

## **Planning Statement**

Units 13-15, Sherrington Way, Basingstoke RG22 4DQ

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**Prepared for:**  
Leverton Helm

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# 1 Introduction

- 1.1. Vail Williams LLP have been instructed by Leverton Helm to submit a planning application for the erection of a chiller plant unit to the rear of Units 13-15, Sherrington Way, Basingstoke.
- 1.2. In this respect I enclose the following documentation in support of our application:
  - Application form.
  - Biodiversity checklist.
  - CIL Form.
  - Associated plans.
  - Planning Statement.
  - Arboricultural Implications Assessment – Broad Oak.
  - Noise assessment – Quantum Acoustics.

# 2 Site Description

- 2.1. The site is located within the Lister Road Industrial Estate (aka Brighton Hill Industrial Estate), north of The Harrow Way which is supported by bus services.
- 2.2. The site is within an urban location and the existing industrial units sit within a terrace of similar sized industrial units. The industrial units have yard and parking spaces to the front and a grassed area with emergency access to the rear. Beyond the grassed area is a hedgerow and a bank sloping down to Lister Road which is at a lower topography than the site. The hedgerow also includes a metal security fence.
- 2.3. Within the grassed area, where the proposed development is to be location, there are a few trees which require assessment as part of this planning application.
- 2.4. To the north of the site are other units within the Industrial Estate and the access to the industrial estate from the Lister Road roundabout via Sherrington Way.
- 2.5. To the south of the site are further industrial units within the Industrial Estate and then beyond this is The Harrow Way.
- 2.6. To the east of the site is the Sherrington Way which includes large areas of parking and beyond this a dense hedgerow and security fence separating the industrial estate from residential properties on The Harrow Way.
- 2.7. To the west of the site is Lister Road and the Lennox Industrial/Business Park which all sits at a lower topography than the site.

- 2.8. The site is located within Flood Zone 1 according to the Government's Flood Risk Map for Planning and therefore is at the lowest risk of flooding.
- 2.9. There are no listed buildings or heritage assets on or near the site according to Historic England's website.
- 2.10. There are no ecological designations on the site according to the DEFRA Magic website.

### 3 Planning History

- 3.1. There are number of planning history records on the site according to the Basingstoke Council website when searching under the address of Units 13-15, Sherrington Way:
  - Application reference 23/01290/FUL is for the replacement of timber curtain wall system, glazing and doors, repainting of existing cladding and roller shutter doors, permission was granted in September 2023.
  - Application reference 23/01291/ADV is for the display of 2 No fascia signs and was granted in October 2023.

### 4 Proposed Development

- 4.1. The proposed development seeks to erect a chiller plant to the rear of Units 13-15, Sherrington Way on an area currently used as mown grass with one category C tree. The proposed chiller unit is 24.6m x 5m x 2.8m high. The chiller plant will be secured through a twin wire fencing surrounding the plant apart from the western side will already has the existing security fencing for the industrial estate.
- 4.2. The base of the plant will be formed of a concrete base and surface water drainage will be achieved via a shingle drainage channel around the concrete base.
- 4.3. The emergency fire escape route that exists along the rear of the industrial units will be maintained.
- 4.4. Access to the chiller will be via the existing rear doors of the industrial units across the fire escape route.

### 5 National Planning Policy

#### National Planning Policy Framework (NPPF) Adopted December 2023

- 5.1. 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.
- 5.1. Paragraph 10 states that at the heart of the NPPF is a presumption “in favour of sustainable development”.
- 5.2. 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.
- 5.3. 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.
- 5.4. Paragraph 85 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.
- 5.5. Paragraph 87 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.
- 5.6. Paragraph 123 supports the effective use of land including use of previously-developed land.
- 5.7. Paragraph 191 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.

## 6 Local Planning Policy

### **Adopted Local Plan 2011-2029 (Adopted May 2016)**

- 6.1. 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.
- 6.2. 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 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.
- 6.3. Policy EP2 (Employment Land and Premises) states that the Strategic Employment Areas identified on the policies map will be protected for employment generating uses. 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.
- 6.4. 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.

### **Community Infrastructure Levy**

- 6.5. Basingstoke and Deane Borough Council adopted its Community Infrastructure Levy in 2018. The proposed type of development does not include the provision of floorspace and therefore is not CIL liable.

## 7 Development Considerations

### **Principle of Development - Employment**

- 7.1. The site is located within an Employment Area and the chiller plant supports the continued industrial use of the proposed development.

### **Design**

- 7.2. The chiller plant has been located in an area that is under utilised and would have no visual impact on any neighbouring occupiers.
- 7.3. Further information regarding the design and layout of the proposed development is within the accompanying plans.

### **Trees**

- 7.4. The proposed development will result in the loss of a single category C tree which has been described and assessed through the accompanying tree documentation by Broad Oak. Broad Oak consider that the loss should not represent a significant planning constraint.
- 7.5. There are other existing trees nearby which will be retained through the careful design and location of the Chiller, through Broad Oak's input, and the development has been assessed in respect of root protection areas.

### **Ecology**

- 7.6. The site is not located within any ecological designations and a Biodiversity Checklist accompanies the planning application outlining that the proposed development is acceptable in ecology terms.

### **Noise**

- 7.7. An environmental noise survey has been undertaken to determine the existing ambient noise levels characterising the site and neighbouring noise sensitive receptors. And then based on the manufacturer's noise data for the proposed plan calculations have been undertaken to determine the operational noise levels at the nearest neighbouring noise sensitive receptors. The assessment concludes that calculated noise levels are comfortably below the background sound level indicating there should be no adverse impact associated with the proposed operation of the plant.
- 7.8. Further information is provided within the accompanying noise impact assessment.

### **Drainage**

- 7.9. Surface water drainage will be managed through a shingle drainage channel around the concrete base.

### **Community Infrastructure Levy**

- 7.10. A Community Infrastructure Levy form accompanies this planning submission detailing that no floorspace is proposed and therefore no CIL contribution is required.

## **8 Conclusion**

- 8.1. The proposed development supports the existing employment provision within this existing industrial estate and is therefore considered to accord with national and local planning policy.
- 8.2. The proposed development is in a location where it is not considered to impact neighbouring uses.
- 8.3. The proposed development is therefore considered acceptable and should be approved without delay.

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