

PLANNING STATEMENT

Land at Calmore Croft Farm, Salisbury Road, Calmore

Outline planning application for the erection of up to 6no logistic/warehouses for B2 and B8 uses comprising of up to 22,000sqm with all matters reserved except for access.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION	2
THE SITE AND PLANNING HISTORY	4
The Site.....	4
Planning History.....	5
THE PROPOSED DEVELOPMENT	7
PLANNING POLICY FRAMEWORK.....	9
National Planning Policy Framework (2023)	9
The Development Plan	10
PLANNING CONSIDERATIONS.....	11
Principle of Development	11
Indicative Design and Layout	13
Highways, Access and Parking	14
Technical Considerations	15
Noise and Vibration	Error! Bookmark not defined.
CONCLUSION.....	20



Rev:	DRAFT	FINAL
Date:	07/02/2024	
Prepared by:	Laura Coombes-Baker	
Checked by:	Stuart Goodwill	

EXECUTIVE SUMMARY

- i. This Planning Statement has been prepared in support of an Outline planning application for the erection of up to 6no Employment units of Salisbury Road, Calmore forming up to 22,000sqm of employment floor space.
- ii. The site forms part of the Strategic Site Allocation 1: Land to the north of Totton which allocates a commercial core west of Pauletts Land including around five hectares of land for business and employment uses.
- iii. The principle of development is considered acceptable given the strategic allocation for employment uses.
- iv. The scheme has been designed to sit sympathetically within the wider countryside landscape of the New Forest.
- v. The scheme is considered to meet the requirements of the development plan when read as a whole. Paragraph 11c of the NPPF provides that proposal which accord with the development plan should be approved without delay.

INTRODUCTION

1.1 This Planning Statement has been produced to support the outline application and forms part of the submission to New Forest District Council (the Council) for:

'Outline Planning application for the Erection of up to 6no logistic/warehouses. for B2 and B8 uses comprising of up to 22,000sqm with all matters reserved except for access..'

1.2 This planning application seeks permission to redevelop the site for employment use in line with the New Forest Local Plan Site Allocation SS1.

1.3 In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, planning applications are to be determined in accordance with the development plan, unless material considerations indicate otherwise. This application is in full accordance with the Development Plan, and it is considered that planning permission should be granted.

1.4 The site currently contains an existing unrestricted employment site used by Churchill Retirement Living as their Plant Yard, 1no. vacant residential property and paddock land.

1.5 This statement accompanies a detailed planning application. It should be read in conjunction with the following supporting documents which accompany the application:

- Planning Statement by Planning Issues Ltd
- Design and Access Statement by Planning Issues Ltd
- Flood Risk and Drainage Assessment by Awcock Ward Partnership
- Transport Statement by Paul Basham Associates
- Ecological Reports by TetraTech
- Ground Investigation by Crossfield Consulting
- Landscape Strategy by Green Landscape Studios
- Landscape Visual Impact Assessment by Green Landscape Studios
- Noise Assessment by 24 Acoustics
- Sustainability Assessment by Focus Consulting
- Tree Protection Plan and Arboricultural Impact Assessment by Barrell Tree Care
- Topographical Survey by D&H Surveys

1.6 The application includes the following plans which show indicative designs of the development:

Title	Drawing
Proposed Site Plan	5315.01J
Unit 1 Views	5315.03A
Unit 1 Ground Floor Plan	5315.05B
Unit 1 First Floor Plan	5315.06B
Unit 1 Elevations 1 of 2	5315.07B
Unit 1 Elevations 2 of 2	5315.08B
Unit 1 Roof Plan	5315.11B

Unit 2 Ground Floor Plan	5315.12A
Unit 2 First Floor Plan	5315.13A
Unit 2 Roof Plan	5315.14A
Unit 2 Proposed Elevations 1 of 2	5315.15A
Unit 2 Proposed Elevations 2 of 2	5315.16A
Unit 2 Views	5315.17
Unit 3 Proposed Ground Floor Plan	5315.18A
Unit 3 Proposed First Floor Plan	5315.19A
Unit 3 Roof Plan	5315.20A
Unit 3 Proposed Elevations 1 of 2	5315.21A
Unit 3 Proposed Elevations 2 of 2	5315.22A
Unit 3 Proposed Views	5315.23A
Unit 4 Proposed Ground Floor Plan	5315.24A
Unit 4 Proposed First Floor Plan	5315.25A
Unit 4 Proposed Roof Plan	5315.26A
Unit 4 Proposed Elevations 1 of 2	5315.27A
Unit 4 Proposed Elevations 2 of 2	5315.28A
Unit 4 Proposed Views	5315.29
Unit 5 Proposed Floor Plans	5315.30B
Unit 5 Proposed Elevations 1 of 2	5315.31B
Unit 5 Proposed Elevations 2 of 2	5315.32B
Unit 5 Proposed Views	5315.33
Unit 6 Lower Ground Floor	5315.37A
Unit 6 Ground Floor	5315.38A
Unit 6 First Floor	5315.39A
Unit 6 Roof Plan	5315.40A
Unit 6 Front and Side Elevations	5315.41A
Unit 6 Rear and Side Elevations	5315.42A
Location Plan	PA006B

- 1.7 This statement briefly explains the development and site; the national and local planning policy; an analysis of the scheme against the policy context and wider material considerations.

THE SITE AND PLANNING HISTORY

The Site

- 2.1 The site currently contains an existing employment site used by Churchill Retirement Living as their Plant Yard, 1no vacant. residential property and paddock land comprising a total of 6 ha of land.



Aerial View of Calmore Farm Planning Application Site.

- 2.2 The site lies to the south of Salisbury Road, with the A36 running beyond the tree line on the west. To the south and east is further land that is allocated under the site allocation Policy SS1 (Land North of Totton).
- 2.3 The entire site is accessible from Salisbury Road with Highlands and the paddock land currently accessible from an entrance opposite the A36 slip road and the current Plant Yard from a second access further to the west.
- 2.4 The existing Plant Yard comprises of a large, aging metal-clad portal-framed structure, surrounding hard-standing, open natural grassland and trees. Historically there were 2 cottages associated with the plant yard but these have now been demolished.
- 2.5 There remains one dwelling on the northern part of the site, Highlands, This is a former pig farm and was vacated in Autumn 2021. The property is currently empty with Prior Approval for its demolition granted in February 2023.
- 2.6 The site forms part of the SS1 (Land north of Totton) allocation within the New Forest Local Plan which will be discussed further below.

Planning History

2.7 From a review of the Local Authority's Planning Register, the following relevant planning history has been identified on the site:

17/11692	CALMORE CROFT FARM, SALISBURY ROAD,	Use of sheds as B1 (industrial) and B8 (storage); use of 2 bungalows as C3 (residential) with no agricultural tie (Lawful Use Certificate for retaining an existing use or operation)	Appeal allowed for mixed use as a commercial plant yard and use for storage and attached – 17 th June 2020.
23/10137	2 Calmore Croft Farm, Salisbury Road	Full demolition of bungalow (Demolition Prior Notification Application)	Prior Approval Not Required – 14 th March 2023
23/10136	1 Calmore Croft Farm, Salisbury Road	Full demolition of bungalow (Demolition Prior Notification Application)	Prior Approval Not Required – 14 th March 2023
24/10048	Highlands, Salisbury Road	Demolish single detached dwelling and outbuilding (Demolition Prior Notification Application)	Prior Approval Not Required – 8 th February 2024

Pre-application submission

2.8 A pre-application in relation to the development in January 2023 (reference ENQ/22/20438). The application sought pre-application advice for a similar development of 6 commercial units.

2.9 The pre-application response was provided by the Council in February 2023. A summary of the main points are noted below:

- The principle of employment development is appropriate and consistent with the allocation of the wider land for residential and employment development.
- The LPA noted that the proposals have sought to deliver a larger site than nominally identified by the allocation.
- Indicated potential uses of the buildings to be those covered by use classes E, B2 and B8. The LPA anticipate that class E would be limited to research and development and light industrial, rather than allowing an open use for all of the other town centre and commercial uses captured by that class.
- Further information should be provided to justify the impact of the larger buildings on the landscape.
- Consideration needed to the impact and loss of trees.

- Consideration to the impact of larger buildings on the future residential uses on the site.
- Buildings would offer good screening for noise generated by manoeuvring vehicles and external loading or associated activities, especially the extent of external lighting likely for 24hr logistic storage and distribution uses you have alluded to. Open yards or compounds should be located away from residential properties.
- The layout of the site should accommodate a shared cycle footway.

THE PROPOSED DEVELOPMENT

3.1 This submission is for an outline application for the erection of 6no. industrial/warehouse facilities (Use Class B2/B8) with ancillary offices. All matters are reserved except for layout and access. The site forms part of the SS1 (Land north of Totton) Local Plan Site Allocation within the New Forest Local Plan.

3.2 The development description reads:

'Outline Planning application for the Erection of up to 6no. Logistic/Warehouses for B2 and B8 uses comprising up to 22,000sqm with all matters reserved except for access.'

3.3 McCarthy Investments Ltd (the applicant) own the entirety of the site.



Proposed Site Plan

3.4 Although in Outline form only, it is anticipated that each unit will benefit from an ancillary office area either located on the ground or first floor depending on the unit size. This has been depicted on all indicate floor plan drawings included with the submission.

- 3.5 The applicant seeks outline permission for 22,000sqm of GIA to be split across up to 6 units.
- 3.6 The site will be served by an existing access point off Salisbury Road which will be widened to provide adequate requirements for HGV's. On site, there will be 232 car parking spaces split across the 6 units. Each parking area will provide EV charging spaces and cycle parking spaces will also be provided within the car park area. A cycle route will run separately from the main vehicular access with a designated route running to the east of Unit 3.
- 3.7 A landscaping scheme will complement the built development, comprising grass verges and new tree planting around the periphery of the Site, and within the car park area. An illustrative Landscape Strategy has been included within the submission.
- 3.8 The site will require the ability to operate 24 hours a day and 7 days a week in order to have the potential of unrestricted working hours at times of peak demand.
- 3.9 All 6 units are anticipated to be sold on the Open Market.

PLANNING POLICY FRAMEWORK

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The development plan for the New Forest District Council consists of the Local Plan 2016-2036 Part One: Planning Strategy, Local Plan Part 2: Sites and Development Management (adopted 2014) and saved polices of the Local Plan Part 1: Core Strategy 2009
- 4.3 Other policy considerations include the National Planning Policy Framework (2023).

National Planning Policy Framework (2023)

- 4.4 The overriding message in the NPPF is one of sustainable development. The purpose of the planning system is to contribute to the achievement of sustainable development, which comprises three overarching objectives as set out in Paragraph 8 being economic, social, and environmental.
- 4.5 Paragraph 11 outlines that planning decisions should apply a presumption in favour of sustainable development, which means that development proposals that accord with an up to-date development should be approved without delay.
- 4.6 In relation to the economy, Section 6 provides policy for building a strong, competitive economy.
- 4.7 Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. It goes on to state that significant weight should be placed on the need to support economic growth and productivity. 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.
- 4.8 The proposed development provide for future investment into the area that that will facilitate the expansion and adaption of this business. It will support economic further growth for the area through the provision of a high quality facilities, which will result in maintaining and increasing local workforce, as well as economic output. As identified by the NPPF, significant weight should be placed supporting economic growth and productivity, which this application will do.
- 4.9 Paragraph 87 states: *“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.”*

- 4.10 Policy SS1 (Land north of Totton) includes allocated Employment provision required by the Local Plan and the proposed development will be suitably located here, amongst a good and diverse transport network.
- 4.11 Paragraph 131 recognises that good design is a key aspect of sustainable development. Although in Outline form, the indicated proposals have been carefully designed to deliver a high quality finish, that respects the setting of the national park whilst providing facilities to serve the needs of the site.
- 4.12 The proposed development accords with the development plan and as such, is consistent with Section 36(6) of the Planning and Compulsory Purchase Act (2004) and, in accordance with Paragraph 11 of the NPPF, there is a presumption in favour of this sustainable development and the application should be approved without delay.

The Development Plan

- 4.13 The development plan for the New Forest District Council consists of the Local Plan 2016-2036 Part One: Planning Strategy and Local Plan Part 2: Sites and Development Management (adopted 2014).
- 4.14 The relevant Local Plan 2016-2036 Part One: Planning Strategy policies comprise:
- Policy STR1: Achieving Sustainable Development
 - Policy STR2: Protecting the Countryside
 - Policy STR3: Strategy for locating new developments
 - Policy STR6: Sustainable Economic Growth
 - Policy STR7: Strategic Transport Priorities
 - Policy ENV3: Design quality and local distinctiveness
 - Policy ENV4: Landscape character and quality
 - Policy ECON1: Employment Land and development
 - Strategic Site 1: Land to the north of Totton
- 4.15 The relevant policies from the Local Plan Part 2: Sites and Development Management include:
- DM2: Nature Conservation, biodiversity and geodiversity
 - DM3: Mitigation of impacts on European Nature Conservation Sites
 - DM9: Green Infrastructure linkages
- 4.16 The site is identified as part of the Strategic Site 1 allocation, Land to the north of Totton, which is allocated for residential-led mixed use development and open space including a commercial core west of Pauletts Lane including around five hectares of land for business and employment uses. This will be discussed more below.

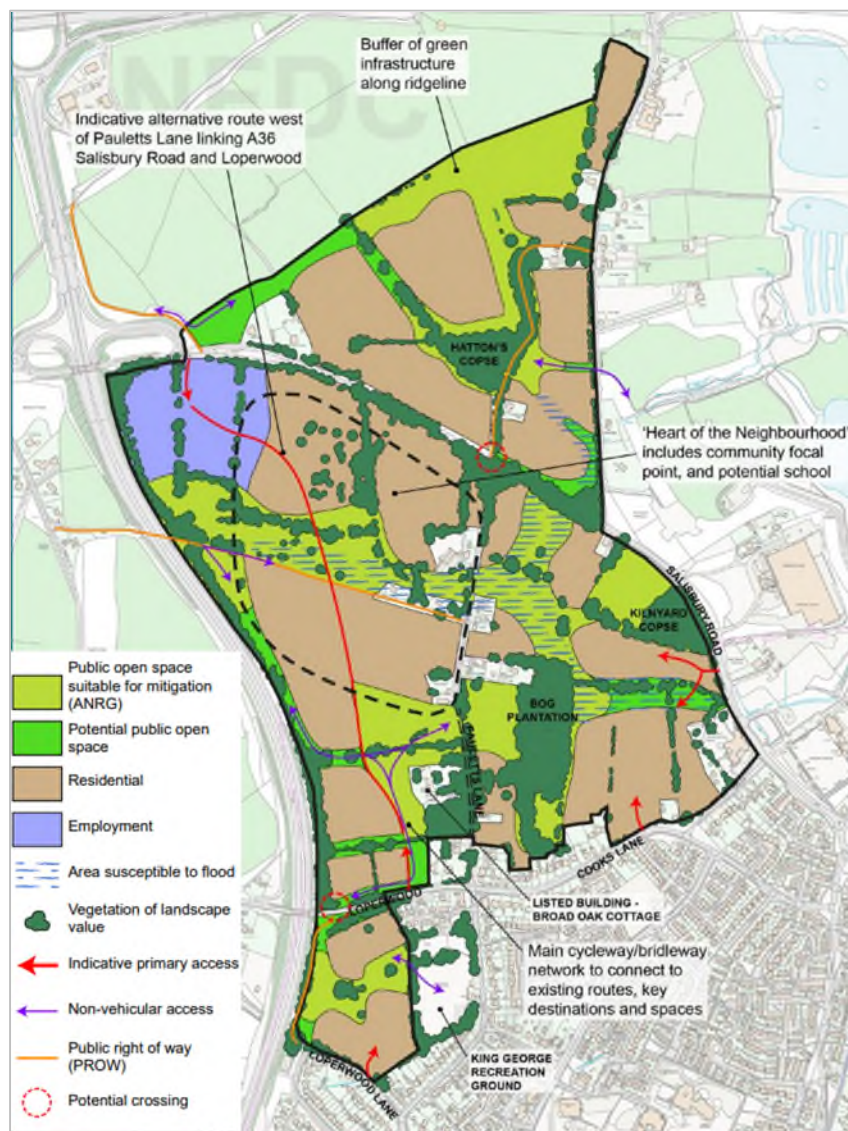
PLANNING CONSIDERATIONS

Principle of Development

- 5.1 The proposed development will provide an employment use on a site that is identified as a Strategic Employment Site. The site benefits from good access to the surrounding highway network, making it an appropriate location for an industrial/ warehouse facility, which requires good links the wider highway network. This proposal will allow business to expand or move into the area maintaining and creating additional jobs.

Strategic Site 1 (Land to the north of Totton)

- 5.2 As set out above, SS1 includes the provision of a commercial core west of Pauletts Lane including around five hectares of land for business and employment uses as identified by the blue area in the site masterplan below:



SS1 Concept Masterplan

- 5.3 The proposed development will be for an industrial/ warehouse facility (Use Class B2/B8) with ancillary office space, which is consistent with the proposed uses set out in Policy SS1.
- 5.4 A pre-application submission on the site carried out in early 2023, confirmed that the principle of the development on site was acceptable by virtue of the SS1 allocation and the employment use being located in the location as shown within the indicative masterplan.
- 5.5 Policy SS1 did not set any parameters in terms of type, size or scale of units that would comprise of the employment area within the policy wording, It is therefore considered that the provision of up to 6 larger units is compliant with the objectives of the policy.
- 5.6 It is acknowledged that the SS1 requirements sets out that 'around' 5 hectares of land for business and employment uses will be located within the core. It is considered that given all tree lines and their respective root protection areas which are significant given the age and maturity of the tree's, that an increase to 6ha as per the proposals should be seen as acceptable. It is also notable that the policy requires 'around' 5ha rather than only 5ha.
- 5.7 Moreover, through the Local Plan Examination, evidence was provided in relation to existing and future employment provision requirements within the district, including the 'Business Needs and Commercial Property Market Assessment' (2017) and the 'Economic Objectively Assessed Need for Employment Land: Background Note (February 2019). The reports set out the employment land requirement and explains how this requirement will be met.
- 5.8 The Business Needs and Commercial Property Market Assessment found that there was an overall shortage of floorspace to meet identified demand levels and occupier expectations, with reducing levels of availability. This was particularly so in the light industrial market and wider B2-B8 industrial market. There also appeared to be a more effective operation of the B1 office market, but still with shortage of supply to meet demand and a need to raise stock quality.
- 5.9 The Economic Objectively Assessed Need for Employment Land: Background report forecasts that the realistic future employment floorspace need in the plan area and found that in Totton and the Waterside there was a need per annum of 1,900m² and 38,000m² over the plan period. In total the district as a whole required 6,300m² per annum and 126,000m² (32ha of land) over the plan period.
- 5.10 The report sets out that there is 10.7ha of non-permissioned land considered to be available remaining at existing adopted Local Plan Part 2 (2014) allocations. This leaves a residual requirement of 10.7ha. The adopted Local Plan addresses this by proposing employment land provision of around 18 hectares of new employment land as part of the following residential-led mixed use strategic allocations including that of around 5 hectares of employment land within the application site at SS1.

- 5.11 The principle of employment development is appropriate and consistent with the allocation of the wider land for residential and employment development.
- 5.12 The proposal has merit and would contribute positively to the delivery of the development plan.

Indicative Design and Layout

- 5.13 The layout provides appropriate connectivity between spaces and efficient use of the site. Although indicative drawings have been provided in relation to the location and appearance of the buildings, the final appearance of each unit is proposed to form a later consideration through Reserved Matters.
- 5.14 It is anticipated that this development will come forward prior to the neighbouring uses as allocated within SS1, however future residential neighbouring uses have been taken into consideration through the design of the scheme.
- 5.15 Policy ENV3 of the Local Plan permits development if it is of high quality and provides local distinctiveness.
- 5.16 The proposed landscaping will improve visual amenity around the site and enhance the appearance of the site as a whole, particularly given the setting of the national park and prominent position when exiting the A36. Additional planting and retention of existing landscaping and trees around the site has been a key objection through the involving design on the site with the aim to limit and felling of the trees on site.
- 5.17 With that in mind the proposals are sympathetic to the areas surrounding the site and the retention of the important tree lines within the site will ensures that the site is not over-developed and dominated by purely employment use and will soften any perceived impact of the development.
- 5.18 The proposed site comprises of and area approx. 6.00ha in area, incorporating 6no. metal-clad portal framed industrial units, approximately 12.5m-15.5m tall.
- 5.19 The industrial units will be evenly distributed across the site, serviced from a central access road.
- 5.20 Each unit will have its own car park, separate from the main service yard with employee parking within it. The scheme offers the opportunity for over 50% of the parking to be covered under car ports with PV cells mounted on the roof.
- 5.21 Each unit will have designated bin store enclosures and cycle areas with at least 2no. disabled parking bays will be allocated for each Unit.

- 5.22 The buildings, although in indicative form, are likely to comprise of modern composite and corrugated cladding panels for the walls and the roof, with polyester powder coated (PPC) doors and window frames with clear glazing inset. The design is to be agreed by way of Reserved Matters.
- 5.23 All buildings will offer flexible accommodation that can be used by a variety of occupants for a variety of means. The units have personnel and goods doors and can be used for light industrial and commercial purposes.
- 5.24 All the units have the potential for mezzanine use and these are indicated on the proposed floor plans. Windows on the first floor have been shown to the building facades where it is likely mezzanine accommodation will be provided.
- 5.25 The final design of all buildings are to be secured through a Reserved Matters application at a later date.

Highways, Access and Parking

- 5.26 The supporting Transport Assessment by Paul Basham Associates discusses the highway and access aspect of the design. Access is not reserved and therefore full approval is sought.
- 5.27 As background an application was submitted on Land to the North of Salisbury Road for an 'Outline planning application with all matters reserved, except means of access to the highway network and associated highway improvements, for the demolition of existing buildings and the residential development of the site with up to 280 dwellings' (application reference: 20/10997).
- 5.28 The application, which was granted consent in January 2023, detailed the likely impact on the operation of the local road network. It should, however, be noted that whilst the assessment considered the whole of the North Totton housing allocation (1,000 dwellings), HCC have confirmed that it didn't consider the 5 hectares of commercial floorspace included within the allocation.
- 5.29 It was, however, identified through the TA that the A326 southbound on/off slip would generate delays and queueing on the slip road for vehicles seeking to turn left and right onto Salisbury Road, but particularly for right turners in the current arrangement when considering the North Totton allocation (excluding the commercial land) and the redevelopment of Fawley Power Station.
- 5.30 Through the works undertaken by the Abley Letchford Partnership on behalf of Bloor Homes, it was suggested that to overcome the capacity concerns and enable vehicles to safely complete all manoeuvres in this location, that the junction should be upgraded to form a signalised junction. There were however no additional submissions on the planning portal which suggested a design for signals and how that would result in bringing the junction back within capacity. A financial contribution was however, secured by HCC highways through the S106 towards these improvements.

- 5.31 Given that the proposed application for commercial land is situated within the vicinity of this junction, it is suggested that the upgrade would also become a signalised staggered junction, with the fourth arm providing access into the commercial land. This is therefore discussed later within this report.
- 5.32 The application seeks outline consent, and therefore the suitability of the parking provisions would be considered further to support Reserve Matter (RM) applications.
- 5.33 None-the-less, with consideration to the requirements set out within the NFDC Supplementary Planning Document (SPD) which was adopted in April 2022, the indicative provision in relation to each unit is summarised.
- 5.34 The site layout demonstrates that circa 245 car parking spaces would be required to serve the proposed site. The indicative site layout included in Appendix A demonstrates a total of 232 parking spaces. As aforementioned, parking is a detail for a RM application and therefore no further justification is provided at this stage, but appropriate provision will be split across the individual units so as to ensure each unit meets its own parking demands.
- 5.35 In addition to the car parking, an appropriate provision of both motorbike/moped and disabled spaces will be provided. The provisions for such parking are one space per 25 car spaces and 5% of total parking spaces respectively. Again, this would be considered further to support RM applications.
- 5.36 Given the works undertaken on land north of Salisbury Road, and the conclusions reached in terms of a signalised junction being required, particularly should the commercial land come forwards, a Pre-application Scoping Note (PSN) was prepared by Paul Basham Associates and submitted to HCC in June 2022. Pre-application discussions were then held in January 2023 following the receipt of highway comments in September 2022.
- 5.37 The NPPF is clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Technical Considerations

Flood Risk and Drainage

- 5.38 This outline application is supported by a Flooding and Drainage Assessment by Awcock Ward Partnerships.
- 5.39 The site is shown as falling within Flood Zone 1, low probability of flooding on the EA 'Flood Maps for Planning'. There are some areas show as being within 'high risk' of surface water flooding however, it is noted that these areas are within existing drainage channels.

5.40 It is proposed that the existing ground profile will be locally modified to accommodate development unit plateaus and to reflect the drainage requirements for the new development.

5.41 Any future levels design for the site should aim to minimise the extent of any re-profiling works and should look to retain existing catchment areas wherever possible.

Proposed Surface Water Drainage Strategy

5.42 Soakaway testing in accordance with BRE Digest 365 has confirmed that the ground suffers from low permeability and is unsuitable for infiltration. Instead, runoff will be attenuated on-site and discharged to drainage ditches.

5.43 The surface water drainage strategy for each unit of the scheme will comprise a network of:

- Private underground pipework;
- Under-drained permeable paving;
- Silt Traps and Petrol Interceptors;
- Cellular attenuation;
- Hydro-dynamic Separators;
- Hydraulic controls; and,
- Overland exceedance measures.

5.44 Units 1, 2, 4 and 6 will each receive runoff from a portion of the proposed access road. All units will utilise private drainage networks, with controlled discharges to the dry ditches along the southern boundary of the site.

5.45 During exceedance events runoff will be directed towards areas of open space or car parking. Beyond the capacity of the site, flows will continue south towards the drainage ditches, reflecting existing conditions (albeit at a reduced rate and volume).

Foul Drainage Strategy

5.46 The foul water drainage strategy proposes to drain all units to a private foul pumping station, with 24 hour emergency storage and private/adoptable rising main connection to the SW foul sewer network.

5.47 Foul flows generated by the development will be pumped to the existing adopted foul sewer within Cook's Lane (approx. 1 km east). Connectivity relies on Southern Water confirming availability of capacity, which might rely on network improvements. Any foul flows generated in the interim period, which exceed the available foul sewer capacity, would need to be stored on-site and managed by vacuum tanking.

5.48 All on-site drainage will remain private and will be managed and maintained by the building operator or an appointed management company, in accordance with the requirements of CIRIA C753 Chapter 32, plus any manufacturer specific recommendations.

Amenity for future neighbouring occupiers

5.49 There are currently no residential neighbours within close proximity of the site that would be affected by the development.

5.50 The wider site allocation provides for residential development adjacent to the site to the east which forms a material consideration to the development and this has been considered throughout the evolutions of the layout of the application.

5.51 The outline proposals includes Landscaping features to create screening and separation to any future neighbouring properties. It should be noted that there are no submitted plans for this site available at this time.

5.52 The existing tree line would be retained which will provide screening to the neighbouring properties.

5.53 Any new residential development will change the character of a location to some degree. However, with the correct siting, design and landscape treatment, the visual impact of a development can be significantly reduced. To some extent the implementation of landscape mitigation measures can even provide an opportunity to enhance and improve the existing landscape.

Landscape

5.54 The site is within the setting of the New Forest National Park and therefore the presence of the buildings within the wider landscape is a key consideration for the development.

5.55 With this in mind, a Landscape Visual Impact Assessment has been undertaken in support of the application. Through this study, the maximum height parameters of buildings on the site has been established. These range from 12.5m on the western side of the site to 15.5m in the lower level area to the east.

5.56 There are important existing landscape features within the site that needed consideration. Two central green links run north to south through the site and contain important veteran oak trees. Another group of trees to the north east of the site also contain a veteran oak tree.

5.57 Along the northern boundary adjacent to Salisbury Road there is an established native hedgerow that also continues along the western boundary adjacent to the A326 with a group of oaks located in the northwest corner.

- 5.58 The southern boundary consists of a mature hedgerow with large groups of established native trees. The eastern boundary is also defined by mature hedgerow and tree planting.
- 5.59 The following elements have been included in the design of the development with the aim of minimising the potential adverse landscape and visual effects:
- Retention of the existing landscape structure. This includes hedgerows and trees as well as the veteran oaks located within the site boundaries.
 - The site layout should follow the Landscape Strategy including building heights.
 - Proposed buffer planting to the western and northern boundaries to be given adequate space to reach maturity.
- 5.60 All of the above measures have been considered and taken on board through the layouts evolution. These will also be transposed to the Reserved Matters stage of the development.

Trees

- 5.61 The application has been supported by an Arboricultural Assessment and Tree Protection Plan.
- 5.62 As suggested by the LVIA, the layout of the development has been largely informed by the existing constraints on the site that include the veteran TPO tree lines. The site contains 9 individual Category A tree's and 2 further groups of Category A trees, this is in addition to the 10no. B grade tree's and multiple C grade trees and groups.
- 5.63 Given the quality of the trees on site, All retained trees will be protected during development by using fencing, and only those requiring special precautions to limit the impact of encroachment
- 5.64 Most of the significant boundary tree cover is being retained, and none of the lost trees are prominent as skyline features in the wider setting. Their loss will be noticeable in the immediate vicinity immediately after the development is completed, but the comprehensive new landscaping proposals will rapidly mitigate those losses and limit the impact on local character to the short term and in the immediate vicinity. There will be no adverse impact to local character in the wider setting in the long term.
- 5.65 The reports has concluded that we conclude that the proposed development would not cause an unacceptable or adverse impact on the character and appearance of the area from a tree perspective.

Biodiversity

- 5.66 A number of surveys have been undertaken by TetraTech on behalf of the applicant. Detailed protected species surveys have been undertaken in relation to Bats, Reptiles and Hibernations Surveys.
- 5.67 The site is within close proximity to the New Forest Ramsar and Special Protection Area (SPA) and The New Forest Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), the Solent and Southampton Water SPA and SSSI.
- 5.68 Habitats recorded include semi-improved neutral grassland, bare ground, semi-natural broadleaved woodland, dense scrub, tall ruderal vegetation and buildings.
- 5.69 The dense scrub with scattered trees and scattered scrub is of Local importance.
- 5.70 The site has the potential to support roosting and hibernating bats, foraging and commuting bats, great crested newts (considered to be likely absent from the application area), dormice, reptiles and nesting birds.
- 5.71 The proposed recommendations and mitigation would allow compliance with national and local planning policy. Regular liaison with the Local Planning Authority will be necessary to progress the scheme.

CONCLUSION

- 6.1 This Planning Statement has been prepared on behalf of McCarthy Investments Ltd for the erection of up to 6 logistic and warehouse units (B2 and B8 uses) with ancillary office, parking, landscaping, and associated works. The proposed development is allocated in the Development Plan under policy SS1 (Land North of Totton), for the employment use as proposed.
- 6.2 The Site will provide opportunities for the benefit of the local population (maintaining existing and providing new employment opportunities), the proposal incorporates a high-quality design, of appropriate scale, which will complement and enhance local character.
- 6.3 The proposal conforms with the development plan for the Council and in accordance with Section 36(6) of the Planning and Compulsory Purchase Act 2004 planning applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 6.4 Furthermore, paragraph 11 of the NPPF requires that a presumption in favour of sustainable development is applied, and where proposals are in accordance with an up-to-date development plan they should be approved without delay.
- 6.5 The site is identified as part of the Strategic Site 1 allocation, Land to the north of Totton, which is allocated for residential-led mixed use development and open space including a commercial core west of Pauletts Lane including around five hectares of land for business and employment uses.
- 6.6 The NPPF requires significant weight should be placed on the need to support economic growth and productivity, which, although a balancing exercise is irrelevant in the determination of this planning application, it signifies the importance of proposals for economic development and further justifies a speedy determination of the planning application.
- 6.7 There are no environmental or technical concerns, subject to the provision of appropriate mitigation as detailed within the planning application documentation, arising from delivering the proposed development.
- 6.8 In conclusion, this Planning Statement has demonstrated that the proposed development is in accordance with the Development Plan and SS1 site allocation. It benefits from the presumption in favour of sustainable development as set out within paragraph 11 of the NPPF, which means that the development proposals should be approved without delay. It is respectfully requested that planning permission, therefore, be granted.