

DELEGATED OFFICER REPORT:**Application Ref:** F/24/97217**Site Address:** UNIT 2, ALPHA PARK, ELECTRON WAY, CHANDLER'S FORD,
EASTLEIGH, SO53 4BX**Case Officer:** Clare Martin**Description:** Erection of 1no. industrial storage building (Use Class B8)

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within existing employment site		

Planning History?	Yes ☐	No ☒
Details:		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Transport Officer:	No objection The application looks to provide an industrial storage building in the yard area of the existing industrial unit, and this results in no change of pedestrian or vehicle access out onto the highway. There also appears to be adequate space remaining for the turning of large vehicles in the remaining yard area, and the quoted parking quantum is sufficient for the number of staff currently working on site, plus a minor addition as a result of increased business. Given the storage building is ancillary to the main building and not being implemented in order to specifically generate additional business, no significant increase in trips to and from the site would be anticipated.		
Environmental Health Officer:	No objection <u>Contaminated land</u> The application site is located on land with a former/ current contaminative use and has the potential to have caused contamination of the ground. However, the Planning Statement (Mosaic, 2024) indicates that the proposed 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. In addition, the site is not in a radon affected area. As there will be no disturbance of the ground, we have no concerns with the proposed development in terms of contaminated land. <u>Noise</u> The proposed building will be located at the east of the site boundary (as per proposed site plan from Triangle Architects, 2024), within the industrial state. It is noted that operating hours will be from 08:00 to 16:30 (as current). It is not anticipated that construction and operation activities from the proposed development can cause any significant		

	noise impacts. Therefore, we have no objection to this application in relation to noise. <u>Air quality</u> The Planning Statement Report (Mosaic, 2024) indicates that it is anticipated an increase on number of staff by 2 people, and the proposed storage building will not result in a significant change or intensification of site 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. Therefore, we consider that the proposed development does not represent a significant impact on air quality. Therefore, we have no objection on this regard.
Ecology Officer:	<u>Biodiversity net gain</u> I have reviewed the email from Alex McLaren, Planner (19 June 2024). He has written: <i>In relation to the points on ecology, the policies which are quoted do not apply in this case as Planning Practice Guidance is clear that BNG relates to existing habitats within the development site. There are no habitats or natural features whatsoever present in the development site and the small triangle of grassland referred to in the comments is outside of the development boundary.</i> The purpose of BNG is to offset any impacts which a development will have on biodiversity or habitats on site and as such, in cases like this where the baseline biodiversity value of the site is zero and no habitats will be impacted, a net gain is not applicable. BNG is used to refer to the requirement for 10% biodiversity net gain required by the Environment Act (2021). Alex is correct that the baseline value of the immediate site is zero, for the purposes of that legislation. <u>Biodiversity enhancements</u> However, our local plan policy DM 11 and the National Planning Policy Framework paragraph 180 still apply to require some biodiversity enhancements regardless of whether or not there is any existing habitat. Enhancements either on the development site or immediately adjacent but within the ownership of the applicant (within the blue line boundary) can be conditioned. For example, the small triangle of grassland with one small tree within the blue line boundary to the south of the proposed building can be enhanced. This can be achieved by planting low maintenance flowering native shrubs (such as spindle, Guelder rose or flowering currant) to attract pollinators and provide fruit for wildlife. The area will be partly shaded by the existing building in the morning but will receive sun in the afternoon. If enhancing the planting of a small triangle of land is not acceptable, we could consider the use of rain garden planters with flowering plants for pollinators along the western edge of the building as a biodiversity enhancement. Planters would need to be watered during dry periods, which would not need to be done for the enhanced triangle of grassland after plants became established. <u>Drainage</u> The small text on the Site Drainage Plan by Invincible Drain Care (10/08/2018) is not legible. From my perspective the drainage inspection and repairs can be a post-completion condition if that is acceptable to the planners. The watercourse that runs to the north of

	this site flows into the Monks Brook, which is a tributary of the protected waters of the River Itchen SAC. Local Plan Policy DM 6 notes that all receiving waters in the Borough should be classed as protected waters. The runoff from an industrial estate has potential to contain pollution hazards (see CIRIA SuDS manual part E page 568-9) and we need to ensure that these are adequately mitigated by a well-designed and well-functioning surface water drainage system.
Parish Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

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 <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 & S4; and Development Management policies DM1, DM8, DM11, DM13 & DM15. Supplementary Planning Documents: Quality Places & Draft Planning Standards

Assessment:
Principle The site is within the urban edge where the principle of development is acceptable. The proposal will create a new B8 warehouse building within the existing outdoor storage yard of an established business, which will allow for goods to be stored securely in all weather conditions. The development will allow the existing business to operate more efficiently and will provide a small increase in employment on the site. The proposal is sited within an existing employment area and aligns with the Councils employment policy (Policy S4.1.e.) and provisions within the national planning policy framework. Character and Appearance The proposed storage building is clad in grey steel with roller shutter doors and a pitched roof. The design and materials used in the proposal is typical of an industrial building. The new building measures 25m(length) by 15m(depth) by 8.1m(high) and is ancillary in scale to the main unit. The proposal is sited within an existing storage/ service yard and its design and materials reflect that of the neighbouring buildings. The development is considered to blend in with the character and appearance of the industrial area.

Parking and Highways

The proposed building is located within a service yard and will use the existing access arrangements. The proposal will not impact upon the on site car park, which provides 39 spaces near to the site entrance. The proposal is predicated to create two additional jobs, which parking requirements should be absorbed into the current car park. The storage building is ancillary to the existing business and so no significant increase in trip rates are anticipated. No objection has been raised by the Highway Officer.

Ecology

The proposal will not impact any ecological habitats so has a de minimis exemption from providing the 10% biodiversity net gain. However, Policy DM11 requires developments to provide some biodiversity enhancements regardless of whether or not there is any existing habitat. While there is limited opportunity for biodiversity enhancements on the site the agent has agreed to planting low maintenance flowering shrubs on the triangular grassland and this will be secured via a condition.

Drainage

The watercourse that runs to the north of this site flows into the Monks Brook, which is a tributary of the protected waters of the River Itchen SAC. The drainage information provided (and subsequent site inspection) indicates that repairs are required to the drainage system. This will be conditioned to ensure that runoff from the new industrial building does not cause a pollution hazard.

Other Considerations

- The proposal is surrounded by industrial buildings, and so the building will not affect the outlook, daylight or privacy of residential properties. However, the collection of industrial buildings back onto a residential area (at Shannon Way) and therefore hours of operations will be conditioned to prevent unacceptable noise disturbance.
- The construction of the proposal does not involve intensive ground works and as such no ground contamination information is required.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

In this case, 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.

Furthermore, 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.

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		