

Planning Policy Comments: Eastleigh Rail Works, Campbell Road, Eastleigh, SO50 5AD

Proposals: Variation of Condition 3 of planning permission F/20/87841 to allow permanent open storage use on Plot 305

Application Reference: X/23/94970

Date of Comments: 2 May 2023

Planning Policy Comments

The Council adopted the Eastleigh Borough Local Plan 2016-2036 on 25th April 2022. This document now forms the planning policy framework for the borough to 2036.

Key Local Plan Policies

Strategic Policy S4 and Policy E6 in the adopted Local Plan 2016-2036 support mixed use regeneration at Eastleigh River Side. This includes employment uses in use classes E(g), B2 or B8.

Key Issues

It is noted that part of the site would be unavailable for development due to the constraints relating to the 12-metre-wide easement which is required to maintain access for maintenance to the Southern Water pipeline. The applicant has noted that this has the effect of sterilising the development potential of the plot given the alignment of the internal access road, existing fence and railway.

Whilst the proposal for open B8 storage use is considered acceptable in principle on this existing employment site, it is also noted that there could be the potential for a smaller employment unit to be developed such as on the north-eastern part of the site. This could potentially add to the mix of units which could otherwise be available on the open market for local businesses and would also accord with NPPF paragraph 81 whereby it is stated that decisions should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It would therefore be helpful for the applicant to provide further information on why it would not be possible to develop the remaining part of the site from a constraints perspective.

It is further noted that Southern Water have not objected to development on the remainder of the site and have approved the principle of building near to the sewer on the site provided a number of stated conditions are met.

Concluding Comments

Whilst it is acknowledged that the B8 open storage use is an acceptable use of the land, granting a permanent consent could potentially take away an opportunity to optimise the redevelopment potential on part of what forms one of the Borough's key strategic employment sites, and as such, would take away the potential to contribute towards the adopted Local Plan target (144,050sq.m).

Therefore, it is advised that the applicant provides further information/justification for why it would not be possible to develop on the remaining part of the site.