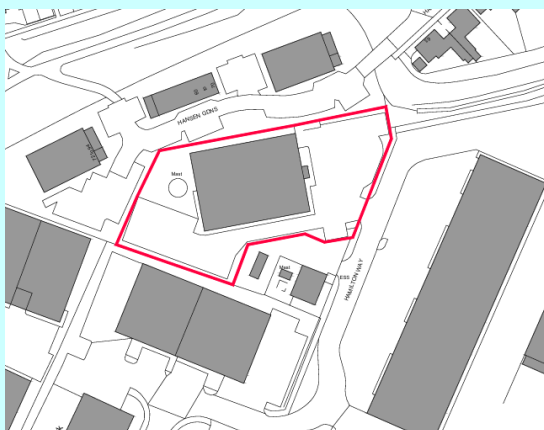




**PLANNING STATEMENT
IN SUPPORT OF APPLICATION FOR
PLANNING PERMISSION**



**PROPOSED USE FOR
PURPOSES WITHIN CLASSES
B2/B8/E(g) OF THE USE CLASSES
ORDER 1987**

**AT
SITE E
HAMILTON BUSINESS PARK, HEDGE END
FOR
HARGREAVES MANAGEMENT LTD**

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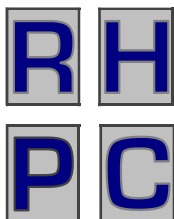
SITE E

HAMILTON BUSINESS PARK, HEDGE END

ON BEHALF OF

HARGREAVES MANAGEMENT LTD

September 2024



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PREFACE

This Statement explains, accompanies and forms part of an application for planning permission submitted to Eastleigh Borough Council. The application seeks planning permission for the use of the existing premises at site E Hamilton Business Park, Hedge End for flexible employment purposes. The building has, since its construction over 20 years ago, been in use as a telecommunication switch centre, pursuant to planning permission previously granted by the Council on 9 November 1999 under reference 14894/D34. The evolution of telecommunications technology since then has meant that the switch centre accommodated within the building is no longer needed. A new use for the building and its associated yard is therefore required.

The application premises lies within, and form part of, Hamilton Business Park, which in turn forms part of an extensive area identified in the Eastleigh Borough Local Plan as an "Existing Employment Area". In such locations Policy DM15 provides support for development for purposes predominantly in employment use classes B2, B8 and E(g). That is the range of uses for which this application seeks planning permission.

This Statement gives an overview and summary of the proposed development which is the subject of the application and the matters relevant to its consideration by the local planning authority. The companion documents listed below can be referred to for more detail of the particular aspects that they address.

LIST OF ACCOMPANYING DOCUMENTS

<i>Application Form</i>	<i>RHPC</i>
<i>Covering Letter</i>	<i>RHPC</i>
<i>Planning Statement (this document)</i>	<i>RHPC</i>
<i>Transport Statement</i>	<i>David Tucker Associates</i>
<i>Environmental Noise Impact Assessment</i>	<i>Ian Sharland Ltd</i>

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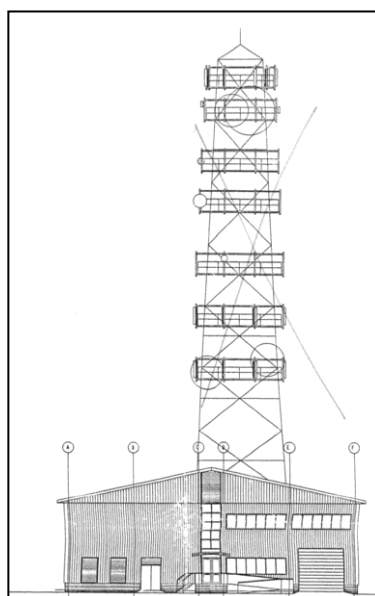
A	Site Photographs
B	Eastleigh Local Plan Policy Map (extract)
C	Local Plan Policy DM15
D	Suggested Conditions

1.0 INTRODUCTION

- 1.1 This Statement explains, accompanies and forms part of an application for planning permission submitted to Eastleigh Borough Council. The application seeks planning permission for the use of the existing premises for purposes within classes B2 and/or B8 and/or E(g) of the Use Classes Order.
- 1.2 Minor consequential changes are proposed to the building and external areas to facilitate its re-use for a range of employment purposes. This includes the removal of an existing 30-metre tall transmission tower, minor revisions to the parking layout to incorporate spaces suitable for use by those with disabilities, and the provision of secure, covered cycle storage facilities. The raised flooring in place at ground floor level within the building will not be required for future uses, as this was a specific feature to accommodate cabling associated with the switch centre operation. The external ramped entrance on the eastern elevation of the building will not therefore need to be retained. This, together with the associated barriers and handrails, are therefore to be removed. Level access at the entrance to the building will be available without this feature.

2.0 PLANNING HISTORY

- 2.1 In November 1999, planning permission was granted by Eastleigh Borough Council for the development of the site to provide a telecommunications switch centre and new access (permission ref 14894/039 dated 9/11/1999). The development authorised by that 1999 permission was constructed and the resulting facility has been occupied as a telecommunication switch centre ever since.
- 2.2 Extracts from the layout plan and elevation drawing approved as part of the 1999 planning permission are reproduced below, including details of the 30-metre tall transmission tower which forms part of the existing development at the site.



EXTRACT FROM
APPROVED SITE
LAYOUT PLAN
AND ELEVATION
(PLANNING
PERMISSION
14894/039)

3.0 THE SITE AND SURROUNDINGS

- 3.1 The application site extends to some 0.34 Hectares and is identified edged red on the aerial photograph below. The site is located within the built-up area of Hedge End. The location is part of an extensive business and industrial area identified as an Existing Employment Area in the adopted Eastleigh Borough Local Plan. Attached at Appendix B is an extract of the approved Eastleigh Policy Map which identifies the extent of this Existing Employment Area. The appearance and character of the building and its relationship to its surroundings are illustrated in the photos at Appendix A.

**AERIAL VIEW SHOWING
LOCATION OF THE
APPLICATION SITE**



- 3.2 Vehicular access to the site is from Manaton Way, which in turn connects via Hamilton Way to Botley Road (B3035), part of the wider highway network within Hedge End.
- 3.3 The building on the site, constructed as a switch centre in accordance with the 1999 planning permission, is of a form and appearance closely similar to many nearby buildings which characterise the wider employment area of which it forms part. The yard and parking area associated with the existing building are also features that are typical of nearby business and commercial premises. Notwithstanding that the development at the site exhibits many of the characteristics of the range of employment premises in the surrounding estate, the 1999 planning permission specifically authorises use as a telecommunications switch centre. Change to a use materially different from a telecommunications switch centre gives rise to a need for this application for planning permission.
- 3.4 To the north of the application site is an extensive area where new homes have been constructed in recent years. This residential development to the north, including Hansen Gardens, post-dates the construction of the current development that exists at the application site. The Hanson Gardens residential buildings are set away from the boundary of the application site, with a hedgerow, trees, and the carriageway and verge of the road intervening.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 This application seeks planning permission for the use of the existing building and yard area for purposes consistent with those which are characteristic of the wider employment area of which the application premises forms part. Such a change is explicitly supported, and indeed encouraged, by Policy DM15 of the Eastleigh Local Plan, the text of which is set out in Appendix C to this document.
- 4.2 There is no vehicular, pedestrian or other access connection between the application premises and Hansen Gardens, and none is proposed to be created. The secure fencing around the application site, including along its northern boundary with Hansen Gardens is to be retained.
- 4.3 Details of the minor physical works to the building and external areas to accommodate the uses proposed are illustrated on the accompanying drawings. These comprise:
1. The servers and IT equipment which occupy the majority of the first floor within the building will not be required for use other than as a switch centre so this is to be substantially removed, while retaining a smaller element of ancillary office accommodation appropriate to a future use.
 2. The ramped access to the entrance on the eastern façade of the building does not need to be retained, as the internal raised floor is to be removed. This, together with the associated handrails etc is therefore to be removed, resulting in a small improvement to the appearance of this aspect of the building.
 3. A group of 3 existing parking spaces in the southern part of the yard area are to be reconfigured as 2 spaces designed to be suitable for use by those with disabilities.
 4. A covered 6-stand bicycle store is to be provided within the northeastern corner of the application site, to rectify the current absence of such facilities.
 5. A small shed in the southern corner of the site is to be removed, allowing reinstatement of the 3 parking spaces shown in this location on the approved plan for the original development.
 6. The 30-metre tall transmission tower, which formed part of the original development of the site, is to be removed.
- 4.4 The arrangement of the accommodation currently provided within the building is to be reconfigured internally, so as to be more suitable for re-occupation by a new tenant. Servers and IT equipment specific to the switch centre use currently occupy much of the accommodation at first floor level, with only a small element of ancillary office space. The IT equipment element will not be required for general employment use, so the first-floor accommodation is to be reduced in extent, incorporating a re-configured office element. This will increase the clear headroom available within the main part of the building, enhancing the flexibility of its use and attractiveness to the market. These measures will make more likely the timely and beneficial re-occupation of the building, in a manner that would contribute positively to the local economy.

- 4.5 The minor and wholly internal alterations to the building would not comprise development and therefore would not give rise to any separate requirement for planning permission. With a reduction in the overall floorspace of the building, from 1,869 sqm to 1,088 sqm, by removal of the IT-specific element, there would be a consequential decrease in the potential intensity of use of the building. The extent to which vehicular movements would arise would also reduce, irrespective of the precise nature of the future use of the building.
- 4.6 The accompanying Transport Statement sets out a comprehensive assessment of the effect of the range of future uses of the building, in terms of parking, traffic generation, highway safety and related aspects. It concludes that the re-use of the building as proposed would give rise to no adverse transport-related effects.
- 4.7 The Hansen Gardens housing has been constructed since the original development of the application premises. Depending on the precise nature of the use of the building, there would be the potential for noise effects to arise. The accompanying Environmental Noise Impact Assessment report presents a detailed analysis of this aspect, adopting “worst case” assumptions to ensure a robust assessment of potential effects.

5.0 PLANNING CONSIDERATIONS

The Principle of Development

- 5.1 The application site is specifically identified on the Eastleigh Policy Map associated with the adopted Local Plan for employment purposes as part of a wider employment area. Policy DM15 of the Local Plan, entitled Safeguarding Existing Employment Sites, is reproduced at Appendix C. This policy provides that redevelopment, intensification and change of use for purposes within Use Classes B2, B8 and E(g) are to be supported. As the policy explains, consideration against general development criteria and transport policies also remain relevant, including in terms of any impact on residential areas.
- 5.2 The development proposed in this application is therefore supported in principle by the provisions of the Development Plan. A Transport Statement and an Environmental Noise Impact Assessment accompany this application. These address, respectively, the potential for the proposed change of use to give rise to effects in terms of traffic, parking and related matters, and noise in relation to nearby residential properties. As the precise nature of a future occupier of the application premises is not yet known, these analyses have been undertaken on a “worst case” basis, to provide robust assessments of the potential effects that may arise from the proposed reuse of the unit.

Transport Aspects

- 5.3 A Transport Statement prepared by DTA, accompanies this application. This assesses any effect of the proposed reuse of the building in transport terms.
- 5.4 The key findings of the assessment are:
- The application site benefits from good links to local active and sustainable transport modes, with an established network of walking and cycling routes in the locality and proximity to local bus routes;
 - The site will be accessed via the existing point of access off Manaton Way, eliminating the need for off-site roadworks/construction;
 - The existing highway network that serves the site has not exhibited any road safety concerns;
 - The level of car parking will be marginally reduced from 26 to 25 spaces, including the addition of 2 disabled parking space which are not currently provided for at the site. Secure, covered cycle parking will also be provided as part of the proposals;
 - Predicted vehicular trip generation will be modest throughout the day.
 - Overall, there will be no discernible impact on the local road network as a result of the development.

- 5.5 There are therefore no transport reasons why planning permission should not be granted for the proposed development involving the reuse of the existing premises for a range of employment purposes, as proposed in this application.

Noise Considerations

- 5.6 Ian Sharland Ltd, specialist noise consultants, have been commissioned to prepare a quantitative assessment of potential day and night-time noise impacts associated with the operation of the proposed development. This assessment identifies potential noise from the three main noise sources. These are:
- activity noise externally;
 - break-out noise from possible activities within the building; and
 - building services plant noise.
- 5.7 Mindful that a specific occupier of the building has yet to be confirmed, the predictions set out in the assessment report are based on reasonable worst-case assumptions regarding the use of the site, during the day and the night. In this context, any use within Class E(g) would not, by definition, give rise to any adverse impact by reason of noise or other effects.
- 5.8 Attended and unattended measurements of existing noise levels were obtained to provide representative background and ambient noise levels at the nearest noise sensitive receptors. The measured background noise levels have been used in accordance with the principles of British Standard BS 4142 to establish appropriate noise limits for fixed plant and to ensure that rating noise levels do not exceed existing background noise levels in the vicinity of the nearest dwellings.
- 5.9 In order to mitigate any potential effect, and to provide comfort that any noise emissions would have a low impact, the report recommends that a range of noise mitigating measures be instituted. These are:
- HGV's movements and external forklift activity within the site should be avoided between the hours of 2300 and 0700.
 - Fork-lift movements during the day should be controlled, and reversing alarms in particular should be selected to reduce noise levels. White noise alarms are preferred. If these are set to the requisite '10 dB above ambient' in this location, a reduction of some 5 – 10 dB from the initial calculations (with bleeper) would be practical.
 - Internal noise levels within the building should be restricted to 80 dB(A), to avoid the need for upgrading the shell of the building (in particular, doors and glazing).
- 5.10 To give effect to these recommendations, conditions can be attached to the grant of planning permission. The wording of suggested conditions to secure these measures, and to ensure that there would be no adverse noise impact, are set out in Appendix D.

- 5.11 With a maximum excess of 0 dB, use of the building for the purposes proposed in this application would have less than 'a low impact, depending on context'. The nearby residential properties in Hansen Gardens are already adjacent to a large commercial estate, with existing warehousing and other operations in the immediate vicinity. The development would not, therefore, bring about any material change in the nature of the local noise environment.

Other matters

- 5.12 The minor alterations proposed internally within the building and to the external areas will have only beneficial effects. The reduction of the overall floorspace within the building will tend to lessen the intensity of activity within the site, thereby reducing potential effects arising from its reuse.
- 5.13 The removal of the 30-metre-tall transmission tower to the west of the building would be beneficial in visual terms, reducing the visual impact of this prominent structure. There would be no noticeable change in the external appearance of the building itself, other than to the front (east) elevation where the removal of the clutter of barriers, ramps and handrails would be removed. This would present an improvement to the appearance of the building, while retaining level access into the building on account of the removal of the raised floor internally.
- 5.14 The introduction of parking spaces specifically designed to be suitable for use by people with impaired mobility, and the provision of covered and secure cycle storage facilities, would rectify the current omission of these desirable features at the site. This would bring about improvements to the accessibility of the building, consistent with operative local and national policy and standards.
- 5.15 Overall, the measures proposed at the site in this application would serve to increase the attractiveness of the premises to the market. Timely re-occupation of the building for employment purposes, following cessation of the now redundant switch centre use would be encouraged. The range of uses proposed would be consistent with the character of the wider Hamilton Business Park "Existing Employment Area". This would be consistent with objectives of Strategic Policy S4 and policy DM15 of the Local Plan.

6.0 CONCLUSIONS

- 6.1 The application site has been in use as a telecommunications switch centre since first constructed. As a result of the rapid evolution of telecommunications technology the use of the premises as a switch centre is no longer needed. As the original 1999 planning permission authorised use only as a telecommunications switch centre, a new planning permission is required to enable its beneficial re-use.
- 6.2 The application site is within an Existing Employment Area as defined for the purposes of policy DM15 of the Eastleigh Local Plan. In such locations the policy seeks to safeguard premises in employment and related uses and explicitly supports use for purposes within Classes B8, B2 and E(g) of the Use Classes Order. These are the uses for which this application seeks planning permission at the site.
- 6.3 The existing development at the site is closely similar in form and appearance to those which characterise the employment area of which it forms part. Minor alterations are required to improve the attractiveness of the application premises to the market so as to facilitate its timely re-occupation for beneficial employment purposes by a new occupier. The minor alterations proposed in this application, which are illustrated on the accompanying drawings, would have beneficial effects in terms of appearance. There would also be benefits through the introduction of disabled car parking spaces and secure cycle storage facilities, both of which are absent from the site in its current state.
- 6.4 Specific assessments have been undertaken in relation to transport and noise aspects off the proposed re-use off the application premises. The reports of these assessments accompany this application and demonstrate that no adverse impacts would arise in these regards. Conditions would be appropriate to ensure that the operation off the site would not cause any increase in the noise climate experienced at nearby residential properties, the construction of which post-dates the construction of the switch centre. The wording of appropriate conditions which it is suggested should be attached, are set out in Appendix D.
- 6.5 In the light of all these considerations, enabling the re-use of the switch centre premises for a flexible range of employment purposes, as encouraged by policy DM15 of the Local Plan, would make a positive contribution to the local economy. Planning permission should therefore be granted for the re-use of the application premises for purposes within Classes B2 and/or B8 and/or E(g) of the Use Classes Order, as proposed in this application.

Site Photos

APPENDIX A



View towards the northeast corner of the building, from Hansen Gardens



View of the front (east facing) elevation of the building



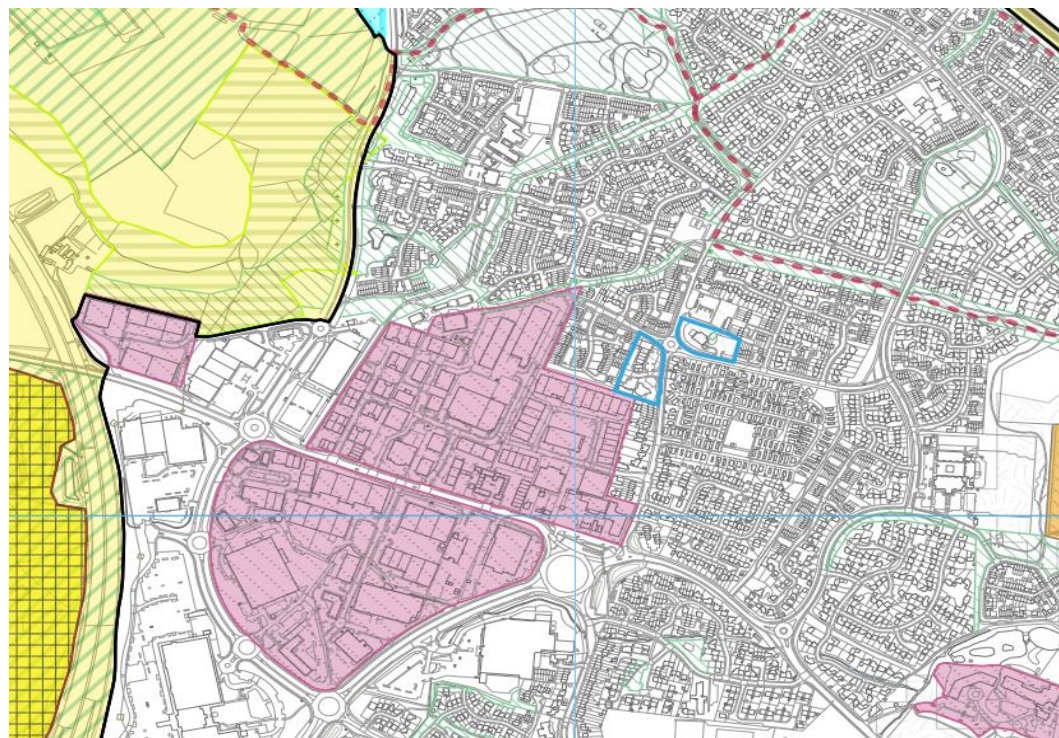
View showing the vehicular access to the site from Hamilton Way



View of the west-facing elevation, also showing the base of the existing transmitter tower to be removed.

APPENDIX B

EASTLEIGH LOCAL PLAN POLICY MAP (EXTRACT)



Eastleigh Borough Local Plan 2016-2036

Policies Map (South)

Key:

- Eastleigh Borough Boundary
- Urban Edge S2
- Countryside S5
- Settlement Gap S6
- HCC Minerals Safeguarding - see Hampshire Minerals & Waste Plan
www.hants.gov.uk/mineralsandwaste
- International Nature Conservation Designation - SAC and/or SPA, Ramsar DM11
- National Nature Conservation Designation - SSSI DM11
- Local Nature Conservation Designation - SINCR and/or LNR (correct at December 2021) DM11
- Existing Recreation, Allotment and Open Space Facility DM32 & DM33
- Proposed Housing & Residential-Led Mixed Use Development Allocation S3
- Existing Employment DM15
- Proposed Employment S4
- District and Local Centre and Neighbourhood Parades DM21, DM22 & DM36
- Allocated Gypsy, Travellers and Travelling Showpeople Site and Gypsy Site DM31
- Conservation Area DM12
- Ancient Monument DM12
- Archaeological Site of National importance DM12
- Strategic Footpath/Cycleway/Bridleway S12
- Proposed Strategic Footpath/Cycleway/Bridleway S12
- Proposed New Road S11, BO5
- Junction Improvements DM13
- Hamble River Mooring Restrictions DM35
- Boatyard and Marina sites on the River Hamble DM20
- Other Mixed Use Development BU6 & HA2
- Special Policy Areas BU7
- Railway Station Parking, Hamble HA1
- Hamble Airfield HA3
- Botley Mill BO7
- Land at Ageas Bowl & Tennis Centre WE4
- Hedge End Railway Station HE6

Policy Number notation

S4	Strategic
DM3	Development Management
E5	Local Area -Eastleigh

Notes:
For full details of the policies and proposals,
please see the Eastleigh Borough Local Plan
2016 - 2036 document.



POLICY DM15

Policy DM 15, 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;
 - b. changes of use between use classes B2, B8 and E(g)(ii)/(iii); and
 - c. workforce training opportunities as defined in policy DM 16 below;subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas.
2. Exceptionally, employment uses other than those in use classes B2, B8 or E(g)(ii)/(iii) (but not E(a)/(b)/(c) uses or pubs, drinking establishments or hot food takeaways) may be permitted on these sites provided that:
 - a. they would not have a significant impact on the continued primary use of the site
 - b. the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents
3. The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g)(ii)/(iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied.

APPENDIX D

SUGGESTED CONDITIONS

To ensure, as recommended in the accompanying Environmental Noise Impact Assessment, that re-use of the building as proposed would have no adverse effect on the local noise climate, it is suggested that conditions on the following lines should be attached to a grant of planning permission.

1. Notwithstanding any provisions (other than Class V of Part 3 of Schedule 2) of The Town and Country Planning (General Permitted Development) (England) Order 2015, use of the premises shall be only for any of the purposes specified in Classes B2 and/or B8 and/or E(g) of the Town and Country Planning (Use Classes) Order 1987.
2. Any potentially noise-generating activities that may be undertaken within the building shall be controlled such that the resulting noise level at the façade of any noise sensitive property shall not exceed 35 dB(A) LAeq, 15 mins. Doors, windows or other openings within the fabric of the building, and any local attenuation of activities or machinery shall be managed to ensure this target is not exceeded.
3. Unless a noise barrier fence along the relevant part of the northern boundary of the site shall first have been first erected, in accordance with details to be submitted to and approved by the local planning authority, no HGVs shall enter or leave the site between the hours of 2300 to 0700 and no forklift truck operations shall take place within the site during those hours.