicle access and manoeuvrability.
- 3.2 The company's wider site is bound to the south, east and west by similarly configured neighbouring industrial premises. To the north is a linear strip of open space and a public footpath which separates the wider site from residential areas of Chandler's Ford.
- 3.3 The site is located in an established industrial area to the south-west of the district centre of Chandler's Ford in Hampshire. The town of Eastleigh adjoins with Chandler's Ford to the south, where a greater range of services are located. The closest major centre is Southampton City Centre, located approximately 8km to the south.
- 3.4 The site consists entirely of hardstanding and is void of natural features.
- 3.5 The entire site is located in Flood Zone 1, signalling a low probability of fluvial flooding. There is low or no flood risk from all other sources.
- 3.6 There are no heritage assets located within a 400m radius of the application site.
- 3.7 The site is located in close proximity to residential areas of Chandler's Ford and Eastleigh, making walking and cycling a viable option for local employees to commute. The site is also accessible by several modes of public transport. Chandler's Ford train station is within short walking distance, providing regular connections to regional destinations, whilst there are also a number of easily accessible local bus routes.
- 3.8 The site is suitably located for logistics as it is well connected to the road network. Winchester Road connects with junction 12 of the M3 to the north, serving regional destinations and connecting the site with the wider motorway network.

Local Plan Designation

- 3.9 The application site falls within an area designated as an *Existing Employment Site* and is located inside the defined *Urban Edge* in the Eastleigh Borough Local Plan 2016 - 2036 (April 2022) Policies Map.

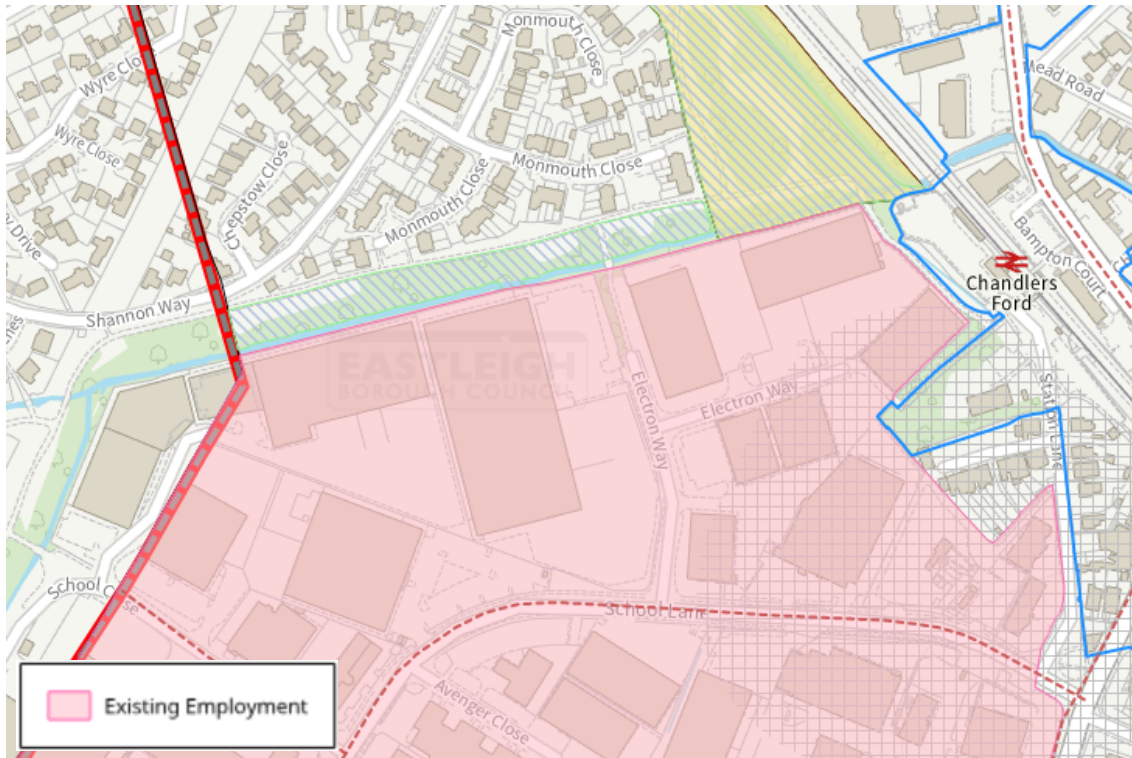


Figure 1: Extract from Eastleigh Borough Local Plan 2016-2036 (April 2022) Policies Map

4 Planning Policy and Evidence Base

National Planning Policy Framework

- 4.1 The National Planning Policy Framework ('NPPF'; December 2023) sets out the purpose of the planning system of achieving sustainable development via three overarching objectives: **economic, social and environmental**.
- 4.2 Paragraph 11 of the NPPF requires Local Planning Authorities to apply a presumption in favour of sustainable development during decision-taking. This means that Local Planning Authorities should be:

“...approving development proposals that accord with an up-to-date development plan without delay; or

...where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 4.3 In support of building a strong and competitive economy, paragraph 85 of the NPPF states that:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

- 4.4 Paragraph 87 of NPPF also goes on to explain that planning policies and decisions should *“recognise and address the specific locational requirements of different sectors.”* This requirement includes making provision *“for storage and distribution operations at a variety of scales and in suitably accessible locations.”*

Local Policy

- 4.5 The local development plan consists of the Eastleigh Borough Local Plan 2016-2036 (April 2022). Policies of direct relevance are outlined below.

Eastleigh Borough Local Plan 2016-2036 (April 2022)

- Policy DM15: Safeguarding Existing Employment Sites

“1. The major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit:

a. the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses;”

- Strategic Policy S1: Delivering Sustainable Development

“1. To be sustainable, new development in the Borough should:

...

c. 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. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.”

- Strategic Policy S2: Approach to New Development

“2. 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 this plan.”

- Strategic Policy S4: Employment Provision

“1. To contribute towards sustainable economic growth, provision will be made for additional floorspace for uses in the B2, B8 and E(g) use classes and other employment-generating uses through:

...

d. new employment development within the urban edge and by the re-use and/or redevelopment of buildings in the countryside (policies DM18 and DM19, Chapter 5);

e. retaining existing (and allocated) employment sites which have the potential to contribute towards future employment needs, and intensifying their use (see policy DM15, Chapter 5);”

- Policy DM1: General Criteria for New Development

“1. All new development should (as relevant):

b. make efficient use of the site ...

c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.”

5 Analysis

Principle

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section (2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies. In this case, the development plan consists of the Eastleigh Borough Local Plan 2016-2036 (April 2022).
- 5.2 The site is located in Alpha Park in an established industrial area of Chandler's Ford. This falls within the defined urban edge, where **Policy S2** states that a presumption in favour of appropriate development will be applied. The site is also located within an area designated as an *Existing Employment Site*, where **Policy DM15** applies. This policy seeks to protect and retain existing employment sites for employment-generating uses and states that in principle, the council will permit ***"the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses"***.
- 5.3 The proposals are also supported by **Policies S1** and **S4** which outline the importance of enabling the growth of a high-performing local economy. Amongst the methods through which this will be achieved will be new employment development within the urban edge and the retention and intensification of uses on existing employment sites.
- 5.4 The proposed development will also make efficient use of land at the company's premises in line with **Policy DM1**.
- 5.5 As well as local policy, the proposals are supported by NPPF, in particular paragraphs 85 and 87 which state that Councils should help to ***"create the conditions in which businesses can invest, expand and adapt"*** and that ***"significant weight should be placed on the need to support economic growth and productivity"***. This should be achieved whilst ensuring that planning policies and decisions ***"recognise and address the specific locational requirements of different sectors"***.
- 5.6 The proposals are suitably located, compliant with national and local policy, entirely appropriate to the surrounding area, and will meet the needs of an established local business and employer. The proposals should therefore be supported in principle.

Development Management Considerations

Design and Layout

- 5.7 The siting of the building has been chosen to ensure the most efficient use of the site by utilising an area of land currently used for external storage. The building will provide an area for goods to be stored securely in all weather conditions. As such, there will be no change to the functional layout of the site.
- 5.8 The building's positioning fronting the yard area adjacent to the main warehouse building will allow for easy access between the two, ensuring operational efficiency within the site.
- 5.9 The building is subordinate to the existing warehouse building on site in terms of scale, massing and footprint. As such, the proposed development will not alter the character of the site and will have a minimal impact on the site's appearance as a whole.
- 5.10 The visual impact of the proposed development will be further minimised by the building's position away from the site boundary and the site's predominantly industrial surroundings.
- 5.11 The building will be constructed from grey steel cladding walls and a translucent-white PVC-coated polyester roof. The materials, colour palette and building style will mirror those used in the rest of the company's site and industrial premises in the locality.
- 5.12 The design of the building is responsive to the character and appearance of its local context, with due consideration of factors including mass, scale, materials, layout, density, design and siting. The proposed development is therefore compliant with the design principles outlined in **Policy DM15**.

Parking, Access and Vehicular Movement

- 5.13 The building will be ancillary to existing operations and will not result in a significant change or intensification of these operations. As such, there will be no material change in the type or volume of vehicle traffic leaving and entering the application site. Site access will remain as existing directly off School Close to the south-west.
- 5.14 There are 39 car parking spaces on the company's site, including 2 designated disabled bays. There will be no change to this level of parking provision, which will remain more than sufficient to accommodate staff and visitors with no impact on the surrounding highway network through on-street parking.
- 5.15 The building will be accessed via a 5m-wide sliding door to the west-facing elevation fronting the yard area and a pedestrian access door to the north-facing elevation. This will ensure that necessary access to the building is provided to both vehicles and pedestrians.

- 5.16 As the area of land which the building will occupy is currently used for external storage, the proposed development will require no change to the functional layout of the site. Consequently, there will be no impact on areas used to accommodate internal access routes or vehicle manoeuvrability.

Flood Risk and Drainage

- 5.17 The site is located in Environment Agency Flood Zone 1, signalling a low probability of fluvial flooding. There is low or no flood risk from all other sources.
- 5.18 The proposed development makes use of previously developed land and will lead to no change in the permeable area of the site. As such, there will be no impact on the volume of runoff at the development site.
- 5.19 Satisfactory existing drainage arrangements will be utilised to manage runoff from the proposed building and there will be no need to reconfigure drainage arrangements on site.

Biodiversity

- 5.20 The application site consists entirely of an existing sealed concrete hardstanding and is void of habitats or natural features. The existing habitats on site do not exceed 25m² in area nor will the building have any impact on priority habitats, therefore the proposed development will qualify for the *de minimis* exception to achieving a 10% biodiversity net gain.
- 5.21 The Hampshire Biodiversity Checklist has been completed and submitted with this Statement. The only checklist fields to which the answer is 'yes' relate to the presence of a watercourse and veteran trees within 100m of the site. These are located in the strip of open space which runs to the north of the company's premises and are approximately 60m from the application site at the closest point.
- 5.22 The company's main warehouse building and a perimeter fence separate the application site from these features and there will be no impact on either of the two. The proposed development is therefore appropriate in biodiversity terms.

Energy and Sustainability

- 5.23 Several aspects of the proposed building ensure that energy usage and material waste are minimised throughout its lifecycle.
- 5.24 The building is of non-permanent construction and is assembled from prefabricated components. This means that the building could be disassembled and reused elsewhere should the company's operational requirements shift in future. The building therefore presents an inherently sustainable solution which minimises material waste.

- 5.25 The building will be surface mounted onto an existing hardstanding, removing the need for any groundworks or foundations. This further minimises material waste in the construction process and the quantity of embodied carbon in the development.
- 5.26 There will be no requirement for heating, electrical machinery or mechanical ventilation due to the nature of the building and its proposed use. Consequently, the only energy usage for the operation of the building will be for lighting. The translucent-white roof allows for light transmission and minimises the need for artificial lighting during daylight hours which includes the majority of the site's operating hours of 08:00 - 16:30.
- 5.27 It is evident that the design of the building incorporates principles of sustainability at all stages of the lifespan including construction, operations and disposal, following the energy hierarchy by designing out prospective energy need from the outset where possible.

Presumption in Favour of Sustainable Development

- 5.28 Paragraph 11 of NPPF outlines the presumption in favour of sustainable development which should be applied to planning decisions. This presumption is echoed in **Policy S1** of the Local Plan. We have demonstrated throughout this statement that the proposed development mutually supports the objectives of sustainable development which are set out in paragraph 8 of NPPF, particularly in relation to the economic objective.
- 5.29 The proposed development will support an established business and important local employer. The building will provide a flexible solution allowing Charles Kendall Packing to meet its operational needs, in doing so securing the company's ongoing efficient operation and contribution to a strong local economy.
- 5.30 From a social standpoint, the proposals will improve safety and working conditions for employees on site by providing a sheltered and secure area to access goods. The building will also support an important local employer, facilitating the creation of new employment opportunities for local people.
- 5.31 With regard to the environmental objective, the building offers a flexible and inherently sustainable solution to meeting the company's need, which minimises energy usage and material waste throughout its lifespan. The proposals will also make efficient use of previously developed land in an appropriate location which is easily accessible without reliance on private car use.
- 5.32 The proposed development mutually supports the economic, social and environmental objectives and constitutes sustainable development. A presumption in favour of approval should therefore be applied.

6 Conclusion

- 6.1 This Statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material considerations.
- 6.2 The site is located within a designated existing employment site within the urban edge of Chandler's Ford, where local plan policies state that appropriate B8 development will be permitted. The proposals are also compliant with wider local plan policies which aim to create a thriving local economy in the Borough.
- 6.3 As well as local policy, the proposals are in line with NPPF which refers to the significant weight which should be placed on supporting development of this kind, enabling local businesses to invest, expand and adapt. The principle of development is therefore acceptable.
- 6.4 The proposed development will offer a flexible solution, enabling the company to meet its changing operational needs whilst remaining at its current premises in Chandler's Ford. The building will support an established business and local employer, enabling the company to continue contributing to the local economy and providing new employment opportunities for local people.
- 6.5 The building's appearance will be appropriate to its surroundings, reflecting the design and materials used in surrounding industrial premises. The scale, massing and siting of the building will also ensure that the visual impact on its surroundings is minimal.
- 6.6 Matters including flood risk and drainage, heritage assets, biodiversity, energy and sustainability, parking, access and vehicular movement have also been examined and it has been shown that the development will not negatively impact on any of these.
- 6.7 We have demonstrated that the proposals meet the sustainable objectives as set out in Paragraphs 8 and 11 of the Framework. The development will sustainably meet the operational needs of an established local business and employer.
- 6.8 The proposals are entirely appropriate and comply with relevant planning policy and guidance. There is therefore a compelling case for the granting of permission without delay.



mosaic
town planning

www.mosaictownplanning.com

© Mosaic Town Planning Ltd.