

Planning Statement

Unit 1, St Modwen Park, Jays Close, Basingstoke
RG22 4BA

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Prepared for:
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c/o Gregory Associates Limited

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1 Introduction

- 1.1. Vail Williams LLP have been instructed by Leverton Helm c/o Gregory Associates Limited to submit a planning application for use of Unit 1 for the production of lithium chloride (LICL) and installation of associated plant.
- 1.2. In this respect I enclose the following documentation in support of our application:
 - Application form.
 - Community Infrastructure Levy form.
 - Associated plans (OLG Engineering).
 - Planning Statement (Vail Williams).
 - Biodiversity checklist.
 - Transport Statement (Jubb).
 - Drainage Strategy Technical Note (Jubb)

2 Site Description

- 2.1. The site is located within the Viabes Industrial Estate, and existing Business Park in Basingstoke. The site specifically hosts the recently constructed St Modwen Park scheme constructed in accordance with application reference 19/02725/FUL and is occupied by Leverton Helm who are operating on the site under the current consented uses.
- 2.2. The site is accessible from Jays Close via multiple access points but of particular relevance to this application is the access route taken by heavy goods vehicles which will be via the southwest corner.
- 2.3. The site is surrounded by the industrial commercial uses and the M3 to the southeast of the site.
- 2.4. There are trees and hedgerows on the boundaries of the site and the proposed development is not considered to impact these but will result in the need for an altered landscape scheme within the site from that previously permitted.
- 2.5. The site is located within Flood Zone 1 according to the Government's Flood Risk Map for Planning.
- 2.6. There are no ecological designations on the site according to the DEFRA Magic website.
- 2.7. There are no listed buildings on or near the site according to Historic England's website.

3 Planning History

- 3.1. There are number of planning history records on the site according to the Council's website but those of particular relevance to this application are as follows:

Application reference 19/02725/FUL is for the construction of 3 employment units (Class B1, B2 and B8) and two Class A3 units at land at former ITT Defence site, Jays Close, Basingstoke, Hampshire RG22 4BA. This and associated Discharge of Condition applications have been proved between January 2020 and July 2021.

Application reference 21/01806/FUL is for the erection of external lighting at land at former ITT Defence site, Jays Close, Basingstoke, Hampshire RG22 4BA which was approved in December 2021.

4 Pre-Application Advice

- 4.1. Pre-application discussions took place with Planning Officer Luke Benjamin through communication with Boyle & Summers Architects.
- 4.2. This pre-application involved discussion around more elements than proposed within this application as elements of proposed directly by Boyle & Summers under a separate planning application. The pre-application comments relating to Unit 1 however are as follows:

The Planning Officer considered that the production of lithium chloride would be a development outwardly to a material change of use to sui generis and that given sui generis use is not a B Use Class that the evidence would need to be provided that similar levels of employment are proposed.

The pre-application advice notes that the use would not be too dissimilar from a B2 Use.

A planning statement should accompany the planning submission outlining how the site would operate and how it would be aligned with the overall policy intention, ie retaining the site for employment use. If similar levels of employment can be demonstrated then this would not result in an objection in principle to the development.

The proposed development due to being within a business park is not considered to result in an overly detrimental impact on the wider character of the area.

Potential impacts from the flue/scrubber would need to be carefully considered within the submission of a planning application. This includes amenity impacts in terms of noise and odour. On neighbouring amenity particularly neighbouring residents but it is noted that these are approximately 100m from the site on Beverley Close.

The highway implications of the scheme would need to be assessed through a Transport Statement including tracking and parking analysis.

5 Proposed Development

- 5.1. The proposed development utilises the existing building known as Unit 1 which is the closest to the M3 and proposes the construction of plant to support a use that is building for production of lithium chloride.
- 5.2. The description of development is use of the site for production of Lithium Chloride (LiCl) and works including a vehicular tanker offloading shelter with integral concrete bund; Bulk acid storage, consists of 4 off proprietary self bunded tanks in black polypropylene, located within a concrete bund; A fume scrubber constructed in black polypropylene and a process scrubber with a vent stack reaching 3m above the existing building roof height; A drivers wc; An electrical distribution & control room kiosk; Internal fit-out of Unit 1 (including creation of mezzanine floor); In association with the above items there are various pipes, pipe racks, instruments, valves and pump/motor sets illustrated on the accompanying plans.
- 5.3. The development when operational will result in employment figures for Unit 1 as 6 x laboratory (chemists and laboratory technicians), 9 x engineers/maintenance fitters, 2 x warehouse staff, 15 x production technicians and 3 x site management team members.

6 National Planning Policy

National Planning Policy Framework (NPPF) Adopted 2021

- 6.1. Paragraph 8 of the NPPF details the three dimensions of sustainable development which are as follows:-
 - An economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An environmental role – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.1. Paragraph 10 states that at the heart of the NPPF is a presumption “in favour of sustainable development”.
- 6.2. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making 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, or 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
 - 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.
- 6.3. Paragraph 39 states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 6.4. Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.5. Paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 6.6. Paragraph 83 states that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 6.7. Paragraph 119 supports the effective use of land including use of previously-developed land.
- 6.8. Paragraph 185 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

7 Local Planning Policy

Adopted Local Plan 2011-2029 (Adopted May 2016)

- 7.1. Policy EM7 (Managing Flood Risk) states that a flood risk assessment is required on all sites of 1 hectare or more in Flood Zone 1. All planning applications for major development are required to ensure that sustainable drainage systems are used for the manage of surface water unless demonstrated to be inappropriate.
- 7.2. Policy EM9 (Sustainable Water Use) states that development will be permitted provided that new non-residential development of 1,000 sq m gross floor area or more meet the BREEAM excellent standards for water consumption. This applies unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds. Compliance with BREEAM requirements will

need to be demonstrated through the submission of a post-construction BREEAM certificate as appropriate.

- 7.3. Policy EM10 (Delivering High Quality Development) states that all development proposals will be of high quality, based on a robust design-led approach. All development proposals will be required to respect the local environment and amenities of neighbouring properties.
- 7.4. Policy EP1 (Economic Growth and Investment) states that the local plan will aim to support the creation of between 450-700 jobs per annum. Inward investment and the growth and retention of existing business will be enabled by protecting strategic employment sites for employment use (B Class) and enabling the regeneration/redevelopment of the sites for employment uses. The site is identified as a strategic employment site in the local planning policies map. The council will support opportunities to develop at the following key employment sectors:

Specialist/advanced manufacturing (including research and development).

Financial and business services in Basingstoke town centre and the established office locations (including Viabes Industrial Estate).

Storage and distribution in suitable locations.

- 7.5. Policy EP2 (Employment Land and Premises) states that the Strategic Employment Areas identified on the policies map will be protected for employment generating uses within the use classes B1, B2 and B8. The site is located in a Strategic Employment Area. Proposals should be suitable to the location and not harm the operation of neighbouring businesses. Policy EP2 also allows for complimentary uses to support the operation and function of the strategic employment area and/or support the wider regeneration of the site.
- 7.6. Paragraph 7.18 of the supporting text for Policy EP2 states that the strategy of re-using, regenerating and making more efficient use of existing employment land is consistent with the principles of 'sustainable economic growth'. The council recognise that the addition of complementary uses within Strategic Employment Areas can support their operation and function and encourage prospective tenants/occupiers to these sites.
- 7.7. Policy CN8 (Community, Leisure and Cultural Facilities) states that development proposals that would result in the loss of valued facilities currently or last used for the provision of leisure activities will only be permitted if it is demonstrated that:

The facility is no longer needed for any of the functions that it can perform; or

It is demonstrated that it is no longer practical, desirable or viable to retain them; or

Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or

The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.

- 7.8. Policy CN8 goes on to state that any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment which clearly shows the facility or land to be surplus to requirements. As a minimum the assessment must

evaluate the quantity and quality of existing facilities in the locality and assess the need and value to the community. The views of the local community on any loss must be sought as part of this assessment.

Parking Standards SPD

- 7.9. Table 2 of the Parking Standards SPD (below) sets out the parking standards for commercial developments:

Type/ Use	Car Parking Standard		Cycle Parking Standard	
	Inner urban (within Basingstoke ring road)	Outer urban and rural	Long Stay	Short Stay
COMMERCIAL				
B1(a) Office	1 space per 45m ²	1 space per 30m ²	1 space per 8 staff or 1 stand per 150m ² (whichever is greater)	1 space per 300m ²
B1(b)(c) High-tech/ light industry	1 space per 60m ²	1 space per 45m ²	1 space per 8 staff or 1 stand per 250m ² (whichever is greater)	1 space per 500m ²
B2 General industrial	1 space per 60m ²	1 space per 45m ²	1 space per 8 staff or 1 stand per 350m ² (whichever is greater)	1 space per 500m ²
B8 Warehouse	1 space per 300m ²	1 space per 90m ²	1 space per 10 staff or 1 stand per 500m ² (whichever is greater)	1 space per 600m ²

- 7.10. Paragraph 13.3 requires non-residential developments to provide a minimum of 5% of their total parking allocation as disabled spaces.

Community Infrastructure Levy

- 7.11. Basingstoke and Deane Borough Council adopted its Community Infrastructure Levy in 2018. The proposed type of development is subject to a charge rate of £0 per sqm.

8 Development Considerations

Principle of Development - Employment

- 8.1. The site is located within a Strategic Employment Area (Policy EP2), which requires the protection of B1, B2 and B8 uses. LevertonHelm use the site at large (blue line on plans) for uses that are in line with this policy. This application requires Unit 1 to be Sui Generis due to the activities being undertaken which involve hazardous substances. The involvement of hazardous substances results in the use not falling under B2 general industrial. This said however, from a quantum of employment perspective, the purpose of the Policy EP2, this use is similar and therefore the proposed development achieves the aims of the Strategic Employment Area designation.
- 8.2. The proposed development also includes the provision of additional floorspace through inclusion of a mezzanine floor that enables a greater quantum of employment. Overall the operations of LevertonHelm results in a full time equivalent employment of 35 people.

Design

- 8.3. The appearance of Unit 1 remains as existing with the only alternative being the addition of plant equipment which resides within the yards of units 1 and 3. The location of the plant is to enable smooth delivery of the raw materials for production of Lithium Chloride (LiCl) by heavy goods vehicles (HGV).

- 8.4. The delivery and production area is bunded to protect against spills.

Transport

- 8.5. A Transport Statement accompanies this planning submission which demonstrates that the proposed development, from a highways perspective, does not differ greatly from the existing permitted use of the existing building and therefore would not be a significant effect on the operation of the highway network.
- 8.6. HGV access to the yards of units 1 and 3 have been altered to suit the proposed development. The new routes of HGV's within these yards have been tracked.

Drainage

- 8.7. The overall Drainage Strategy remains but a Drainage Strategy Technical Note have been produced to outline the minor tweaks required due to the proposed operations this includes alteration of some of the surface drainage to protect against pollution.

Trees

- 8.8. Whilst the site is adjacent to an area of woodland the proposed development is not considered to impact on this woodland or any other trees.

Ecology

- 8.9. A Biodiversity Checklist accompanies the planning application outlining that the proposed development is acceptable in ecology terms.

9 Conclusion

- 9.1. The proposed development retains employment provision within a Strategic Employment Area and therefore is considered to accord with national and local planning policy.
- 9.2. The proposed development is in a location appropriate for the Sui Generis use and is not considered, based on the accompanying technical notes, to have a negative impact on the local amenity currently enjoyed by neighbouring uses.
- 9.3. The proposed development enables a local employer to operate successfully in the area and should be approved without delay.

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