

**Application Number: 22/11388** Full Planning Permission

<b>Site:</b>	LAND AT HARDLEY INDUSTRIAL ESTATE, HARDLEY, HYTHE
<b>Development:</b>	Construction of a new operational services depot with ancillary office, workshop/staff facilities, storage space, outbuildings, and associated car parking
<b>Applicant:</b>	New Forest District Council
<b>Agent:</b>	Lambert Smith Hampton
<b>Target Date:</b>	13/03/2023
<b>Case Officer:</b>	Warren Simmonds

---

## **1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Principle of development
- 2) Impact on highway safety
- 3) Impact on amenity
- 4) Impact on the character and appearance of the area, including New Forest National Park
- 5) Impact on Ecology:-
  - a) Ecology on site
  - b) Impact on sites designated for nature conservation
- 6) Impact on flood risk
- 7) Health and safe communities

This application is to be considered by Committee as the applicant is NFDC.

## **2 SITE DESCRIPTION**

The application site is located within the northernmost parts of the Hardley Industrial Estate in Furzedown and Hardley Ward, and is accessed from Hardley Roundabout on A326.

The site itself is currently vacant, but was previously used for open storage (use class B8). The site benefits from two vehicular access points, one on the south-western boundary of the site and one on the western boundary.

The site is free from buildings or other structures and is covered by extensive areas of hardstanding and scattered vegetation. The site is surrounded by lines of mature trees to the north, north-east and west.

Directly opposite the site, to the west, are located two-storey office buildings and industrial workshop units. To the south-east are modern industrial/business units accommodating an office stationery supplier and a micro-brewery. The remaining parts of the Estate are predominantly in B1, B2 and B8 uses.

In policy terms, the application site is located within the built-up area and within an established industrial estate. Although the site is not designated as 'employment land', it is an existing employment site. In terms of other designations, there are single trees and groups of trees covered by tree preservation orders near the site boundary, as well as various sites designated for nature conservation to the north of the site.

The New Forest National Park is to the north, north-west and west. There are small areas at risk of surface water flooding located on the north-western and south-eastern boundaries. Finally, the site lies within the HSE consultation zone, as well as Southern Gas Network high and medium pressure gas consultation zones.

### **3 PROPOSED DEVELOPMENT**

The application is a revised submission following planning approval under reference 20/10456 for 'Construction of a new operational services depot with ancillary office, workshop and storage space and associated car parking.'

The proposal seeks to provide a much-needed operational services depot for NFDC on a brownfield site within an existing Industrial Estate, as part of the Council's recently adopted Waste Strategy.

This revised proposal is of a similar scale and nature to the previously approved scheme, with a marginal increase in site area (the previously approved site area was approx. 0.97ha - the currently proposed site area is approx. 1.2ha) and revisions to access arrangements.

In essence, the revised application seeks planning permission for the construction of an operational service depot with ancillary office, workshop and storage space and associated car parking. The services based on site will include waste and transport services, open spaces and street scene. The new depot will include appropriate office, staff, monitoring and welfare facilities and the use of the site will constitute a *Sui Generis* use, comprising a mix of B2 (General industrial) and B8 (Storage or distribution) uses, across waste and transport services, open spaces services and street scene services.

The proposed development will utilise the existing access from established road infrastructure through the Industrial Estate and serve NFDC vehicles.

As with the previously approved scheme, the proposed development consists of a series of new buildings (with minor amendments to layout and scale) comprising:

- a) An adjoining group of buildings consisting of a store/workshop, a workshop and an office located towards the south of the site;
- b) External stores located near the north-western boundary of the site. These
- c) pre-fabricated buildings would be set out as a single storey consisting of 14 separate storage units of differing sizes, each with a separate external access.
- d) A fuel store located approximately centrally within the site;
- e) An open air materials storage compound located approximately centrally within the site (to the north of the main proposed buildings); and
- f) Refuse and smoking shelters, and a bike store located to the east of the proposed office building.

Minor changes to the previously approved access arrangements are proposed, whereby an additional access and a one-way system is proposed so that one

access is used for depot vehicles arriving at the site and one used for depot vehicles leaving the site. Both accesses will have a sliding gate and vehicle access barrier.

Additionally, (as with the previous scheme) the car parking area will be accessed through an access to the south of the site. This access is in the form of a bellmouth junction measuring 5m in width, supported by kerb radii of 4.5m. This allows for two-way movement of smaller vehicles.

The development proposes a total of 75 car parking spaces for office and operative staff, together with appropriate cycle parking provision on-site.

The proposed development includes a lighting scheme, consisting of building mounted lights and lighting columns.

The proposed hours of operation are 05.00-17.00 Monday to Friday, 05.00-15.30 Saturday, Sunday and Bank Holidays.

The site would accommodate 93 employees.

Whilst the proposal involves the storing of fuels and oils etc., the application form confirms that the site would not involve storing of hazardous substances.

#### **4 PLANNING HISTORY**

Proposal	Decision Date	Decision Description	Status
20/11006 Erection of new 2 metre high gates to create a new access to facilitate continued open storage use	16/12/2020	Granted Subject to Conditions	Decided
20/10456 Construction of a new operational services depot with ancillary office, workshop and storage space and associated car parking	16/03/2021	Granted Subject to Conditions	Decided
15/11519 Use of land for open storage for 2 years	28/01/2016	Grant Temporary Permission	Decided
14/11256 Demolition of industrial building (Demolition Prior Notification Application)	06/10/2014	Details not required to be approved	Decided

#### **5 PLANNING POLICY AND GUIDANCE**

##### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy STR1: Achieving sustainable development

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy STR3: The strategy for locating new development

Policy STR6: Sustainable economic growth

Policy STR9: Development on land within a Minerals Safeguarding Area or Minerals Consultation Area

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy ECON1: Employment land and development

Policy ECON2: Retention of employment sites and consideration of alternative uses  
Policy CCC1: Safe and healthy communities  
Policy IMPL1: Developer contributions  
Policy IMPL2: Development standards

### **Local Plan Part 2: Sites and Development Management 2014**

Policy DM2 Nature conservation, biodiversity and geodiversity  
Policy DM5 Contaminated land

### **Supplementary Planning Guidance And Documents**

SPD - Parking Standards  
SPD - Air Quality in New Development. Adopted June 2022  
Ecology and BNG Interim Advice Note

### **Relevant Advice**

Chap 12: Achieving well designed places

### **Constraints**

NFSFRA Surface Water  
Small Sewage Discharge Risk Zone - RED  
Plan Area  
HSE Pipeline Cons Zones  
Historic Land Use

### **Plan Policy Designations**

Built-up Area

## **6 FAWLEY PARISH COUNCIL COMMENTS**

PAR 3 We recommend permission however the parish council would like confirmation that there is proper security provision for the fuel storage facility.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **Health and Safety Executive**

Do not advise against the development

### **Environment Agency**

No objection subject to conditions.

### **Natural England**

No objection, subject to condition and informatives.

### **HCC Highways Authority**

The Highway Authority therefore, have no objection in principle to this application, however require further information regarding the new access (requested).

**HCC Minerals and Waste**

No comments received.

**Scotia Gas Networks Limited (SGN)**

Previously an initial holding objection was overcome through the submission of additional information. Informatives suggested.

**HCC Surface Water Drainage**

No objection subject to a condition (previous response).

**National Grid Electricity Transmission**

National Grid Electricity Transmission have no objection to this proposal.

**New Forest National Park LPA**

No objection subject to potential impacts on the National Park being fully considered by the NFDC LPA (previous response).

**NFDC Tree Team**

Overall, no trees will be removed to facilitate this development. There will be some encroachment of Root Protection Areas (RPAs) of 6 trees which are situated around the boundary of this site. 5 trees have been identified for minor pruning works – crown lifting for access. This work is not considered significant and should have no long term adverse impact on the health or amenity of the trees. No objection, subject to conditions.

**NFDC Environmental health (Contaminated land)**

No objection subject to conditions.

**NFDC Environmental health (Protection)**

Having reviewed the information available, it is apparent that the proposed scheme is very similar in nature to that of extant permission ref: 20/10456, although now includes an extension to the car parking area and minor changes to the workshop (to allow vehicles to be driven through).

Given the similarities between applications, our comments in relation to the previous application remain appropriate.

**NFDC Conservation**

No comment

**NFDC Ecologist**

No objection subject to condition for CEMP and securing biodiversity enhancement.

**Southern Water**

No objection subject to a condition and informative; a formal application to Southern Water for a connection to the public foul and surface water sewer would be required; further information also required in respect of proposed SUDS (previous response).

**9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received:

One representation was received from the operator of an adjoining business premises, commenting/querying with respect to potential for vermin and odour issues and making reference to the existing access to another commercial premises.

For: 0

Against: 0

Neutral: 1

## 10 PLANNING ASSESSMENT

### 10.1 Principle of proposed development

The application site is located within the District's built-up area boundary where built development is supported in principle, subject to compliance with relevant policies. The adopted Local Plan Review 2016-2036 Part One: Planning Strategy promotes the effective use and re-use of existing employment sites that maintain a sufficient supply of employment land and premises to meet the future needs in suitable locations (Policy STR6: Suitable economic growth). This aim is reinforced through Policy ECON:1 Employment land and development, which supports proposals for development on employment sites, subject to provision of safe and suitable access, acceptable impact on the environment, including residential amenity and operation of other businesses in the locality, and the proposed use being proportionate in scale for the location, in terms of settlement hierarchy.

Whilst the currently proposed scheme covers a larger site area, it is considered the previous consent (under planning reference 20/10456) establishes the appropriateness of the proposed use of the site as an operational service depot with ancillary office, workshop and storage space and associated car parking on this site, subject to compliance with other relevant local policies as listed above.

### 10.2 Impact on Highway safety

Hampshire County Council as the Local Highway Authority have been consulted on the application and raise no objection, subject to the agreement of additional details showing satisfactory details of visibility slays for the proposed additional egress. The local Highway Authority remains satisfied that the proposed level of car parking for the office and operative staff would be suitable, given the nature and intensity of proposed uses.

The application proposes the retention of the existing access, with a new additional vehicle egress proposed immediately adjacent to the west. The proposed new egress point is proposed to facilitate a safer and more efficient 'one way' system of access/egress for commercial vehicles using the site.

As with the previously approved scheme, a separate access for the staff and operatives' parking is provided at the south east.

As to the number of operational trips to and from the site, there would be an ongoing movement throughout a 12-hour period and minimal trips would take place during the network peak hours. It is noted that the submitted PIA indicates that there are no existing accident trends within the vicinity of the site that this proposal would likely exacerbate. Therefore, it is considered that the proposed development does not raise concerns in terms of highway safety.

### 10.3 Impact on amenity

In terms of environmental impacts on the amenity of nearby residents, the nearest residential property is located approximately 120m away from the application site, to the south east (in Forest Lane). There are existing large commercial buildings between the application site and this closest dwelling, which would act to visually and acoustically screen the site from these closest dwellings.

Therefore it is considered unacceptable adverse amenity impacts are not likely. It is noted that the submitted Noise Assessment indicates that the level of noise within the site would increase over existing levels as a result of the proposed development,

however, this increase would not be to an extent which would adversely affect the amenity of the nearest residents.

In terms of impacts on the operation of other businesses in the locality, the nearest building to the application site located on the south-eastern boundary (the Purlieu Centre) does not contain any openings facing the application site. Given the nature of the uses within this building and the proposed uses on the application site, it is not considered that the proposal would have an adverse impact on the operation of the businesses located within this building.

To the south-west is located another building used as an office. Based on the findings in the submitted Noise Assessment, no undue adverse noise impacts are anticipated. The New Forest District Council Environmental Health (Pollution) Officer was consulted on this proposal and commented that the recommended noise control measures set out in the Noise Assessment would be suitable to ensure that no adverse environmental impacts are caused to local amenity.

In respect of noise and dust impacts arising as a result of construction activity, this can be adequately controlled through a requirement for a Construction Environmental Management Plan (CEMP). The submission of CEMP prior to commencement of works on site can be secured via a condition.

In terms of light pollution, the application is accompanied by a revised External Lighting Scheme which proposes that light levels will be compliant with the requirements for Environmental lighting zone E2 (Rural, low district brightness areas) as determined by guidance issued by the Institute of Lighting Professionals 'Guidance notes for the reduction of obtrusive light ref: 01/20'. Subject to an appropriately worded planning condition controlling the proposed illuminance levels, no adverse light impacts are anticipated.

#### 10.4 Impact on the character and appearance of the area, including the New Forest National Park

The application site is located within an established industrial site, with two storey buildings being present nearby. Therefore, the principle of the design of the proposed development is considered contextually acceptable. Additionally, the scale and design of the buildings proposed is very similar to that previously approved under ref. 20/10456, with minor changes to layout and an increase in the site area (which remains entirely within the established perimeter of the industrial estate).

#### **Tree impacts**

The site is bordered by mature trees, mainly consisting of oaks, providing a green backdrop and a good level of screening. They are an important landscape feature that soften the boundary with New Forest National Park which borders this site, and their retention or replacement is important to ensure no adverse visual impacts on the wider setting, including the setting of the National Park and its special qualities.

From the submitted Tree Survey by Arbtech Consulting Ltd (19 October 2022), it is evident that most of the trees affected by the proposed development are located off site and growing on adjacent land. The NFDC Tree officer has noted there are no trees internal to this site, but there is a belt of trees and vegetation on and around the site boundary of varying quality. The Tree officer opines these boundary trees to create a valuable screen and consequently are considered a constraint to development. The northern boundary of this site is also the boundary of New Forest National Park Authority (whereby the trees on this side would be under the jurisdiction of the NFNPA).

Overall, no trees will be removed to facilitate this development. There will be some encroachment of Root Protection Areas (RPAs) of 6 trees which are situated around the boundary of this site and 5 trees have been identified for minor pruning works – principally crown lifting for access. This work is not considered significant and should have no long term adverse impact on the health or amenity of the trees.

The Tree officer concludes that the tree protection measures and construction methodology specified in the submitted documents are sufficient to reduce any adverse impacts this proposal will have on the trees on and adjacent to the site.

The submitted plans indicate that new trees will be planted within the parking areas which is considered a welcome addition that will also act to soften/mitigate the proposed hardstanding and built form within the development. The Tree officer has no objections to the proposal on tree grounds subject to conditions in respect of tree protection during construction, and to secure a scheme of landscaping (to include a specification for new planting - species, size, spacing and location).

### **National Park impacts**

Having regard to the previous, extant planning consent granted under ref. 20/10456 for a materially similar development, given the industrial context of the application site and taking into consideration the existing substantial tree boundary, screening and the detailed design of the proposed buildings, the proposed development is considered to be acceptable in terms of impact on the character and appearance of the site and the surrounding area. As described above, a detailed landscaping scheme is recommended to be secured by a planning condition in order to maintain an adequate boundary screening of the site.

The application site is located immediately adjacent to the nationally protected landscape of the National Park. Section 62(2) of the Environment Act 1995 places a statutory duty on all relevant authorities – including neighbouring planning authorities - requiring them to have regard to the two statutory National Park purposes.

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park states:

*'Development should not have an unacceptable impact on the special qualities and purposes of the Cranborne Chase Area of Outstanding Natural Beauty, or on the adjoining New Forest National Park and their settings. In the determination and implementation of development proposals including planned growth, great weight will be given to ensuring that the character, quality and scenic beauty of the Cranborne Chase Area of Outstanding Natural Beauty and adjoining New Forest National Park are protected and enhanced.'*

As described above, the site is surrounded on the northern, eastern and western boundaries by dense lines of trees. The ongoing effectiveness of the boundary tree screening can be ensured by a landscaping condition. As such, the natural boundary screen would sufficiently minimise the prominence of the site from within the National Park viewing points. Furthermore, it is considered that the proposed buildings would be seen in the context of other existing buildings located within the Hardley Industrial Estate, which would further mitigate the proposals visual impact on the landscape of the National Park. It is also considered materially relevant that the proposed buildings would effectively replace a much larger building which previously existed on the site and was demolished under 14/11256 (demolition of industrial building, demolition prior approval notification).

With regard to the proposed lighting, it is noted that this would be an essential element of the depot use and the remainder of the Hardley Industrial Estate already



benefits from a variety of different forms of lighting. The application is supported by a revised Lighting Assessment produced by Delta Green, which indicates levels of illumination associated with each zone.

From that assessment, it is noted that generally, the proposed illuminance level would be consistent with the application site. However, there would also be some upward light spilling over the sky and onto the National Park. The level of illuminance on the north-western boundary of the application site which borders the National Park is indicated to be between 10 and 15 lux, a few meters away from the boundary and into the Park it decreases to approximately 5 lux, and then within a short further distance it dissipates. Whilst the level of illuminance in a National Park setting would normally be expected to be 0, the proposed light exceedance on the boundary in this case is considered to be minimal and the impact on the night sky would also be minimal.

Furthermore, taking into consideration the quality of the landscape of the potentially affected area, the existing light pollution from the vehicles using the Hythe Bypass located to the north, the hours of operation of the proposed depot, as well as the existing lighting in the Estate, it is concluded that the proposed lighting scheme would not cause undue harm and would not detract from either the landscape or scenic beauty of the National Park.

Taking into account the statutory purposes of the National Park designation and advice in paragraph 172 of the National Planning Policy Framework to give great weight to the conservation and enhancement of landscape and scenic beauty within National Parks, it is considered that the proposed development would not have unacceptable impacts on the landscape character and its setting. In terms of other impacts, such as visual impacts and other environmental pollution arising from the operation of the facility, it is considered the proposed development would not have unacceptable impacts on the special qualities of the National Park and its setting to an extent that would justify refusal.

### 10.5 Impacts on Ecology

#### **Ecology on site**

The site is vacant commercial/industrial land and it is noted that the current ecological value is low, with the site being heavily hard-surfaced. Consequently, the introduction of any features of value to wildlife would enhance the local biodiversity of the site.

From 7th July 2020 New Forest District Council has sought a minimum of 10% biodiversity net gain as a requirement of planning permission for 'Major' new build development. A BNG assessment for this application has been completed by Arbtech - this demonstrates a 91.95% biodiversity net loss as a result of the proposed development. It will necessary to offset any net loss of biodiversity recorded on-site and bring the proposed development in line with NFDC policy and deliver the required 10% net gain. Given the nature of the site and the operational needs, the Council's Ecologist has suggested that this is best achieved off-site through a suitable third party provider e.g. habitat bank. This requirement can be secured via condition.

The submitted PEA makes recommendations for inclusion of ecological enhancements such as bird and bat boxes. Given the nature of the development (and the associated lighting requirements) the Council's Ecologist suggests that bird boxes are more appropriate. These should be included within the fabric of the building(s) or on suitably mature retained trees on the site boundary. A biodiversity enhancement plan can be secured via a condition.

Natural England have previously provided the following comments:

*The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.*

*Recreational impacts on the New Forest SSSI, SAC, SPA and Ramsar*

*We note the information provided by the applicant in regards to mitigating potential recreational impacts from the proposed development, in particular that the service depot will be surrounded by a high fence, use of a sliding gate that limits and controls access to the car park and that only a small limited number of workers will be at the site during the day. We would recommend that the control of the parking area is conditioned as part of any planning permission given and would also recommend that a condition is included to prohibit dogs at the site.*

*To encourage workers to use the application site rather than the adjacent designated site during their lunch or scheduled break we recommend that an area within the landscaping for the proposed development is identified for employees to use. We recommend that thought is given to making the area attractive for use and that provisions of furniture such as picnic tables are also included.*

### **Appropriate Assessment**

New Forest District Council, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England has been consulted on the appropriate assessment (as a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process).

The appropriate assessment concludes that NFDC as competent authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England have previously advised that they concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

### **10.6 Impact on flood risk**

The application site is located in an area at low risk of surface water flooding. In particular, the Council's Strategic Flood Risk Assessment shows that there are small pockets of land identified as areas at risk of 1 in 100 years of surface water flooding event.

In accordance with the Environment Agency Flood Maps, the site is located within Flood Zone 1 and buildings used for offices and workshops are considered to be a less vulnerable development. The application is supported by a Flood Risk Assessment which concludes that, subject to appropriate mitigation, the proposed development can operate safely in flood risk terms, without increasing flood risk elsewhere.

The Environment Agency has commented on this application and raised no objection in terms of flood risk.

In terms of a detailed surface water drainage scheme, it is proposed to manage surface water runoff through permeable paving and two attenuation tanks. In addition, surface water would be discharged to a nearby surface water sewer. The Lead Local Flood Authority has previously confirmed that the existing groundwater

levels would make infiltration unfeasible and so the proposal to connect to a public sewer is acceptable in principle.

Following their formal response to the previous planning application (20/10456), HCC were provided with the requested detailed hydraulic calculations for the proposed soakaways and an updated drainage layout. The additional information satisfactorily addressed HCC's initial concerns regarding surface water management and local flood risk.

Therefore, the County Council as the Lead Local Flood Authority subsequently has no objection to the proposals subject to a planning condition that the drainage system shall be constructed in accordance with the approved documents.

#### 10.7 Health and safe communities

The application site is located within the Southern Gas Network High Pressure and Medium Pressure Consultation Zone and the Health and Safety Executive Gas Consultation zones. Accordingly, the Health and Safety Executive was consulted using the HSE's PADI WebApp for providing statutory advice.

The result of the consultation was that HSE do not advise against the proposal.

#### **Security of fuel storage**

In their consultation response, Fawley Parish Council have provided support for the application, with a request for confirmation that there will be proper security provision for the fuel storage facility. Officer's note the site will be a secure site bounded by a 2.44m post and mesh perimeter security fence and gated entrances. The applicant has confirmed that the fuel storage facility within the site will be operated in strict accordance with all of the relevant regulations and licensing requirements for the storage of fuels, including a petroleum storage certificate and a licence from the Petroleum Enforcement Authority, as required.

#### **Land contamination**

In terms of land contamination, the application is supported by Phase 1 and Phase 2 Contaminated Land Assessment reports dated 2020, undertaken by Terrafirma.

Previous contaminative activities on and off site means there could be plausible pollutant linkages - these have been identified and the preliminary risk assessment resulted in a moderate risk of potential contamination affecting human health, groundwater and the environment.

The Phase 2 Contaminated Land Assessment report concludes that the human health risks are negligible and no mitigation measures will be required for the development, but recommends that a watching brief, for the evidence of any unexpected contamination, is maintained during construction works.

The Council's Contaminated Land officer has assessed the proposals and the submitted reports and is content to raise no objection, subject to conditions.

Previously, Scotia Gas Networks Limited (SGN) in their initial consultation response provided a holding objection. However, this was subsequently overcome through the submission of additional information. SGN subsequently removed their objection and suggest a number of Informatives.

#### Developer Contributions

None relevant

## 11 CONCLUSION

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, responses received from consultees and the view(s) of interested 3rd parties.

The proposed development is considered accordant with local plan policies and national policies and guidance. The planning balance is for approval.

## 12 RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

18-190_HS_002 P16	PROPOSED SITE PLAN
18-190_HS_008 P9	PROPOSED ELEVATIONS
18-190_HS_009 P1	PROPOSED ELEVATIONS OFFICE
18-190_HS_010 P1	PROPOSED ELEVATIONS WORKSHOP
18-190_HS_011 P1	PROPOSED ELEVATIONS STORE
18-190_HS_000 P4	SITE LOCATION PLAN
18-190_HS_001P9	BLOCK PLAN
005	GROUND FLOOR PLAN
006	FIRST FLOOR PLAN
007	ROOF PLAN
012 REV P2	OUTBUILDING PROPOSED ELEVATIONS
013 REV P2	FUEL STORAGE PROPOSED ELEVATIONS
015 REV P9	PROPOSED SECTIONS
229.5001.601	PROPOSED LEVELS STRATEGY
229.5001.503	OVERLAND & EXCEEDANCE FLOW PLAN
229.5001.502	DRAINAGE CATCHMENT PLAN
ARBTECH TCP 01	TREE CONSTRAINTS PLAN
ARBTECH TPP 01	TREE PROTECTION PLAN
ARBTECH AIA 01	ARBORICULTURAL IMPACT ASSESSMENT
19023-DGE-XX-00-DE-E-6310-D2-P01	EXTERNAL LIGHTING SCHEME

Reason: To ensure satisfactory provision of the development.

3. Before any works commence on site, a Biodiversity Enhancement Plan providing details of ecological enhancements to be carried out on the development site shall be submitted to and approved in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details which shall be implemented as part of the development and retained/maintained in place to provide biodiversity and protection thereafter.

Reason: To enhance existing features of nature conservation value within the site in accordance with Policy DM2 of the Local Plan Part2: Sites and Development Management and in accordance with the Council's Ecology and Biodiversity Net Gain - Interim Advice and Information Note (July 2021).

4. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (as identified for protection in the approved plans) during building operations, have been submitted to and approved in writing by the Local Planning Authority. The agreed arrangements shall be carried out in full prior to any activity taking place and shall remain in-situ for the duration of the construction of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

5. No development shall take place until a scheme of landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include;

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) the provision of an outdoor recreation area within the site for workers (for outdoor seating, picnic benches etc);
- (e) the treatment of the boundaries of the site and other means of enclosure;
- (f) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those approved details.

Reason: To ensure that the development takes place in an appropriate way and to safeguard trees and natural features which are important to the visual amenities of the area.

6. The development hereby approved (including any fixed plant) shall operate in accordance with the specification and control measures outlined in the Noise Impact Assessment carried out by Nova Acoustics (ref: 4143NF).

Reason: In order to protect the amenities of occupiers of nearby properties.

7. The development hereby approved shall operate in accordance with the approved external lighting scheme (ref: 19023-DGE-XX-00-DE-E-6310-D2-P01). All lighting shall be implemented and maintained in accordance with the approved scheme and no other form of lighting shall be implemented on the application site without the prior written approval of the local planning authority.

Reason: In order to protect the amenities of occupiers of nearby properties.

8. Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) to detail how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds and nearby occupiers shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Storage of construction materials/chemicals and equipment
- Chemical and/or fuel run-off from construction into nearby watercourse(s)
- Noise/visual/vibrational impacts, to include Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Visual screening (for SPA birds)
- Measures to ensure no materials, machinery, vehicles or works will encroach on the designated site
- Timing of works outside of bird breeding season The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved.
- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- Details of parking and traffic management measures.
- Measures to control light spill and glare from any floodlighting and security lighting installed.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP as thereby approved.

Reason: In the interests of nature conservation, to avoid adverse effect(s) on the integrity of the SPA, and to protect the amenities of occupiers of nearby occupiers.

9. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination no 10 to 12 have been complied with.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 13 relating to the reporting of unexpected contamination has been complied with in relation to that contamination.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

10. Further to the submitted Phase 1 Contaminated Land Desk Study Report (Terraforma South, February 2020) and the submitted Phase 2 Contaminated Land Risk Assessment Report (Terraforma South, April 2020), a written report must be provided to the local planning authority prior to the commencement of development, and agreed in writing by the local planning authority, to include an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Development shall be carried out in accordance with the details thereby agreed.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

11. Where contamination has been identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

12. Where a remediation scheme has been approved in accordance with condition 11, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 12.



Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

14. The drainage system for the development hereby permitted shall be constructed in accordance with the submitted/approved documents. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary, highlighting any changes, with updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure the development can be adequately drained.

15. Prior to first occupation, provision shall be made on the site for convenient charging points for electric vehicles in accordance with a detailed proposal that has been first submitted to and agreed in writing by the Local Planning Authority. The installed charging points shall thereafter be retained for their intended purpose.

Reason: To ensure suitable provision is made and in accordance with Policy IMPL2 of the Local Plan Part 1 2016-2036 Planning Strategy

16. Before development commences above ground level, details of a scheme for the provision of cycle parking facilities within the site, including the location, design and specification of the cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of any part of the development hereby approved, the cycle store shall be erected in accordance with the details approved and thereafter retained, maintained and kept available for the users of the development at all times.

Reason: To promote sustainable modes of travel.

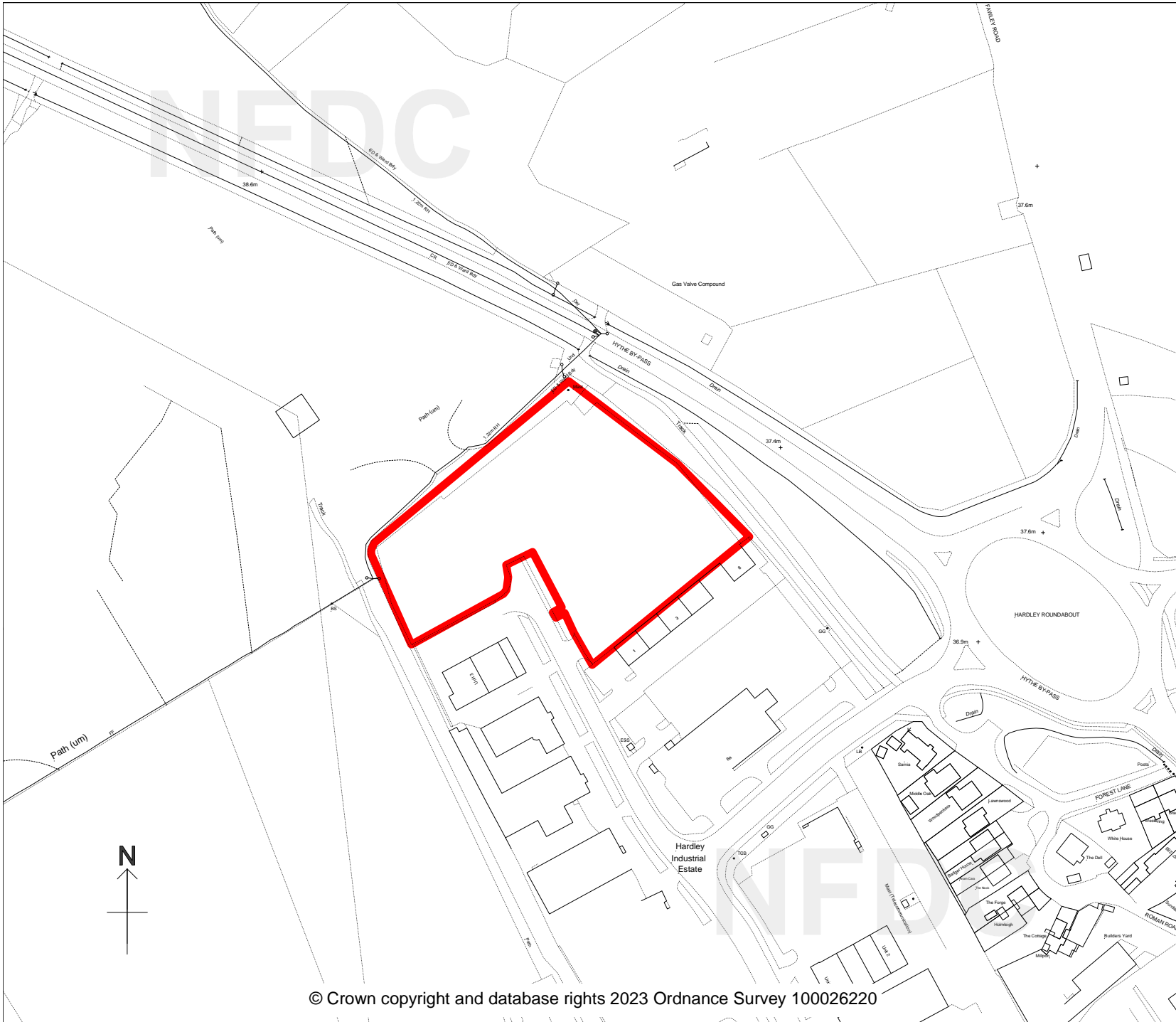
17. Before the main office/store, workshop or office buildings are first occupied (or within an alternative timeframe that has been agreed in writing by the Local Planning Authority), written documentary evidence demonstrating that these buildings achieve a Building Research Establishment Environmental Assessment Method (BREEAM) excellent standard overall shall be submitted to the Local Planning Authority for its written approval. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

Reason: In the interests of resource use and energy consumption in accordance with policy IMPL2 of the New Forest District Local Plan 2016-2036 Part 1: Planning Strategy

**Further Information:**

Warren Simmonds

Telephone: 023 8028 5453



# New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

Claire Upton-Brown  
 Executive Head of Planning,  
 Regeneration and Economy  
 New Forest District Council  
 Appletree Court  
 Lyndhurst  
 SO43 7PA

## PLANNING COMMITTEE

February 2023

Land at Hardley Industrial Estate  
 Hardley  
 Hythe  
 22/11388

Scale 1:2500

N.B. If printing this plan from  
 the internet, it will not be to  
 scale.