



CONTENTS

- 1.0 Introduction
- 2.0 Site Description and Planning History
- 3.0 The Proposed Development
- 4.0 Planning Policy
- 5.0 Key Planning Considerations
- 6.0 Summary and Conclusions

1.0 | INTRODUCTION

1.0 INTRODUCTION



AERIAL SITE CONTEXT PLAN

Nova Planning Limited (Nova) has been instructed by Parsons Construction Limited to prepare and submit a detailed planning application to Eastleigh Borough Council (EBC) for the development of the Site comprising 15 new industrial units on land to the east of Knowle Lane, Eastleigh. The units are arranged in four blocks on land adjacent to an existing landfill site and east of existing offices. This planning application is submitted pursuant to pre-application discussions with officers at Eastleigh Borough Council (ref: Q/22/9236) who have provided in-principle support for the proposal.

The purpose of this Statement is to describe the development and to provide an assessment of the proposals against relevant planning policy guidance. In addition, this statement also demonstrates how the application proposals have been designed to take account of and mitigate against the constraints of the proposed development site.

This statement begins with a contextual review of the site, its surroundings and planning policies relevant to the application proposal. It will then describe the proposed development in detail and summarise the environmental and technical work undertaken underpinning the development proposals.

The format of this document follows National Planning Guidance for Design and Access Statements.

The full planning application is accompanied by detailed planning drawings and the following documents:

- Landscape Masterplan, prepared by Ubu Design Ltd
- Marketing Report, prepared by Primer Olds BAS Charter Surveyors
- Air Quality Assessment, prepared by Air Quality Consultants;
- Detailed Quantitative Gas Risk Assessment, prepared by EPG Ltd
- Remediation Method Statement, prepared by EPG Ltd
- Letter report on required gas protection measures, prepared by EPG Ltd
- Piling Risk Assessment, prepared by EPG Ltd
- Arboricultural Implications Assessment and Method Statement, Prepared by Eco Urban Ltd;
- Updated Ecological Enhancement and Management Plan, prepared by Eco Support Ltd;
- Transport Assessment, prepared by Nick Culhane Highways Consultant.
- Noise Impact Assessment, Prepare by 24 Acousitcs.

2.0 | SITE DESCRIPTION AND PLANNING HISTORY





2.0 SITE DESCRIPTION AND PLANNING HISTORY

SITE DESCRIPTION

The application site is located to the east of Knowle lane within the defined settlement boundary of Fair Oak. The site extends to 2.15 hectares in area and is broadly rectangular in shape, which slopes down from Knowle Lane towards the pond within the Site of Importance for Nature Conservation (SINC) on the eastern part of the site. The site is in two halves comprising the active building site for the approved office blocks B, C, D and E of the previous consents on the site. Block A on land to the north has been constructed and is occupied, whilst Blocks B and C have commenced, including foundations, earthworks and surface water drainage work. The second half of the site comprises the SINC. The SINC comprises a small pond surrounded by well-established vegetation that visually encloses it from the more open landscape surrounding. Visually the SINC is its own entity and existing boundary vegetation creates an obvious delineation between this designation and surrounding land uses.

Access to the site is via the existing bellmouth junction onto Knowle Lane, which is shared with nearby facilities.

Immediately to the west of the Site is the BSkyB satellite installation. To the north of the satellite installation is the existing access and recently constructed office accommodation known as East Horton Business Park. To the north of the SINC is open farmland used for grazing livestock. To the east is East Horton Golf Club, an altered and heavily manicured landscape. Finally, to the south of the SINC is the developed area of East Horton Golf Club including car park, club house and associated structures.

To the south of the Site is the former Fair Oak Landfill which has been restored, with vegetation beginning to re-establish.

The boundaries of the application site are varied but predominantly comprise palisade fencing where the site adjoins the neighbouring satellite installation and former landfill operation. The boundaries with the countryside are generally more open but delineated by a post and wire fence, with sporadic boundary trees and patchy understorey scrub.

The range of established uses within the vicinity of the site reflect its fringe location between the built-up area boundary of Fair Oak and the open countryside. The area has over the past half century been under constant change dominated historically by mineral extraction and landfilling operations and more recently by the growth of the urban area of Fair Oak and Horton Heath. Recent planning permissions within the vicinity of the site, as well as Local Plan allocations represent a new planning chapter for the area, including more permanent land uses (residential and commercial) within an area characterised by change.

The site is located within Flood Zone 1 as identified on the Government's online mapping system and therefore is at the lowest risk of flooding.

There are no listed buildings on or adjacent the site and it is not located within a Conservation Area. The trees on the site's boundaries have been surveyed and are considered in the Arboricultural Implications Assessment and Method Statement which should be read in conjunction with this report.



AERIAL VIEW OF EXISTING DEVELOPMENT AT KNOWLE LANE - BUILDINGS B AND C OF PREVIOUS APPROVAL SHOWN UNDER CONSTRUCTION

2.0 SITE DESCRIPTION AND PLANNING HISTORY



AERIAL VIEW OF EXISTING DEVELOPMENT AT KNOWLE LANE

PLANNING HISTORY

The site and surrounding location has a lengthy planning history spanning several decades. Largely these have comprised sequential applications associated with historic mineral extraction and landfill operations and more recently industrial and mixed use developments.

The planning history relating to the site includes a hybrid permission that was granted in 2018 for 34 dwellings and 4 office blocks. Reserved Matters approval was given for the residential component of that permission later in the same year and these are now constructed and occupied.

In 2019, planning permission was given for the extensions and alterations to three of the consented office blocks. Later in 2020, planning permission was given for the splitting of one of the office blocks into two.

Collectively these decisions have established Knowle Lane as a sustainable location for new commercial development and these decisions are material to the current planning application.

Following a period of marketing in 2021 planning permission was sought for the conversion of the existing permission for office blocks into an apartment complex, together with parking, landscaping and open space. Planning permission was refused in September 2019 citing 7 reasons for refusal relating to:

1. Overdevelopment and harmful impact on future residents from adjacent uses;
2. Impacts on adjacent businesses in respect of unreasonable restrictions being placed upon them due to the presence of adjacent residential development;
3. Lack of affordable housing;
4. Lack of mitigation of impacts on local services and infrastructure;
5. Impacts on the adjacent SIN;
6. Lack of mitigation of the impacts on European protected sites;
7. Inadequate drainage information.

Following the 2021 refusal, the applicant submitted a pre-application enquiry with the Council in 2022 to consider the principle of an alternative scheme on the site. Two proposals were put forward through the pre-application submission, including:

1. Revised housing scheme of 30 dwellings;
2. General industrial scheme.

Through the enquiry the Council determined that the principle of both schemes was generally acceptable, but identified shortcomings of the site for residential redevelopment including specifically:

- the potential for neighbouring land uses to affect residential amenity (noise, odour and air pollution); and
- the potential for adverse effects of residential development on existing land uses, in terms of creating unreasonable restrictions on their operations (agent of change).

Whilst the applicant considers that sufficient evidence had been provided through the pre-application enquiry to demonstrate that residential redevelopment would be acceptable. The applicant has decided to progress a commercial scheme on the site following the advice of officers.

The pre-application enquiry outlined the specific planning considerations that would require further clarification as part of any future planning application. Officers' comments have been taken on board and the resulting scheme is described in detail in this statement, which should be read in conjunction with associated technical and environmental reports.

3.0 | PLANNING POLICY





3.0 PLANNING POLICY

The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

The policy framework relevant to the consideration of this proposal comprises the National Planning Policy Framework (2021) (NPPF) and the Eastleigh Borough Local Plan 2016-2036, which was adopted on 25 April 2022.

THE NPPF

The National Planning Policy Framework (NPPF) sets out the Government’s agenda for planning and growth in England.

Paragraph 7 sets out the purpose of the planning system as being the contribution to achieving sustainable development. The objective of sustainable development is to meet the needs of the present, without compromising the ability of future generations to meet their needs. There are three, interdependent objectives in achieving sustainable development: an economic objective; a social objective; and an environmental objective. Whilst these objectives should be used to guide development towards sustainable solutions, local circumstances should be considered to reflect the character, need and opportunities of each area.

At the core of the NPPF is the presumption in favour of sustainable development, where it is advised that plans and decisions should apply a presumption in favour of sustainable development (para.11). For decision-taking, this means that development proposals should be approved without delay if they are in accordance with an up-to-date development plan. Where there are no relevant development plan policies, or they are out of date, permission should be granted unless:

The application of policies in the NPPF that protect areas or assets of importance provide clear reason for refusing development.

The adverse impacts of granting permission would significantly or demonstrably outweigh the benefits when assessed against the NPPF as a whole.

Section 4 of the NPPF advises authorities to approach decisions on applications in a positive and creative way and that applications for sustainable development should be approved where possible. Paragraph 39 encourages early engagement to improve the efficiency of the planning application process. This allows many issues to be resolved at pre-application stage, including improvement to infrastructure and affordable housing.

Paragraph 55 advises that planning conditions should only be imposed where they are “necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects”.

Chapter 6 sets out how policies and decisions should help build a strong, competitive economy by setting the conditions in which businesses can invest, expand and adapt (paragraph 81).

Paragraph 119 promotes and prioritises the reuse of previously developed land (PDL) in meeting the need for homes and other uses.

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

EASTLEIGH BOROUGH LOCAL PLAN 2016 - 2036

The Council adopted a new Local Plan in April 2022. The Policies Map (North), shows the site located within the Urban Edge. A summary of this and other relevant strategic policies, is provided below. Policy S1 sets out the Council's approach to delivering sustainable development. It states that new development should, "maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks".

Policy S2 promotes the delivery of 103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development). It also states that the urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of the plan.

Policy S4 provides a detailed policy setting out how sustainable economic growth will be supported through employment provision. As well as defining specific areas, criteria d) supports additional floorspace for employment generating uses through new development within the urban edge. The policy also supports the PfSH Vision that south Hampshire will become a major centre in creativity, innovation and technology.

The following Development Management policies are also relevant to this proposal. The way in which the proposals address the requirements and criteria set out in these policies is considered in more detail at Section 6 of this Statement:

- DM1 - General criteria for new development
- DM2 - Environmentally sustainable development
- DM3 - Adaptation to climate change
- DM5 - Managing flood risk
- DM6 - Sustainable surface water management and watercourse management
- DM8 - Pollution
- DM11 - Nature conservation
- DM13 - General development criteria - transport
- DM14 - Parking
- DM16 - Workforce training requirements and new jobs

SUPPLEMENTARY PLANNING GUIDANCE

- Trees and Development SPD (April 2022)
- Biodiversity SPD (September 2009)
- Environmentally Sustainable Development SPD (March 2009)
- Quality Places SPD (November 2011)

4.0 | THE PROPOSED DEVELOPMENT





4.0 THE PROPOSED DEVELOPMENT

This application seeks detailed planning permission for commercial development on land east of Knowle Lane. The principle of commercial development on this site is firmly established and the broad parameters of this proposal are based on earlier consents. The proposal is for 15 commercial units arranged in four separate blocks that are laid out around an internal landscaped parking area. A summary of the application proposal is provided as follows:

- 15 general industrial units, designed to respond to market requirements and local demand.
- Comprehensive landscaping proposals integrating naturalised surface water drainage scheme and arborticultural recommendations.
- No change to site access arrangements since previous permissions.
- All development to be outside of SINC designation
- Updated SINC enhancement and management plan reflecting latest site conditions, securable by condition.
- Principle of commercial re-development firmly established by extant planning permissions.

AMOUNT

The current proposals seek permission for an alternative proposal that the extant consent, comprising 15 units in general industrial use in four bespoke buildings. The total proposed floorspace on site is 2,817sq.m, which compares favourably to the extant position.

The extant permissions on site, comprising office blocks B, C, D and E, has a combined floor area of 3,677 sq.m lettable floorspace.

The proposal seeks a net reduction in overall floorspace, albeit the site coverage is broadly equivalent having regard to the configuration of the proposed floorspace on the site.

The application is accompanied by an updated Transport Assessment which considers the effect of the new use in terms of the number of vehicles movements arising from the development. This is considered in more detail below, however the conclusion is that the proposed development would result in fewer trips than the consented scheme. Accordingly, it can be safely accommodated on the local highway network.

The change from the extant office use to a general industrial use has been assessed and the conclusion is that the proposal will make a positive contribution to meeting the identified employment needs in the Borough on an established employment site. Accordingly, the proposed development is consistent with adopted policy and the established commercial use of the site.



SITE LOCATION PLAN

LAYOUT

The proposed site layout has been derived from the parameters established by the extant planning permissions on site. This includes the general arrangement of the site, landscaping and building heights.

The approach has been to arrange development around a central landscaped courtyard, which contains the functional spaces within the site such as vehicle parking and manoeuvring areas. The external perimeter of the site is given over to a naturalised drainage and landscaping scheme. Existing surface water drainage infrastructure that had been implemented as part of the extant consent has been retained and will serve the development.

The landscape masterplan for the site has been updated to reflect the new proposals and it is envisaged that an appropriately worded planning condition can secure detailed planning plans. The landscaping proposals follow the parameters of the extant scheme with planting structured to create an attractive context, where it will soften the edge of the development to the countryside beyond as well as reduce intervisibility between residential and commercial land uses.

The proposed development is consistent with the relevant design-related policies of the adopted Local Plan, the revised NPPF and relevant provisions of the Quality Places SPD.



PROPOSED SITE LAYOUT PLAN

4.0 THE PROPOSED DEVELOPMENT

SCALE

The proposed units will be effectively two storeys in height with high eaves level to accommodate deliveries by HGV. The building is lower profile than the extant three storey office development.

At two storeys in height, the proposed buildings are not considered to be out of scale having regard to existing development within the vicinity of the site, nor would the scale of the proposed development harm the amenity of neighbouring occupiers as a result of excessive overbearing or overshadowing. Whilst the form of the buildings differ from the extant office development, the difference will not be perceptible in the wider landscape context.

The proposed units are arranged in four separate buildings. The first three buildings contain 8 units and have been deliberately broken up to create opportunities for soft landscaping and to add relief to the development as viewed from the countryside to the north and east. The fourth building contains 7 units and is set against the backdrop of the plant on the former landfill site to the south, which reflects the alignment of consented Office Blocks D and E along this boundary.

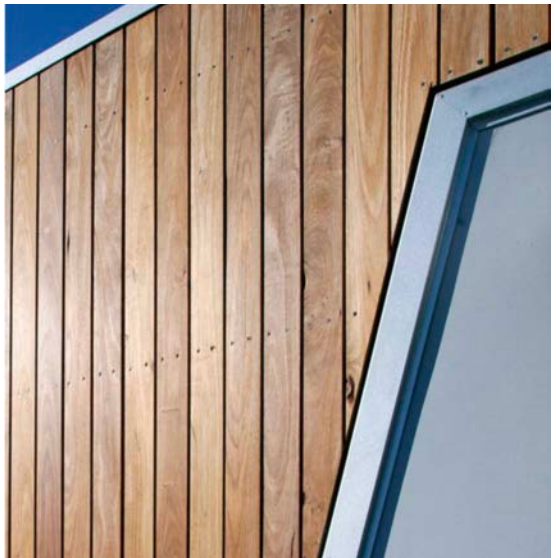
Taken together the reduced floorspace and building height, the proposed development will be less visually perceptible than the extant permission. In addition, the site is not in a visually sensitive location having regard to the existing boundary vegetation, topography of the site and surroundings, neighbouring land uses, consented development.

In summary, the scale of the proposed changes is not inappropriate in this context. The development strikes an appropriate balance between making the efficient use of the site in accordance with the NPPF and respecting its surroundings consistent with design-related policies of the adopted Local Plan and Quality Places SPD.

APPEARANCE & MATERIALS

The development proposes a consistent palette of materials to the extant and part implemented office development. The units will be elevated with a redbrick plinth at ground floor with anthracite cladding above, whilst the roof will be clad in insulated roofing panels in a sympathetic colour. The intention is to deliver a development which reflects the established character of East Horton Business Park as formed by the recently completed office building, to ensure that the park as a whole has a consistent design style and sense of place.

In the context of the extant planning permission, no conflict has been identified with design-related policies of the adopted local plan and relevant provisions of the Quality Places SPD and NPPF. The proposed development is therefore acceptable.



PROPOSED ELEVATIONS

5.0 | PLANNING ASSESSMENT





5.0 PLANNING ASSESSMENT

THE PRINCIPLE OF DEVELOPMENT

The application site is located within the urban edge as shown on the Policies Map. Policy S2 states that there is a presumption in favour of new development, subject to the policies of the plan within the main built up areas as defined by the urban edge. Policy S2 also supports the provision of 103,500 sqm (net) of new employment development.

Policy S4 provides further clarification by making provision for additional floorspace for uses in the B2, B8 and E(g) use classes and other employment generating uses. Specific locations are identified at a) to c) of the policy. Although this does not include the application site, criteria d) supports new employment development within the urban edge.

Through Strategic Policies S2 and S4, the principle of commercial development in this location is established which is confirmed in the pre-application response, and support of the economic development team.

OTHER PLANNING CONSIDERATIONS

MARKETING

A robust marketing exercise has been carried out to establish demand for the consented offices, as an extension to those already constructed. A marketing report is submitted as part of this planning application. Despite marketing for a period of 15 months (post pandemic) interest has been low with long periods of either a few or no enquiries received. Only one enquiry progressed to an advanced stage but this was later withdrawn.

The main reasons for rejection were:

1. Un-recognised as high-end office location.
2. Under supply of allocated parking and no overflow option locally.
3. Poor public transport connectivity which is more important for office uses.
4. Location deemed low appeal to existing workforce used to more established offices with better infrastructure.
5. Unattractive office location to prospective employees creating recruitment challenge.
6. On this basis, the report suggests that the site should now be reconsidered on an industrial basis as industrial demand remains consistent in comparison and is further supported by low levels of development of smaller unit schemes for local businesses in the area.

HIGHWAYS, ACCESS AND PARKING

A Transport Statement (TS) has been prepared by Highways Consultant Nick Culhane in support of this planning application. The TS assesses the impact of the proposed development on the surrounding highway network and examines the ability to access the site by sustainable transport modes. Finally, it considers the suitability of the access onto Knowle Lane before concluding that the proposed development is likely to result in a lesser traffic impact than the previously consented office use. The proposal is therefore considered acceptable in highway terms.

Noise

A Noise Impact Assessment (NIA) has been prepared by 24 Acoustics to assess the impact of the noise generated by the proposed industrial units on existing residential dwellings. A summary of the assessment concludes that:

- A BS 4142 assessment has been undertaken to determine the potential impact of the development and the assessment indicates a low impact at all receptors.
- Noise limits have been specified for external plant to ensure acceptable noise levels are achieved.
- An assessment of noise levels anticipated at the nearby office building indicate the proposed development will result in no significant noise impact.
- A Noise Management Plan for the site has been prepared and will ensure ongoing management actions to ensure noise from the site is minimised.

On the above basis, it is considered that the proposed development will not cause a significant adverse impact at nearby noise sensitive receptors and is therefore acceptable in planning terms.

Air Quality

An Air Quality Assessment (December 2022) has been prepared by Air Quality Consultants as part of this submission. The assessment considers the potential air impacts on the proposed development. Given that the development is likely to generate fewer than 500 light duty vehicles and 100 heavy duty vehicle movements, the effect is screened as insignificant in accordance with national guidance.

The application site is located directly north of Fair Oak landfill and as such, the impacts of nitrogen dioxide emissions from the landfill gas engine and flare, are considered. The landfill is closed, permanently capped and restored, having not accepted waste since 2009. Overall, the assessment concludes that:

The potential impacts associated with emissions of nitrogen dioxide from a landfill gas engine and flare, and the emissions of trace landfill gas components from the engine, flare and surface emissions, from Fair Oak landfill have been predicted.

Contributions of 29 priority trace landfill gas components have been predicted within the site boundary of the proposed light industrial development to the north of the landfill and compared to appropriate assessment levels. All contributions are very small in relation to the assessment levels, being well below 1% and 10% of the long-term and short-term assessment levels respectively

For nitrogen dioxide, annual mean process contributions exceed 1% and 1-hour mean process contributions exceed 10% across the proposed development site; however, total concentrations, for both averaging periods, will remain well below the relevant assessment level.

Taking into account the worst-case assumptions, it is considered that the predicted contributions presented in this assessment are over-estimates. Furthermore, adopting AQOs and EALs that are not applicable for assessing workplace exposure introduces another layer of conservatism.

Overall, it is judged that the potential emissions of trace components and nitrogen dioxide from the neighbouring Fair Oak landfill site will not give rise to any significant air quality effects within the proposed development site boundary.

GROUND CONDITIONS

As part of the submission for planning application reference F/17/80640, the Environmental Protection Group Ltd (EPG) prepared two reports detailing qualitative gas risk at the site and proposed remediation:

- Detailed Quantative Gas Risk Assessment (May 2021) reference EPG/8615/2021/DQRA/V1
- Remediation Method Statement (May 2021) reference EPG/8615/2021/RMS/V1

The application site is located directly north of Fair Oak landfill. The previous reports identified potential historic sources of gas but after comprehensive site investigation, demonstrated that no bulk gas generation was occurring on or in the vicinity of the site, with the exception of the engineered landfill to the south of the site boundary, where gas management and collection is practiced.

Both documents have been reviewed by EPG as part of this application and a letter setting out the impacts for the revised proposal has been prepared (reference EPG/0212/2022/amended development). The letter concludes that the gas protection measures detailed for the original application are valid for the current proposal. These consist of the installation of a gas resistant membrane and the construction of an open void beneath all properties.

A piling risk assessment was also prepared in 2018 by EPG (reference EPG/8615/2018/PRA/V1). The letter also confirms that additional piling will be required due to the amended layout and that any piling must be undertaken in line with the 2018 piling risk assessment.

5.0 PLANNING ASSESSMENT

TREES

An Arboricultural Implications Assessment and Method Statement is submitted in support of the application. The report confirms that the proposed development can be accommodated in a manner to ensure the appropriate protection of significant trees on and adjacent the application site and recommends some tree management works including the removal of some poor condition trees. The Assessment recommends some precautionary tree protection measures to ensure that during the construction process machinery and building works to do not cause undue harm to retained trees. These recommendations can be secured by appropriately worded condition.

NATURE CONSERVATION AND ECOLOGY

The biodiversity and ecological interest of the site has been recorded carefully over numerous years, it is well understood and well documented. The site is also an active building site with Buildings B and C partially implemented. This application is accompanied by an updated Ecological Enhancement and Management Plan, bringing the previous work up to date. The recommendations of this report are supported by the applicant and can be made conditional on the grant of planning permission.

FLOOD RISK AND DRAINAGE

The Site is located in Flood Zone 1 as shown on the extract from the Environment Agency's flood map for planning at Figure 2 below. The proposals therefore comply with Policy DM5 which limits development which can take place in areas at risk of flooding.

LANDSCAPE

The landscape visual context of the site is well understood from previous applications on the site. The conclusion of previous studies is that the development on the lower part of the site to the rear of the established development on Knowle Lane will not create a major adverse impact at any stage in either landscape or visual terms. All moderate impacts of development are identified as short term during the construction phase only, reducing in the long term as the development becomes established in its context. Previous studies have confirmed that the scale, mass and layout of a comparable level of development is consistent with the character of the area in which they are set.

The proposed development has been designed in the context of this detailed understanding of the site. The proposed quantum and scale of development is comparable with the extant planning permission, albeit the form of the building differs reflecting the use now proposed.

The final arrangement presented in this application proposes linear buildings on the site boundaries framing landscaped parking courtyards. The larger fourth building is set against the less sensitive southern boundary, where it is seen in the context of the plant associated with the former landfill operation. The the buildings on the northern side of the courtyard have been divided in order to create relief in the massing of the development and opportunities for soft landscape whilst still ensuring that the buildings frame the internal courtyard space. Substantial naturalised buffer containing swale and soft landscaping is retained to the more visually sensitive northern and eastern boundaries creating opportunities for a softer transition to the open countryside.

The landscape masterplan for the site has been updated to reflect the new scheme on the site and it is envisaged that an appropriately worded planning condition can secure detailed planning plans. The landscaping proposals follow the parameters of the extant scheme with planting arranged to create an attractive context to the development, where it will soften the edge of the development to the countryside beyond as well as reduce intervisibility between residential and commercial land uses.

Key

- 1 Proposed boundary planting to comprise native thicket mix with native tree specimens. Existing trees being removed to have trunks left in-situ to form wildlife feature
- 2 Proposed hedge and tree planting to define approach into the site
- 3 Native hedge/thicket planting
- 4 Proposed ornamental planting
- 5 Mown grass areas
- 6 Species rich grass mix with relaxed mowing regime
- 7 Block paving to parking areas
- 8 Bitmac surface finish to carriageway/circulation areas
- 9 Paved routes to new built form
- 10 Attenuation basin
- 11 Overhead cable route
- 12 Below ground utility corridor



PROPOSED LANDSCAPE MASTERPLAN

6.0 | SUMMARY AND CONCLUSIONS





6.0 SUMMARY AND CONCLUSIONS

Nova Planning Ltd has prepared this Statement on behalf of the applicant, Parsons Construction Limited, in support of an application to Eastleigh Borough Council seeking detailed consent for commercial development on land east of Knowle Lane. The proposed development comprises a general industrial scheme of 15 units in 4 buildings and associated landscaping, drainage and ecological enhancement works.

The principle of commercial development on the site was established by the extant consent. A robust marketing exercise has been carried out to establish demand for the consented offices, as an extension to those already constructed. Despite marketing for a period of 15 months (post pandemic) interest has been low with long periods of either a few or no enquiries received. On this basis, the marketing agents have suggested that the site should now be reconsidered on an industrial basis as industrial demand remains consistent in comparison and is further supported by low levels of development of smaller unit schemes for local businesses in the area.

This Statement and supporting evidence demonstrate that the site is not constrained by any environmental or technical matters and that 15 units for general industrial use can be accommodated at a density and configuration that respects the character of the site and wider locality.

In conclusion, it is the view of the applicant and their design team that the proposal can be accommodated on this site without any adverse impacts on any interests of acknowledged importance. The proposals will make a small but nonetheless meaningful contribution to the supply of employment land in the Borough, in a sustainable location.

It is respectfully requested that planning permission be granted without delay.