

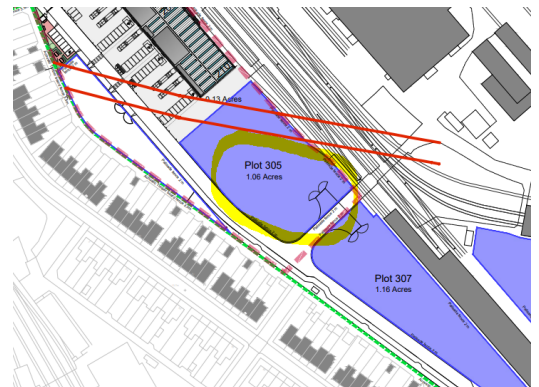
1.1 This note sets out the Applicant's response to the Planning Policy Officer's comments, dated 2nd May 2023.

Background:

1.2 The Council's Planning Policy Officer has acknowledged the constraint imposed on the site by the 12m wide easement, required to maintain access for the maintenance by Southern Water to their public foul sewer that crosses plot 305, and has also confirmed that in principle there is no objection to the use of the site for B8 open storage.

1.3 However, concern has been raised that if a permanent permission were to be granted for open storage on the site then this could potentially take away an opportunity to optimise the redevelopment 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 (144,050sqm).

1.4 Consequently, the Council's Planning Policy Officer has queried why it is not possible to deliver a smaller employment unit on the remaining part of plot 305 not constrained by the sewer, as highlighted in yellow.



Applicant's Response:

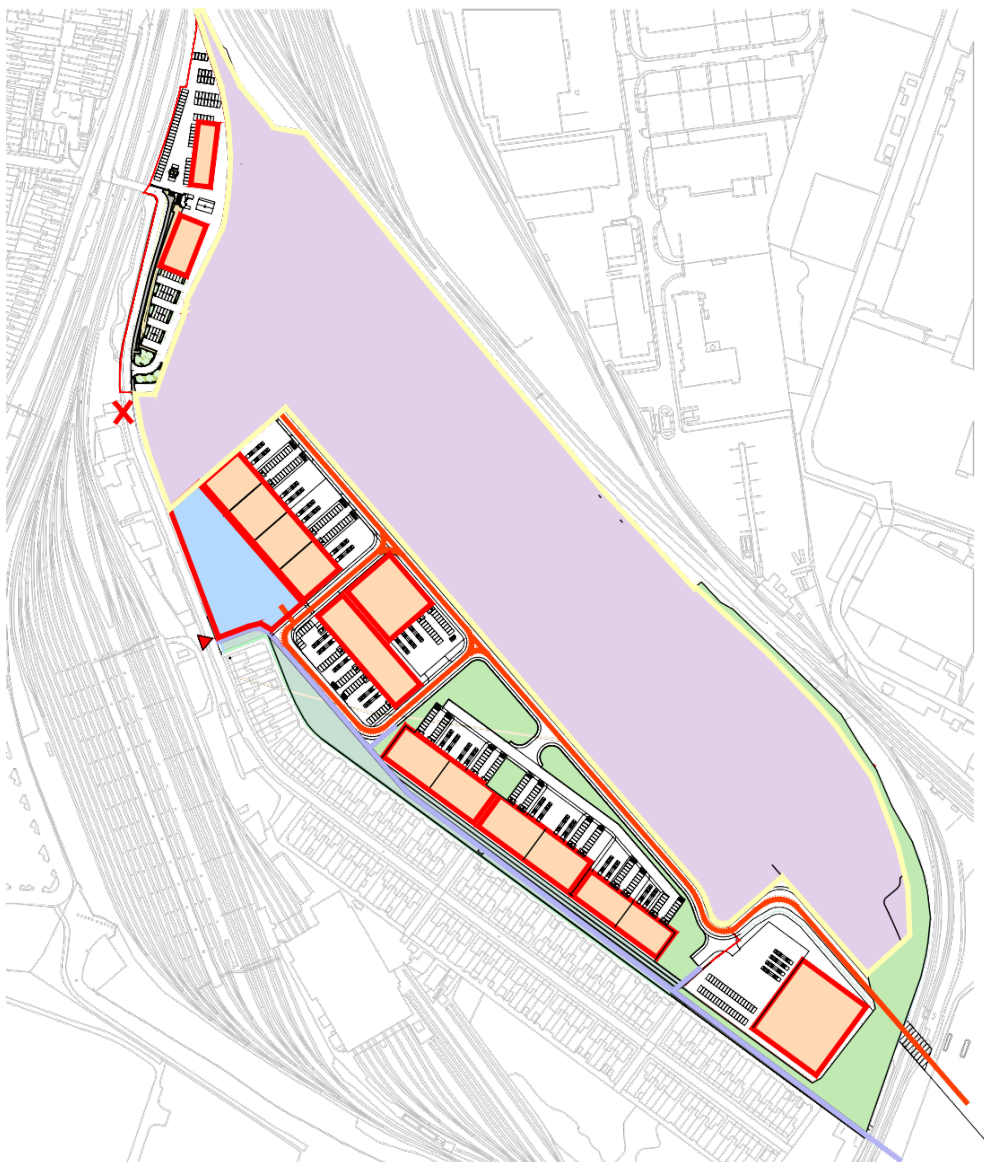
1.5 The Applicant agrees that it is important to make sure that the best use of this key employment site is made in order to maximise its potential to contribute towards the local economy, and at the same time assist the Council in meeting its target for delivering much needed employment land.

1.6 As previously identified by the Applicant, the effect of the sewer is that it sterilises the development potential of that part of the site, and given the alignment of the internal access road (as currently approved under permission F/20/87841), and the position of the existing adjacent fence and railway, the remaining land available within plot 305 is not sufficiently large enough to support a commercially viable employment unit.

1.7 Furthermore, and more importantly, the delivery of a smaller unit on the remaining part of the site would thwart the future redevelopment potential of the wider employment site.

1.8 The permission for open storage on plot 305 for a temporary period of 5 years under F/20/87841 was to allow the opportunity for the provision of additional built floorspace in the future as the wider Eastleigh River Site area develops whilst enabling the plot to contribute to economic productivity in the short term.

- 1.9 The Applicant remains committed to this objective.
- 1.10 The intention has always been that plot 305 would be reconfigured in the mid to long term to provide an additional terrace of industrial units as a continuation of units 200, 205 and 210 (acknowledged by Officers at paragraph 39 of the Committee Report).
- 1.11 However, given the location and extent of the Southern Water easement it will be necessary to re-route the existing internal access so that it wraps around units 200, 205 and 210 to create a central spine road running south eastwards with a new terrace of units sited to the south of the spine road along the sites western boundary, as illustrated on the Site Wide Masterplan below.



- 1.12 The introduction of built form alongside the site's boundary has the added advantage that it offers significant acoustic benefits as the service yards and internal access road are sited further from the residential properties and shielded by the industrial units.

- 1.13 The Site Wide Masterplan also makes provision for a new road link to connect with the adjacent Navigator Quarter employment site and the Council's proposed route for the Chickenhall Lane road link.
- 1.14 Having regard to the Applicant's Site Wide Masterplan it is evident therefore that the delivery of a small employment unit on the part of the site not affected by the public sewer easement, as suggested by the Council's Planning Policy Officer, will prejudice the potential for further development in the future.
- 1.15 Given that 2 years of the approved temporary 5 year period has already passed, and with plot 305 only now being made available for open storage (it had previously been used as a storage compound associated with the construction of units 200, 205 and 210 which are nearing completion), only a 3 year period remains until the open storage use expires on 22nd June 2026.
- 1.16 The Applicant has been marketing the plot and is finding it increasingly difficult to attract operators with a limited 3 year period remaining, hence the application to vary Condition 3 to allow the plot to be used for permanent open storage and thus offer certainty to potential operators.
- 1.17 However, in order to allay the Planning Policy Officer's concerns, and to demonstrate their continued commitment to redeveloping the wider site for more employment generating uses, the Applicant is happy to seek an amendment that secures an open storage use for a limited period of 10 years, rather than remove the temporary restriction all together.
- 1.18 This would enable plot 305 to meet the immediate open storage needs and contribute to the local economy in the short term whilst the mid to longer term plans for the wider redevelopment of the site are formulated, decided and delivered.
- 1.19 In this respect, the Applicant is seeking an amendment to Condition 3 that allows a 10 year lease to be offered to potential operators in direct response to meeting their needs expressed during the recent marketing campaign.

Proposed Amendment:

- 1.20 On the basis of the above the Applicant is seeking to vary the wording of Condition 3 to allow plot 305 to be used for open storage for a further temporary period of 10 years, in addition to the 2 years that has already passed since the grant of planning permission in June 2021, as follows (amendments in red):

The open storage uses hereby permitted on plot 305 (as denoted on approved drawing 18-082 004 Revision P14) shall be for a limited period of **5 12** years from the date of this decision. The open storage use on plot 320 shall be for a limited period of 10 years from the date of this decision.

On or before these respective dates the permitted open storage uses shall cease and any associated materials, equipment or other stored items shall be removed from the site and the land left in a condition that is first to be agreed in writing with the local planning authority.