

DELEGATED OFFICER REPORT

Application Ref: F/25/99216

Site Address: SPEEDWELL HOUSE, SPEEDWELL CLOSE, CHANDLER'S FORD

Case Officer: Rebecca Altman

Description: New external fire escape staircase to facilitate access to new internal mezzanine; new first floor door and re-position of ground floor door (amended description).

Particular Site Constraints?	Yes ☒	No ☐
• Urban Edge • Employment site • Surface water flood risk on site • Great crested newts – green/white zone – low risk		

Planning History?	Yes ☒	No ☐
• F/25/99212 – detached 2-storey plant room to rear of building – under consideration • F/19/86202 – single-storey extension to facilitate plant room and associated equipment – permission 10 February 2020 • F/19/86194 – alterations to existing roller shutter door, including new personnel door on north east elevation – permission 27 September 2019 • F/19/86201 – erection of new entrance lobby – permission 27 September 2019 • F/18/83890 – new plant gantry including plant container and associated plant at first floor level, supported on steel frame – withdrawn 11 March 2019 • F/13/72366 – change of use from warehouse with ancillary office use (B8) to light industrial with ancillary office use (B1) for CooperVision Manufacturing Ltd only, together with external sprinkler tank, external plant and pumping station and re cladding of external walls – permission 27 June 2013 • Z/13464/007/00 – erection of timber acoustic fence with 3 pairs of gates at front – permission 20 March 2000 • Z/13464/006/00 – relief from condition 4 of permissions EAB 7802 and EAB 8337 to allow open storage on rear parking area – permission 19 October 1995 • Z/13464/005/00 – sub-division and renovation of warehouse to form 3 light industrial units – permission 3 May 1988 • Z/13464/004/00 – construction of brick bund for 5000 gallon oil tank – permission 29 January 1980 • EAB 8337 – extension to warehouse – permission 12 September 1973 • EAB 7802 – erection of warehouse and offices – permission 8 December 1972		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No comments received.		

Site Visit:	Yes ☒	No ☐
Details: 23 April 2025 – photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are DM1 (general criteria) and DM15 (safeguarding employment sites).

Assessment:

Site and proposal

The application relates to a large industrial building located within the Chandlers Ford Industrial Estate. The building is occupied by CooperVision, which manufactures contact lenses.

Planning permission is sought for the construction of an external fire escape staircase to the south-west corner of the building, to provide an emergency escape for an internal first floor mezzanine (the mezzanine does not require planning permission). The staircase would be just over 5m in height, with a depth of 6.4m and a width of 2.9m. The installation of a new door at first floor level on the south elevation and relocation of a ground floor door on the west elevation is also proposed.

Design and appearance

The staircase would be constructed of galvanised steel, which is considered appropriate for the industrial nature of the building. The staircase would be modest in size compared to the existing building and would only be visible from within the industrial estate. The new doors would also be constructed of steel, and the gap where the ground floor door would be repositioned would be infilled with cladding to match existing. The development would therefore have no significant impact on the character and appearance of the wider area.

Amenity

There would be no amenity impacts associated with this proposal.

Climate Change:

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. This proposal would not impact on climate change objectives.

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 ☐

Plans:

- 2088-27 – Proposed Location and Boock Plans
- 2088-25 – Existing Site Plan and Overall Elevations
- 2088-26 – Proposed Site Plan and Overall Proposed Elevations
- 2088 PL21 – Existing Plans
- 2088 PL23 – Proposed Plans
- 2088 PL22 A – Existing Elevations
- 2088 PL24 B – Proposed Elevations