

## **Planning Statement to support a full planning application at**

### **Unit 4 Meridian House**

**Blackbushe Business Park, Tuscany Way, Yateley, GU46 6GF.**

**For the removal of single storey extension added in 2022 and internal and external alterations to include replacement mezzanine, recladding of building and new openings.**

#### **Introduction**

The existing building has been purchased by the owner of Ocean House and Fathom House to expand their operations into a 3<sup>rd</sup>, adjacent unit.

The existing cladding has been replaced with new to meet greater energy and fire retardant performance.

The existing mezzanine has been removed and replaced with new as existing was unfit for purpose.

The existing ground floor extension as recently added by the previous unit occupier, has been removed as the build quality and footage was of poor quality and visually unappealing.

The lost footage has been reinstated by adding to the new mezzanine.

Existing openings have been rationalised and altered to suit clients requirements and offer natural lighting to key office areas for staff operations.

#### **Planning Policy**

The application site is within the Settlement Policy Boundary for Yateley. The site lies within Blackbushe Business Park which is a Locally Important Employment Site (as defined by Policy ED2).

National Planning Policy Framework (NPPF) (2023)

Chapter 2 (Achieving sustainable development)

Chapter 6 (Building a strong, competitive economy)

Chapter 12 (Achieving well-designed places)

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

Hart Local Plan (Strategy & Sites) 2032 (HLP32)

SS1 - Spatial Strategy and Distribution of Growth

SD1 - Sustainable Development

ED1 - New Employment

ED2 - Safeguarding Employment Land and Premises (B-Use Classes)

NBE5 - Managing Flood Risk

NBE9 - Design

NBE11 - Pollution

INF3 - Parking

Hart District Local Plan (Replacement) 1996-2006 Saved Policies  
GEN1 - General Policy for Development

Other Guidance

Planning Technical Advice Note: Cycle and Car Parking in New Development

### **Description of Site**

The site is located on the southern boundary of Yateley within Blackbushe Business Park. The Business Park is accessed off Vigo Lane and the site is located in the southern part of the Business Centre. The site itself has two access points, one off Tuscany Way which serves the staff/ visitors and a rear access point for HGV's/ general deliveries. The site is 0.52 ha in area and is served by 18 parking spaces.

### **Proposal**

The removal of single storey extension added in 2022 and internal and external alterations to include replacement mezzanine, recladding of building and new openings.

### **Planning History**

06/01201/COU - Change of use to B2/B8 (General Industrial, Storage and Distribution). Approved 20.07.2006.

06/01901/FUL - Erection of extensions to existing building. Alterations to car park. Approved 13.10.2006.

22/00907/FUL- Erection of single storey extension to the existing building (retrospective) Approved 12<sup>th</sup> August 2022.

### **Principle of Development**

The application site is within the Settlement Policy Boundary for Yateley, located within an existing commercial area defined by Policy ED2 as a Locally Important Employment Site.

Policy ED1 states that:

*Employment proposals (B Use Class) will be supported:*

*a) within Strategic or Locally Important Employment Sites defined on the Policies Map; or*

*b) on a suitable site within a settlement policy boundary;*

*c) on suitable previously developed land appropriate for the proposed use; or*

*d) within the countryside provided they comply with Policies NBE1 and ED3 or otherwise demonstrate a need for development at that location and the proposal complies with other plan policies.*

*Where feasible, major developments should deliver local skills and training initiatives.*

The proposal will support the function of the Class B / E uses of the site such that there is underlying planning policy in principle of the development, subject to other material planning considerations being considered acceptable. These are set out below.

## **Design and Impact on the Character of Area**

Policies GEN1 and NBE9 of the Local Plan state that all developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area and are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density.

The NPPF (2021) additionally reiterates the need for high quality design that is visually attractive, sympathetic to the character of the area and seeks to improve the character and quality of an area and the way it functions. It is stated that standards of design should be raised more generally within an area, so long as they fit with the overall form and layout of the surroundings (para. 130).

The immediate locality is characterised by commercial units as part of an industrial estate. The proposed development is visible from the public realm, primarily from Tuscany Way.

It is considered that the design and materials of the refurbishment works are a considerable improvement and are in keeping with the industrial buildings within the wider industrial estate.

As such, it is considered that the development has no detrimental impact upon the character or visual amenities of the area and can be considered to be acceptable in this regard and therefore in accordance with Policies GEN1 and NBE9 of the Local Plan.

## **Neighbour Amenity**

Local Plan Policy GEN1 emphasises that sustainable development should be permitted provided that the proposal does not result in any material loss of amenity to adjoining neighbours, among other considerations.

By virtue of the works lack of proximity to neighbouring properties and existing use as a business park it is not considered that any material impact on amenity for users of the business park or neighbouring properties would arise as a result of the development.

## **Parking and Highways**

Local Plan Policies GEN1 and INF3 state that all developments should provide appropriate parking provision in accordance with the Council's parking standards and should not result in inappropriate traffic generation or compromise highway safety.

The development, does not result in the loss of any parking spaces. Additional space is returned to the site from the removal of the previously erected 2022 extension. The site benefits from a large service yard and 18 parking spaces. The proposal adds only 3sqm to the units GIA.

The proposal would not materially intensify the use on the site and as such the existing access and parking arrangements are considered acceptable.

Accordingly there would not be a material increase in traffic to the site. Adequate space is retained for the service yard and to allow loading dock access.

### **Flood Risk**

The site is at low risk of surface water flooding, and is unlikely to increase this risk to the site or the surrounding area.

### **Climate Change/Equalities**

Hart District Council has declared a Climate Emergency. The proposal is not likely to have any direct impacts on delivery of carbon reduction targets.

### **Conclusion**

Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (Planning and Compulsory Purchase Act 2004 38(6) and NPPF paras. 2 and 47).

The application proposal has been assessed against the development plan and relevant material considerations and it is considered that it would bring social and economic planning and public benefits to a Locally Important Employment Site identified under HLP32 Policy ED2.

Matters concerning drainage, neighbour impacts, design and highways are satisfactory.

The development therefore complies with HLP32 Policies SS1, ED1, NBE5, NBE9 and NBE11, HLP06 Saved Policy GEN1, and the NPPF.

Accordingly, it is hoped that the Council will support the development and that the the application can be recommended for approval.