

UNIT 1, STRATEGIC PARK

Comines Way, Hedge End

Introduction

We are writing to let you know about our plans for the future of the commercial building known as Unit 1, within Strategic Park and invite you to have your say. The premises are currently under going refurbishment and being adapted, as the building was not flexible enough to respond to modern day business needs. This is in the final stages now, with the last of the solar panels being installed on the roof in November. This investment into improving the energy efficiency of the building alongside other measures which improve the facilities on offer have attracted a new potential occupier. Similarly improvements to Unit 2 have been successful where we are in the later stages of agreeing a new lease with a business from the marine industry that is seeking storage premises.

As you may recall, we wrote to residents and stakeholders back in December last year. We set out our plans to broaden the uses of Unit 2 so this includes B2 general industrial and manufacturing uses, alongside storage, logistics, research and development or other light industrial processes previously approved. The new occupier interested in Unit 1 would need the use of the premises broadening in the same way and a planning application has been submitted proposing this, alongside some other alterations they have sought in relation to their specific requirements / operations.

Planning History of Strategic Park

Unit 1 is a commercial building located within an existing industrial estate known as Strategic Park, originally built in the late 1990s. It was granted planning permission for the two premises to be used as commercial storage and distribution (use class B8) and light industrial uses (B1 use class, now falling within a broader Commercial, Business and Service Use Class E). Prior to this, the site was known as Commonfields, and had different industrial uses that had been established for over 10 years prior to this in an uncontrolled manner. The purpose built, fully landscaped storage, logistics and light industrial park was welcomed at the time.

The site is within a well-established employment area, and conveniently placed near to the strategic road network, with Junction 7 on the M27 a short distance to the east, with Charles Watts Way (A334) to the northwest. The employment accommodation was until last year outdated inside and no longer fit for modern day business purposes. It was last occupied by the logistics company Amazon and the land owner has carried out works to the premises to attract a broader variety of businesses since it became vacant. As a result, we are pleased to announce the new occupier for Unit 1 is F50 League GB Ltd.

What is our proposal?

The new occupier is a manufacturer of carbon fibre race yachts and associated components. The facility will be used to accelerate its research and development programme and to help maintain the cutting-edge F50 catamarans used in Sail GP's global racing series. The warehouse will also be used to store equipment associated with events, alongside a temporary storage compound area consisting of single and double stacked storage containers during their 4-month shut down period when the racing fleet is serviced from the site.

The new facility will bring its operations closer to its head office in London whilst still benefiting from its proximity to the Port of Southampton. Previously operations were based overseas but a decision was made to develop a new facility in the UK given the majority of racing events are now being held in the northern hemisphere. There is lots of excitement around their relocation, as this builds on the innovative marine sector based in the Solent Region.

For more information about the proposals please attend our open day being held on **7th November from 11 am - 3pm** at the site or visit the Council's website: <https://planning.eastleigh.gov.uk/s/public-register> and search under planning reference F/23/96253 in the next few days



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If our plans are approved, the occupier is intending on using Unit 1 from April 2024 onwards following an internal fit-out process later this year. They hope to employ between 35-50 new members of staff approximately.

The scheme includes a Noise Management Plan which sets out a number of measures to assist the smooth running of the site. This includes the erection of an acoustic fence in the corner of the site and an overall noise restriction when B2 uses are in operation. The internal design for the building is such that processes that may generate noise will be enclosed within dedicated spaces, designed to reduce noise break-out into the main warehouse space or beyond. The scheme also seeks to include new air conditioning plant and equipment outside. This will be mainly relocated on the northern side of the premises, moving it further away from residents. Due to the nature of their operations, we should see a reduction in car trips at peak times, both in the morning and evening. All of these measures should help alleviate concerns and will continue to support employment for local people, in line with Eastleigh Borough Council's Local Plan.

The building already has the benefit of storage and distribution or light industrial uses. The application seeks to broaden the commercial uses so these are more flexible, to try attract an array of business occupiers, including B2 general industrial use classes that the new occupier is seeking to establish. If the application isn't accepted, it would revert back to its current operating conditions under the B8 Storage and Distribution and Class E Commercial, Business and Service uses.

During the previous planning application submitted to Eastleigh, some residents expressed concerns due to former logistics occupier of Unit 1. Lessons have been learnt and we would like to give you an opportunity to meet the new occupier in person and ask both the land owner or their team any questions you may have.

Public Consultation Event - Have your say on the 7th November 2023

Chris Nicoll from Columbia Threadneedle Real Estate Partners LLP and F50 League GB Ltd invites you to visit our open day. Representatives will be available to discuss the proposals from **11am until 3pm on Tuesday 7th November** in Unit 1. We look forward to seeing you then. If you are unable to attend, please email info@fellowsplanning.co.uk and someone from the design team will make contact directly.



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