

DELEGATED OFFICER REPORT

Application Ref: RM/24/96684

Site Address: NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ

Case Officer: Gary Osmond

Description: (AMENDED PLANS) Reserved Matters pursuant to Outline Planning Approval O/18/82750 for the demolition of existing buildings and erection of 23 employment units (up to 5,905 sq.m.) with units 12-20 for Use Class B1 (b) and (c) and units 1-11 and 21-23 for Use Class B2, with associated car parking and access. Detailed matters to be considered: appearance, landscaping and scale.

Particular Site Constraints?	Yes ☒	No ☐
- Within designated Countryside - Within Settlement Gap - Proposed Employment Site (HE5) - Mineral Safeguarding site		

Planning History?	Yes ☒	No ☐
O/18/82750	Outline application for the demolition of existing buildings and erection of 23 employment units (up to 5,905 sq.m.) with units 12-20 for Use Class B1 (b) and (c) and units 1-11 and 21-23 for Use Class B2, with associated car parking and access. Detailed matters considered: Access and layout.	Approved Mar 2021
F/17/81610	Retrospective: Change of use of former industrial yard to the storage of aggregate and as a depot to operate mobile batching plant (vehicles), including retention of storage bays, water tower and loading ramp.	Withdrawn May 2023
O/17/81171	Outline application for erection of 15 employment units for B1, B2 and B8 use (up to 2,600sqm of floor space) and associated car parking and access. Detailed matters considered: Access and layout.	Withdrawn Nov 2021
Z/32736/000/00	Relief of conditions on application permissions WIR. 20205 and WIR 20205/1 restricting use of building to joinery workshop and store only.	Approved Dec 1992
WIR2020500000	Retention of building used as joinery workshop and store.	Approved Sept 1972

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	<u>Original Submission:</u> Two representations were received objecting to the application on the grounds of: - Commercial buildings are not required as there are empty units elsewhere. - Impact upon wildlife. - Increased traffic.		

	- Overspill parking onto the A27 or Pinewood Park. - Limited information provided regarding how light and noise pollution would be prevented. <u>Amended Plans:</u> No additional comments or representations have been received in relation to the amended drawings.
Hedge End Town Council:	There is concern about the long term TPO trees that are screening the site. There is also an opportunity to soften the aesthetics of the site with additional landscaping including trees with a 10-year obligation to maintain for all new trees planted. There is a concern about the access and egress traffic movement onto Kanes Hill.
Urban Design:	Given no revisions to the site layout can be secured as part of this reserved matters application, the amendments to the building elevations, together with those undertaken to the side landscaping are a significant improvement over that originally submitted.
Landscape:	The updated landscape plans are considered to be acceptable.
Trees:	The arboricultural matters were discussed during the outline application. As such, a number of conditions were attached to that decision. We do not feel that there is anything to comment on at this reserved matters stage, and no arboricultural information has been included.
Ecology:	No comments received.

Site Visit:	Yes ☒	No ☐
Details: Site viewed from Kanes Hill but not internally as it was locked and secured. Aerial photographs in separate document.		

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, S2, S4, S5 and S6; and Development Management policies DM1, DM2, DM6, DM11, DM13, DM14 AND HE5. Supplementary Planning Documents: Quality Places; Character Area Appraisals; Trees and Development.

Assessment:
Site Context: The 2.05ha site is located within the countryside and Settlement Gap to the east of Kanes Hill (A27), to the west of the M27 and to the north of Netley Firs Close in Hedge End, approximately 1km north of the Windhover roundabout. It is currently occupied by a collection of sheds in poor condition and a large area of hardstanding in the northern part of the site, with the southern and eastern parts of the site generally being undeveloped. The site was last used by a cement distribution business. A line of mature trees run along the western boundary with A27 Kanes Hill and others are within the northern and eastern parts of the site. Both groups of trees are protected by Tree Preservation Orders. The existing access off A27 Kanes Hill serves this site and the land further east.

Proposals:

The application is a reserved matters application to assess the remaining matters of Scale, Appearance and Landscaping following the Outline Approval in March 2021 which considered site Access and Layout. The application seeks consent for the construction of 23 employment units, up to a total floor area of 5,905 sqm. Proposed units 12-20 were for Class B1 (b) and (c) uses, now Class E, and units 1-11 and 21-23 for Use Class B2, with associated car parking and access.

Policy & Principle:

Whilst the site lies outside the urban edge and within a Settlement Gap where the principle of development is not usually considered acceptable, the site is formally allocated within the adopted Local Plan under Policy HE5. This sets out that an area of approximately 1.8 hectares is allocated for approximately 7,200 sqm of employment use, subject to: the employment uses being classes B2 or E(g)(ii)/(iii) and compatible with the proposed adjoining Travelling Showman's site and nearby residential properties. It also requires that access will be from Kanes Hill and that all existing trees on site shall be retained and protected.

The current outline permission has already approved the site access from Kanes Hill and sets out tree protection measures through the position of buildings and other measures during the course of construction. The proposed floor area of 5,905 sqm is well within that set out by the policy and the proposed uses are also as set out within the policy. In principle therefore, that already partially approved and proposed is acceptable, with the final reserved matters approval being dependent upon the remaining reserved matters and how well they accord with the other relevant policies of the adopted Local Plan, in particular Policy DM1 which requires all new development to be of a good quality design which takes appropriate account of the site context and that of its surroundings, as well as ensuring that any impact to neighbouring uses and occupiers is minimised or acceptably mitigated. It also requires natural features worthy of retention to be protected.

Matters to be Considered:Scale:

The proposed units are of a modest two storey height with low pitched roofs. Most units are also of a modest floor area, which includes mezzanine first floors, with units split into generally small groups, so as to limit their visual scale. The exception to this are the units which run parallel to the south-eastern boundary and are intended to act as a visual and physical barrier to protect adjacent residential dwellings from noise and activities. Following initial concerns at the potential dominance of these units and overlooking, the design has been amended so that the rear of the units have a 'catslide' roof and much lower eaves. This both reduces their visual and physical scale in relatively close proximity to this sensitive boundary.

Overall, the general scale of the units, both in terms of footprints and height are considered to be appropriate to the site context and once new landscaping has been undertaken will not dominate neighbouring residential properties or the adjoining Kanes Hill.

Appearance:

Following initial reservations as to the visual quality of the proposed units and how well they addressed the public realm, amendments have been secured which are considered to be a significant improvement. The units are now of a simpler more contemporary design with sizable areas of glazing, including corner windows to the more prominent units in term of their position within the public realm. Whilst no definitive indication of material colours has been provided, this can be conditioned.

As mentioned above, Units 12 – 20 have an asymmetric 'catslide' style roof with a much lower eave height to the rear. Whilst this will make the rear roof slope more visible, it does result in the physical form of the building being pulled away from the sensitive south-

eastern boundary. It also removes a large number of windows at first floor level which would have resulted in overlooking. Instead rooflights are used to provide natural light to the internal spaces. It also allows for a large area of roof to place photovoltaic panels.

Overall, the appearance of the amended elevation are considered to be a significant improvement and will provide a high quality modern industrial estate.

Landscaping:

Work has also been ongoing throughout the course of the application to provide a much improved landscape scheme to complement the development and provide a soft and natural transition between the development and the surrounding tree belts. Landscaping is also used to enhance the appearance and feel of pedestrian routes into the site from Kanes Hill. The scheme is now supported by the Council's Landscape Consultant.

Other Matters:

Need:

Comments have been made in relation to the need for the proposed development when existing commercial/industrial sites/units remain vacant. Whilst noted, it is not for the LPA to determine the need or otherwise for new industrial units, rather this is a matter for local markets to determine. Notwithstanding, the application site is an allocated new employment site which recognises the need for additional modern employment floorspace in and around the Borough.

Access, Parking & Highway:

Whilst the concerns with regards to increased traffic are noted, this was fully assessed at the time of the original outline planning application. This is partly the reason why the approval did not allow any B8 (storage & distribution) uses on site, as such uses would have resulted in an unacceptable degree of additional traffic onto the local highway network.

With regards to the parking concerns highlighted, again, this was assessed at the time of the original outline application where it was established that the proposed on-site parking provision would be sufficient to serve the development. Whilst this does not mean that potential overspill parking would not occur within neighbouring street, it was not considered that this would result in any issues of highway safety or unacceptable impact upon the amenity of residential properties.

Amenity:

Again, issues of potential impact upon the amenity of adjacent residential properties and the wider character of the locality were considered at the time of the outline application. This mainly related to noise and lighting impact as a result of activities which would take place on site. As such the conditions were applied to the outline approval requiring the submission of a detailed noise and lighting mitigation strategy to be agreed with the LPA prior to commencement of any construction works.

Trees & Nature Conservation:

Whilst no specific comments have been made in relation to trees, some concern has been raised in relation to impact upon wildlife. Although noted, this was again something that was considered at the outline stage and there is a condition which requires the submission of a biodiversity enhancement plan for the whole site to be agreed with the LPA.

With regards to trees, again conditions were applied to the original outline consent requiring tree protection measures to be implemented during construction.

Land Contamination:

Although not raised as an issue by any of the comments received, this was considered at the outline stage where conditions for further detailed assessment to be undertaken and mitigation measure submitted for approval to the LPA prior to commencement.

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

- Approved drawings
- Compliance with Outline conditions
- Details of materials