

F/23/94668 Land to East of Knowle Lane, Fair Oak. Erection of 4no. general industrial buildings (Use Class B2) with associated parking and landscaping

Planning Policy response: May 2023

The Eastleigh Borough Local Plan 2016-2036 was adopted in April 2022. This document now forms the planning policy framework for the borough until 2036.

This site was previously identified as the southern part of land allocated in policy FO5, Land east of Knowle Lane in the submission Local Plan (June 2018). This proposed residential allocation followed the boundary of the application F/17/80640. This was permitted in early 2018 for residential development in the northern part of the site and commercial development to the south and on this site. The northern part of this site has now been built out for residential uses at Kingsmill Drive and commercial uses to the south in East Horton Business Park. Policy FO5 was therefore deleted from the final adopted Local Plan.

The site is east of the East Horton Business Park and within the urban edge which was amended to incorporate the site. The urban edge follows the boundary of the proposed policy FO5 and permitted scheme. It is not within an area designated or protected for employment uses.

The Eastleigh Borough Local Plan includes a strategic policy on employment provision, policy S4. This identifies suitable types of location for employment uses including B2 uses. This includes new development within the urban edge, policy S4(1d). The principle of employment development is therefore acceptable on this site and these uses would contribute to the Council's wider employment land supply targets.

New development should accord with the general principles of new development in Local Plan policy DM1, General criteria for new development. This sets out criteria for new development including to not have an unacceptable impact on residential amenity, biodiversity or heritage; make efficient use of the site; and take account of the site's context. As the site is adjacent to, and accessed through, commercial development, it is not considered to have an unacceptable impact on residential amenity. It is considered that the scale of development proposed makes efficient use of the site, subject to detailed design considerations to avoid any adverse impacts on the surrounding area.

The proposed development is adjacent to a Site of Importance for Nature Conservation (SINC). Policy DM11, Nature conservation states that development will not be permitted if it is likely to have an adverse effect on national and locally designated sites including Sites of Importance for Nature Conservation (SINC) unless they meet criteria in the policy. The policy also requires buffers free from development next to designated sites.

The applicant is advised to undertake a design stage BREEAM assessment at the earliest opportunity. Policy DM2, Environmentally sustainable development requires non-residential development above 500sq.m of floor space to achieve; BREEAM 'excellent' (or equivalent); or BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.

In conclusion, the proposal for redeveloping the site for B2 employment uses is acceptable, subject to addressing detailed design issues and avoiding ecological impacts on the adjacent SINC.