

DELEGATED OFFICER REPORT

Application Ref: F/24/98224

Site Address: UNIT 17, SOLENT INDUSTRIAL ESTATE, SHAMBLEHURST LANE
SOUTH, HEDGE END, SOUTHAMPTON, SO30 2FQ

Case Officer: Rachael Morris

Description: Change of use to Use Class E(g)(i) (offices) and E(g)(ii) (research and development) from Use Class B2 (general industrial)

Particular Site Constraints?	Yes ☒	No ☐
- Existing employment site - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/24530/000/00 - Industrial and warehousing – Grant outline – Jul 1980 - Z/24530/001/00 - Industrial and warehousing – Grant outline – Jul 1980 - F/06/58718 - Proposed change of use from B1 & B8 to B2 – Permit – Feb 2007		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Environmental Health – Noise:	The premises is surrounded by other commercial elements, contained on an industrial estate, the nearest residential noise sensitive receptor is some distance in Shamblehurst Lane. Therefore, I have no objections to the application.		
Environmental Health – Air quality and contaminated land:	Use Class B is typically associated with higher levels of air pollution due to industrial activities and HGV movements compared to class E(g)(i) and E(g)(ii). The operational phase is expected to generate similar vehicle movements compared to its former use by Curbridge Engineering Ltd (for light sheet metal work processing). The Planning Statement highlights the site is 'easily accessible by Public transport, walking and cycling', which is beneficial from a sustainable transport perspective. Therefore, I have no concerns on this regard. The site is located within an identified contaminative land use area. However, the Planning Statement produced by Colin Tebb (September 2024) indicates that no external or internal alterations are proposed; therefore, no ground disturbance is anticipated. I have no concerns in this regard.		

Site Visit:	Yes ☒	No ☐
Details: 01/11/2024		

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 and S2; and Development Management policies DM1, DM11, DM14 and DM15. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM15 states “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);..”

Proposed use

- The proposal site sits within an existing employment site which is protected by policy DM15, as set out above. The proposal is to change the use of the existing building to E(g)(i) (offices) and E(g)(ii) (research and development).
- Within policy DM15, it sets out that the change of use between uses B2 and E(g)(ii)/(iii). However, it also notes that, more generally, uses under class E(g) for intensification will be permitted.
- Overall, the proposal would accord with the principle of policy DM15 in that a use class E(g) is supported. The office and research & development use would suit the location within an existing industrial park which supports commercial businesses.
- There is no lined-up end user for the building and as such there is no information provided on the proposed employment and whether car parking on site will be affected. Nonetheless, there are 8.no car parking spaces and is sustainably located nearby bus-stops and Hedge End train station within a 15 min walk.

Other material considerations

- The development accords with guidance set out in the ‘Quality Places’ SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- The application would be subject to the de minimis exemption for 10% Biodiversity Net Gain under the Environment Act 2021.

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.

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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Comments ...
