
Planning Statement

Unit 20, Chalcroft Business Park, Burnetts Lane, West End SO30 2PA

Full planning application for the proposed first floor rear extension to provide additional office space

Prepared on behalf of FIP West End Limited
28th October 2024

Site Name:		Chalcroft Business Park
Client Name:		F.I.P. (West End) Ltd
Type of Report:		Planning Statement
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Planning Statement

1. Introduction

- 1.1 This Planning Statement is prepared by Strutt & Parker to support an application for a first-floor rear extension to the office building known as Russell House (Unit 20) located in the Chalcraft Business Park, Burnetts Lane, West End, Southampton, SO30 2PA.
- 1.2 Strutt & Parker's planning team are instructed by the owners of the site, FIP West End Ltd, to submit a full planning application to Eastleigh Borough Council in respect of a proposal to create a new first floor extension over the existing single storey rear extension to provide a large open-plan office. This would include the provision of a first spiral staircase fire escape at the rear of the building. The application is submitted with the knowledge and support of the existing occupier and responds to team operational requirements.
- 1.3 This Planning Statement sets out the policy context, describes the site and surrounding areas and relevant planning history and details the way in which they have informed the scheme. It also describes the proposed development and reviews relevant planning issues in a planning assessment before drawing conclusions.
- 1.4 The table below provides a list of the supporting documents which accompany the planning application:

Document Title	Document Reference	Author
Application Form	PP-13419647	Strutt and Parker
Planning Statement	Unit 20 - Chalcraft business centre - Planning Statement FINAL.	Strutt and Parker
Design Statement	RHE-BSL-ZZ-XX-RP-A-0201-P1	Boyle and Summers
Biodiversity Checklist	bio-diversity-guidance	Ecology Partnership
Ecological Survey	Russel House PEA_Issue1	Ecology Partnership

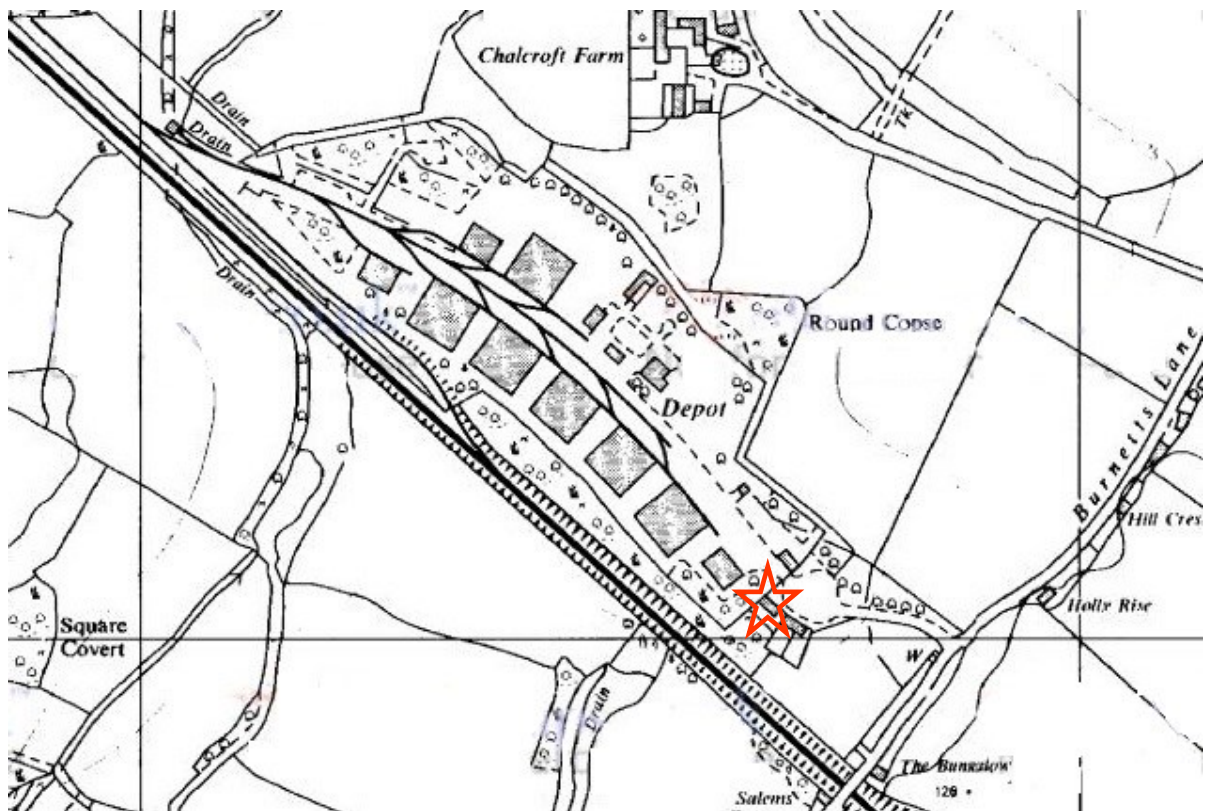
- 1.5 The table below provides a list of the drawings which accompany the planning application:

Drawing Title	Drawing Reference	Scale
Location Plan	0100	1:2500 @ A1
Existing Site Plan	0101	1:500 @ A1
Existing Plans, Elevations and Section.	0102	1:100 @ A1
Existing Roof Plan	0103	1:100 @ A3
Proposed Site Plan	0201	1:200 @ A1
Proposed Plans, Elevations and Section	0202	1:100 @ A1
Proposed Roof Plan	0203	1:100 @ A3

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2. Site Description

- 2.1 The application site is located within Chalcroft Business Park which is set on the western side of Burnett's Lane, adjacent to the Eastleigh / Fareham railway line, and approximately 5 minutes' drive from the M27 motorway. Southampton is approximately 10km to the west and Portsmouth approximately 30km to the east.
- 2.2 The Business Park comprises a mix of commercial units which are located either side of an internal site access road. The Business Park is bounded on all sides by a screen of trees and vegetation, which is well established. The Business Park was originally developed as a Royal Navy victualling depot, established during the 1950s. Early Ordnance Survey sheets show sidings from the railway line running along what is now the central spine road and serving the large warehouses. The railway sidings have since been removed and the Business Park is now served by road only. The original warehouse buildings and other supporting site service buildings (such as the canteen and offices) have been reused for commercial purposes.



Early Ordnance Survey sheet of Chalcroft Business Park – 1968
The application site within Chalcroft Business Park is indicated by the red star.

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- 2.3 The site extends to approximately 0.1 hectares and is located on the eastern end of the 22.67-hectare Chalcraft Distribution Park. The site is located within the settlement area of Eastleigh and abutting a designated 'Local Business Area' as shown on the Local Plan proposals map. The majority of the site borders show a mature tree line and are covered by a Site of Local Importance for Nature Conservation (LINC) designation.
- 2.4 The site is located within the catchment of the River Itchen (which is a designated Special Area of Conservation - SAC). Natural England requires that new development offsets nitrogen and phosphorus where applicable.
- 2.5 The extent of the application site is denoted by the red line as shown on the aerial image below:



Aerial image with the application site denoted by the red line.

- 2.6 Russell House is a modest, two-storey building, constructed from red brickwork with concrete roof tiles. The building has a pitched roof with gable ends. There is a small single storey rear extension extending from the south of the building which has a felt covered flat roof. The submitted Design Statement provides further details of the building including photographs of the building from various angles to understand its context.
- 2.7 There is a dense mature tree line along the southern site boundary which restrict long distance views of the building. The front elevation of the building is the only part of the building largely visible in the street scene.

3. Planning History

3.1 There are numerous applications associated with Chalcroft Business Park which are detailed within the following table:

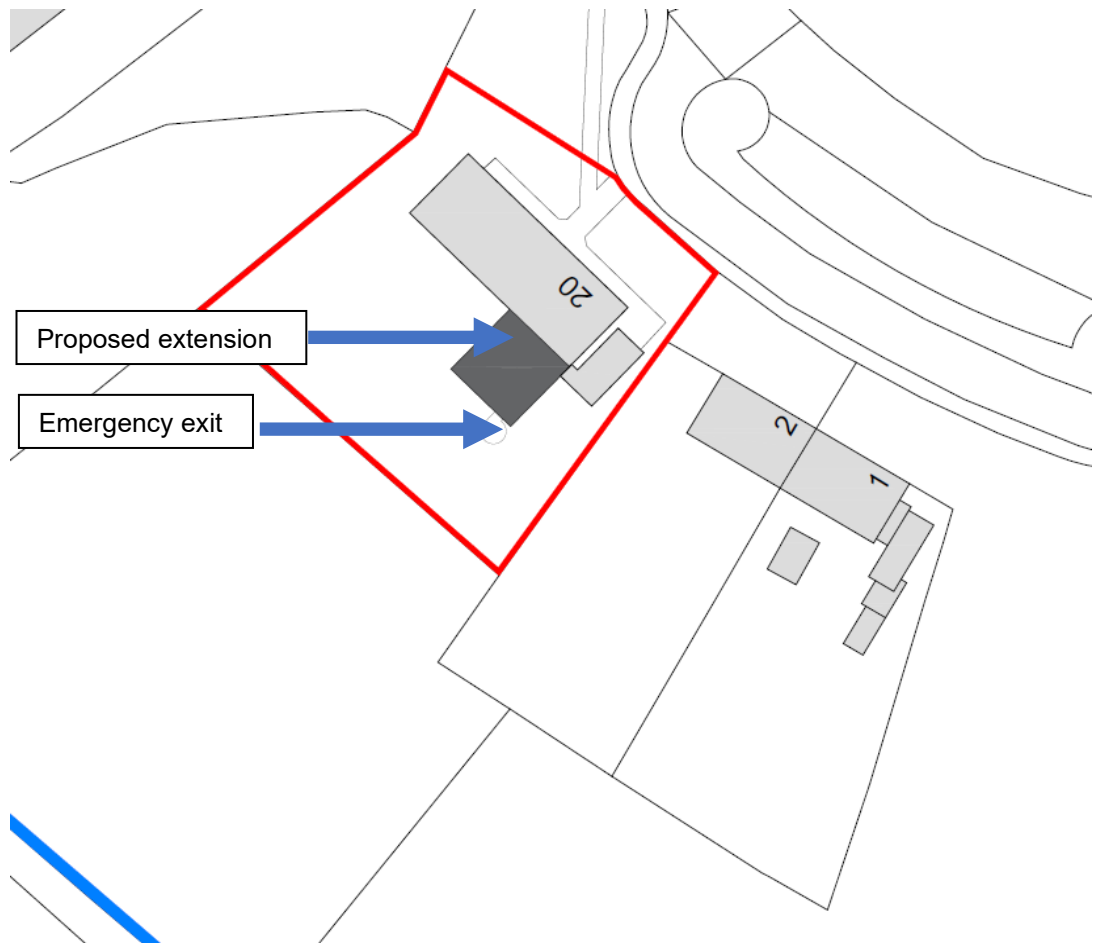
Application Reference	Site Address	Description of the Development	Decision	Date
F/20/89518	Chalcroft Business Park	Proposed first floor extension of an existing building for use as office space	Approved	01/03/2021
LDC/20/87629	Unit 6, Chalcroft Business Park	Lawful Development Certificate for Proposed Use: External refurbishment work to include removal of existing external cladding and facing brickwork at ground floor level and re-cladding of external walls, canopy and refurbishment of existing northlights.	Granted	16.04.2020
LDC/20/87446	Unit 6, Chalcroft Business Park	Lawful Development Certificate for a proposed development: External refurbishment to include removal of existing external cladding, re-cladding of external walls and canopy roof, and refurbishment of existing northlights.	Granted	16.04.2020
F/18/83945	Unit 19, Chalcroft Business Park	Non-Material Amendment for Hybrid Planning Application (F/18/83945 refers). Revised drawings for Unit 19, Chalcroft Business Park.	Granted	12.08.2020
F/18/83945	Chalcroft Business Park	Hybrid Planning Application consisting of: 1. Full Planning Application for the construction of a two storey industrial building for a commercial butchery (2,064 m2 of Use Class B1(c)), development of 767m2 of B1b/B1c floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a	Granted	12.03.2020

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		water tank; and 2. Outline Planning Application for the demolition of Units 10 -15 (1,860m2 of Commercial floorspace), and store building and the development of 6,420m2 of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).		
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4. Description of Development

- 4.1 This planning application proposes a first-floor rear extension to Unit 20. The proposed first floor extension will provide 66sqm of additional office space including a new spiral staircase emergency access affixed to the rear of the extension.
- 4.2 The existing office accommodates approximately 10 people on a daily basis and the intention is to accommodate 3 more members of staff of a regular basis. The proposed extension will provide a new open plan office area for 8 members of staff (or more) with capacity for visitors. This would ensure the site can support between 20-25 members of staff (including visitors) with capacity to expand in the future.



Proposed Site Plan (0201-P1).

5. Planning Policy Context

This Section of the Planning Statement summarises the national and local policy context relevant to the determination of the application.

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contains relevant policies, an application for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The National Planning Policy Framework (NPPF) was initially published in March 2012, and has been revised numerous times, most recently in December 2023. The NPPF sets out the government's overarching planning policies for England and how these are expected to be applied.
- 5.3 The development plan for Eastleigh Borough Council comprises the Eastleigh Borough Local Plan 2016 - 2036 which was adopted on the 25th of April 2022.

National Planning Policy Framework (NPPF) – December 2023

- 5.4 The NPPF confirms that planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration for planning Decisions. Planning policies and Decisions must also reflect relevant international obligations and statutory requirements.

Chapter 2- Achieving sustainable development

- 5.5 Paragraph 8 confirms that achieving sustainable development means that the planning system has three overarching objectives (economic, social, and environmental), which are independent and need to be pursued in mutually supportive ways.
- 5.6 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development and for decision-taking this means:

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

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

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

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- 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."

- 5.7 This is a reasonably straight forward explanation as to how the presumption in favour of sustainable development is intended to operate in practice, drafted so as to be applicable to the determination of all development proposals. Prompt approval of those that accord with the Development Plan (unless material considerations indicate otherwise) equates to applying the presumption, without the need for any prior decision as to whether the proposal would constitute *"sustainable development"*.

Chapter 6- Building a strong, competitive economy

- 5.8 Paragraph 85 requires that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. As a result, *"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"*.
- 5.9 Paragraph 88 confirms that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- 5.10 Paragraph 89 acknowledges that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may need to be found adjacent to or beyond existing settlements.

Chapter 12- Achieving well-designed places

- 5.11 Paragraph 135 refers to the design of new places and confirms that planning policies and decisions should ensure that developments:
- a) *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation of change;*
 - d) *Establish or maintain a strong sense of place, using building types and materials to create attractive, welcoming and distinctive places to work and visit;*
 - e) *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users."*

Chapter 15- Conserving and enhancing the natural environment

- 5.12 Paragraph 180 confirms that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

Eastleigh Borough Local Plan 2016 – 2036 (adopted April 2022)

- 5.13 The supporting text at Paragraph 4.18 of the Local Plan notes that:

“A number of other employment sites have scope to be used more intensively. In particular, although it is presently constrained by poor road connections, land at Chalcroft Business Park is under-used and could be developed for industrial storage, distribution and ancillary office use, as part of a wider development that would include measures to improve accessibility to the strategic road network.”

- 5.14 Policy DM1 refers to the general criteria for new development and confirms that all new development should not have an unacceptable impact on, and where possible should enhance the character and appearance of the countryside, and biodiversity, and make efficient use of the site.
- 5.15 Policy DM11 refers to nature conservation and the SINC, and confirms that development will not be permitted if it is likely to have a direct or indirect adverse effect on a SINC, unless it can be demonstrated that measures are taken to mitigate or, if this is not possible, compensate for the adverse effects, such that the development will result in at least no net loss of biodiversity.

6. Planning Assessment

6.1 This Section of the Planning Statement discusses each of the relevant matters to be considered in the determination of the planning application, provided under the following sub-headings:

- Principle of the Development;
- Design and Access Considerations;
- Effects on Residential Amenity;
- Biodiversity;
- Parking and Highways.

Principle of the Development

6.2 Paragraph 85 of the NPPF is clear that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt, and significant weight should be placed on the need to support economic growth and productivity. This is reflected by Paragraph 83 of the NPPF which confirms that planning policies and decisions should also enable the sustainable growth and expansion of all types of business in rural areas.

6.3 The proposed development results in a very modest increase in the intensification of use of an area of previously developed land (PDL), within the confines of the built-up area boundary and adjacent to an established employment area (strategic employment site under Policy S4 of the Eastleigh Local Plan 2016 – 2036). The background paragraphs to Policy S4 confirm that the land at Chalcroft Business Park is under-utilised and could be developed for ancillary office uses as shown in the development proposals.

6.4 The proposed development will provide additional office space through the construction of the first-floor rear extension to Unit 20 which provide valuable new office space for an important building within the Business Park. This in turn will ensure the increased future economic growth and productivity of the Business Park as a whole.

6.5 The additional office space at first floor level will help meet the future aspirations of the Business Park in terms of economic growth and increased productivity, and therefore the proposal represents an acceptable form of development in principle, and in accordance with the provisions of the NPPF, and Policy S4 of the adopted Local Plan.

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Design and Landscape Impact

- 6.6 The NPPF sets out design criteria within Paragraph 135, and Paragraph 131 confirms that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 6.7 The proposed extension would add a new first floor element above the existing ground floor extension which would not increase the massing of development on the site. The proposed extension would retain the same dimensions as the ground floor extension and is positioned to the rear of the building with limited public viewpoints. The extension retains the flat roof element of the rear projection of the building which maximises usable floor area and is not considered harmful to the character and appearance of the building.
- 6.8 Due to the position of the extension at the rear of the building, the resulting scale and massing of the building will not be overly prominent when viewed within the context of the wider Business Park.
- 6.9 The proposed extension will have limited visibility from any public viewpoints along the estate road and the extension mature tree line on the southern boundary will restrict long distance views of the development.
- 6.10 The proposed external materials will also greatly improve the aesthetic design of Unit 20 itself and will ensure the building is brought up to modern-day standards in terms of its proposed use and function, thereby adding positively to the character and appearance of the locality.
- 6.11 A Design Statement, prepared by Boyle and Summers accompanies the planning application and explains the design rational behind the proposal.

Effects on Residential Amenity

- 6.12 The nearest dwelling is located to the south-east of the site. However, that dwelling (originally an MOD service dwelling) has been long associated with the entrance to the Business Park. In any case, the use of the as an office is not incompatible with the adjacent residential use.
- 6.13 Overall, the proposed development will not cause any undue impacts in terms to nearby residential amenities in accordance with Policy 59.BE of the Eastleigh Borough Local Plan. 2001 – 2011.

Ecology and biodiversity

- 6.14 The applicant has carried out a detailed Preliminary Ecology Appraisal (PEA) which concluded the development would have no impact to any priority habitats. In addition, due to the proposed development being at first floor level only, there would be no impacts on on-site habitats. The main two

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storey building was considered to have negligible potential for roosting bats and therefore no further surveys were recommended.

- 6.15 With regard to mandatory Biodiversity Net Gain, the proposal is considered to fit within the De Minimis exemption and does not impact a priority habitat and is less than 25 sqm of non-priority habitat, as described in the submitted PEA.
- 6.16 In summary, the applicant has provided evidence to demonstrate that the development complies with Policy DM1 and DM11 of the Eastleigh Borough Council Local Plan and legal obligations as outlined in the Environment Act 2021.

7. Conclusions

- 7.1 This Planning Statement supports a planning application for the proposed first floor extension on Unit 20 for use as additional office space. As part of the development, new external materials will be introduced, modernising the external appearance of the building.
- 7.2 The application site is previously developed land adjacent to the Chalcroft Business Park, a popular and successful employment site. The recently adopted Local Plan recognises the Business Park as a strategic employment opportunity.
- 7.3 The additional office space at first floor level will help meet the future aspirations of the Business Park in terms of economic growth and increased productivity, and therefore the proposal represents an acceptable form of development in principle, and in accordance with the provisions of the NPPF, and Policy S4 of the Local Plan.
- 7.4 The planning application is accompanied by a Design Statement and Preliminary Ecological Assessment.