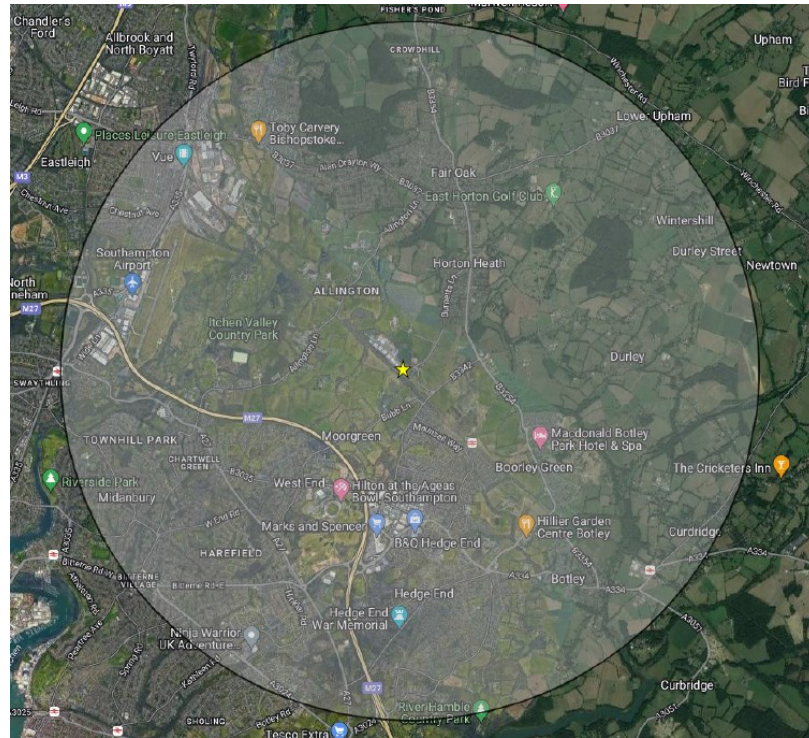




Retail Sequential Test

Land at Chalcroft Business Park, Burnetts Lane, West End

November 2023

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1. Introduction

- 1.1 This report is presented in support of an outline planning application at land at Chalcroft Business Park for the following proposal:

Outline application for up to 4,130sqm of commercial floorspace (Use Classes E(g)(ii), (iii) and B8) to include farm shop (Use Class E(a)) of up to 327sqm, parking and yard areas (including accessible spaces), landscape buffers and acoustic mitigation. Formation of vehicular and pedestrian access to Estate road (access not a reserved matter).

- 1.2 The application is submitted on land allocated for employment development under Local Plan Policy WE2 (Land adjoining the Chalcroft Business Park).
- 1.3 The outline application includes a farm shop of up to 327sqm.
- 1.4 Pre-application advice was obtained under reference Q/23/95170 dated 20th July 2023. This recommended that a retail sequential test be prepared to support the farm shop element of the scheme.
- 1.5 The requirement for such a test is set out in Eastleigh Local Plan policy DM21.
- 1.6 The pre-application advice was provided by the Council on 20th July 2023, and clarified in email correspondence on 28th September 2023, confirmed that it would not be necessary to complete a Retail Impact Assessment as the proposed farm shop is below the 350sqm threshold whereby such assessment would be required.
- 1.7 Eastleigh Borough Council Local Plan Policy DM21 states that retail development will only be permitted outside of defined centres provided a sequential test demonstrates that there are “no suitable, viable and available sites or premises for the proposed use within, or failing that adjoining, an existing centre”.
- 1.8 The National Planning Policy Framework (September 2023) establishes that a sequential test should be applied to planning applications for retail development outside recognised centres. Paragraph 88 states that applicants “should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored”.
- 1.9 Eastleigh Borough Council’s planning department advised in email correspondence on 28th September 2023 that a sequential test focussing on Fair Oak village centre and the St Lukes neighbourhood parade should be prepared to support the proposed development of the new farm shop.

2. Locational requirements

- 2.1 There has long been a farm shop near the application site. This has traded for many years at Chalcroft Farm which lies immediately to the north of the Chalcroft Business Park.
- 2.2 Chalcroft Farm forms part of an area subject to planning permissions granted for large scale mixed-use development. Moreover, it lies on the route of the proposed link road between Burnetts Lane and Allington Road. This road is currently under construction, and the buildings at Chalcroft Farm (including the farm shop) will be lost as a result of the One Horton Heath scheme.
- 2.3 While temporary replacement provision has now been made, the opportunity exists to deliver a permanent facility on the WE2 site as part of proposals being brought forward by the landowner for additional commercial units as part of an ongoing programme of improvements at the Chalcroft Business Park.
1. The applicant has identified that a minimum target floorspace of 275sqm is required for the farm shop. This is to allow for sufficient space for the cold storage of perishables, in addition to retail space for food products (including bulk offers such as vegetable sacks).
 2. The project brief means that the proposed farm shop should be located on a site within a reasonable distance from the shop's suppliers. This will include local growers (for agricultural and horticultural produce including dairy products) and being reasonably accessible to the butchery at Chalcroft Business Park.
 3. The site must be easily accessible from the public highway network (for both product delivery and customer accessibility) and provide sufficient space for customer parking for collection of bulky goods. In addition, the proposed farm shop should be prominent from the public highway to attract passing trade.
 4. Convenient access must be afforded to goods vehicles of varying sizes to enable the delivery of the goods that are to be sold in the shop (and occasionally distributed from it). The site must have convenient and level servicing arrangements to facilitate the deliveries by roller crates/containers.
 5. The site should ideally be located on the edge of the settlement where the relationship with the countryside is evident. The need for refrigeration units to be operated in the premises and in delivery vehicles may impact residential amenity, so retail units with residential properties above or close, would not be ideal.

3. Study area

- 3.1 It was agreed with Eastleigh Borough Council that the Fair Oak village centre and the St Lukes neighbourhood parade were to be included in the scope of the sequential test as they are both within 2 miles of the application site and have been identified as the nearest local centres. This reflects the requirement for the unit to be located in reasonable proximity to Chalcroft Business Park. The search area is indicated in the plan at Appendix A.
- 3.2 To identify alternative sites for the location of the proposed farm shop, three possible categories of site are relevant:
- Existing retail units available for rent or purchase
 - Buildings suitable for conversion
 - Sites suitable for new-build unit.

Existing Retail Units

- 3.3 In order to review available retail units within the study area, a visit to the local centres was undertaken and searches were conducted on the following websites:
- www.rightmove.co.uk
 - www.primelocation.com
 - www.zoopla.com
 - completelyretail.co.uk
- 3.4 Searches on were conducted to find retail units available for rent within a 3-mile radius of the Park.
- 3.5 The searches returned one potential existing retail unit available, marketed by Keygrove Chartered Surveyors. Information regarding this unit can be found at Appendix B.
- 3.6 The retail unit is located at the St Lukes neighbourhood parade (Unit 1, Shamblehurst Centre, St Lukes Close, Hedge End, SO30). The parade features 3 similarly sized units, a larger pharmacy building and a small Tesco Express store. Unit 1 (a former restaurant) is located towards the southern end of the parade.
- 3.7 The suitability of the property has been assessed in relation to the 5 key criteria identified in Section 2. Unit 1, Shamblehurst Centre is easily accessible and well connected to the highway network. There is a reasonably sized 26 space car park, offering free parking, to the front of the unit. This car

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park serves all 5 units in the parade. There is sufficient access to the rear for goods service vehicles to deliver produce. The rear access serves all the units, including the Tesco Express store.

- 3.8 Approximately 14m north of the rear of the building is a residential development. The likely noise generated by any refrigeration units to the rear of the property may impact upon the residential amenity of the adjacent properties.
- 3.9 Additionally, the total floorspace of the unit measures 71sqm and is therefore well below the minimum size required. In addition, it lacks any visual connectivity with the countryside or farming.
- 3.10 Since preparing an initial draft of this report, Unit 1 is now said to be subject to an agreement to let (primelocation.com), suggesting that it is no longer available.
- 3.11 The existing unit at St Lukes neighbourhood parade is therefore not suitable for the proposed farm shop use.

Buildings suitable for conversion

- 3.12 Searches were conducted within a 3 miles radius of the Park to locate agricultural buildings that may be suitable for conversion. If such buildings were identified, it is necessary to consider their availability and whether they would be sequentially preferable to the application site in relation to the existing local centres.
- 3.13 The searches produced three potential sites:
- Hall Lands Farm to the north of Fair Oak
 - Stoke Park Farm to the west of Crowdhill
 - Hill Farm to the east of Boorley Green.
- 3.14 All of the sites have buildings with floorspace greater than 275sqm.
- 3.15 All of the sites are located away from residential development.
- 3.16 Both Hall Lands Farm and Stoke Park Farm are closer to the Fair Oak village centre than the proposed site, so potentially sequentially preferable. Both sites are located over 4km from Chalcroft Business Park. Hill Farm is located approximately 2.75km from both the Park and the Hedge End neighbourhood parade at St Lukes.
- 3.17 The farms are all located in rural locations and are accessed via narrow lanes, which do not provide good access to the local highway network. The rural location of the farms and their poor access to the local highway network makes the sites unsuitable for facilitating passing trade.

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- 3.18 Having investigated the existing uses and planning history of these properties, it is unlikely that any of the farm buildings would be immediately available for conversion into a farm shop. Stoke Park Farm has been acquired by Eastleigh Borough Council for the delivery of SANG. Hall Lands Farm is in continuing agricultural use.
- 3.19 None of the alternative sites considered in this section are therefore deemed to be sequentially suitable for the new farm shop than the proposed location.

Sites for new-build unit

- 3.20 Aside from the proposal site, allocated by Policy WE2, there are no suitable allocated sites within the local area.
- 3.21 It is proposed as part of the One Horton Heath scheme to provide a local centre, however the delivery of this facility may take several years given the scale and complexity of the development project. The site at WE2 is capable of delivery in a more timely manner, as it is directly accessible from the Chalcroft Business Park access. It is therefore better placed to replace the farm shop lost as a result of the One Horton Heath scheme. The land at Chalcroft Business Park is currently available and the investment to deliver infrastructure and services will be shared with the wider proposal for small business units.

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4. Advantages

- 4.1 The checklist below demonstrates why the proposed farm shop location is well suited in relation to the project brief:

Suitably sized (above the minimum 275sqm floorspace threshold)	✓
Close proximity to Chalcroft Business Park	✓
Good access to local highway network	✓
Suitable access for goods service vehicles	✓
Suitable location to facilitate passing trade	✓
Not in close proximity to residential development	✓
Site available immediately	✓

5. Conclusion

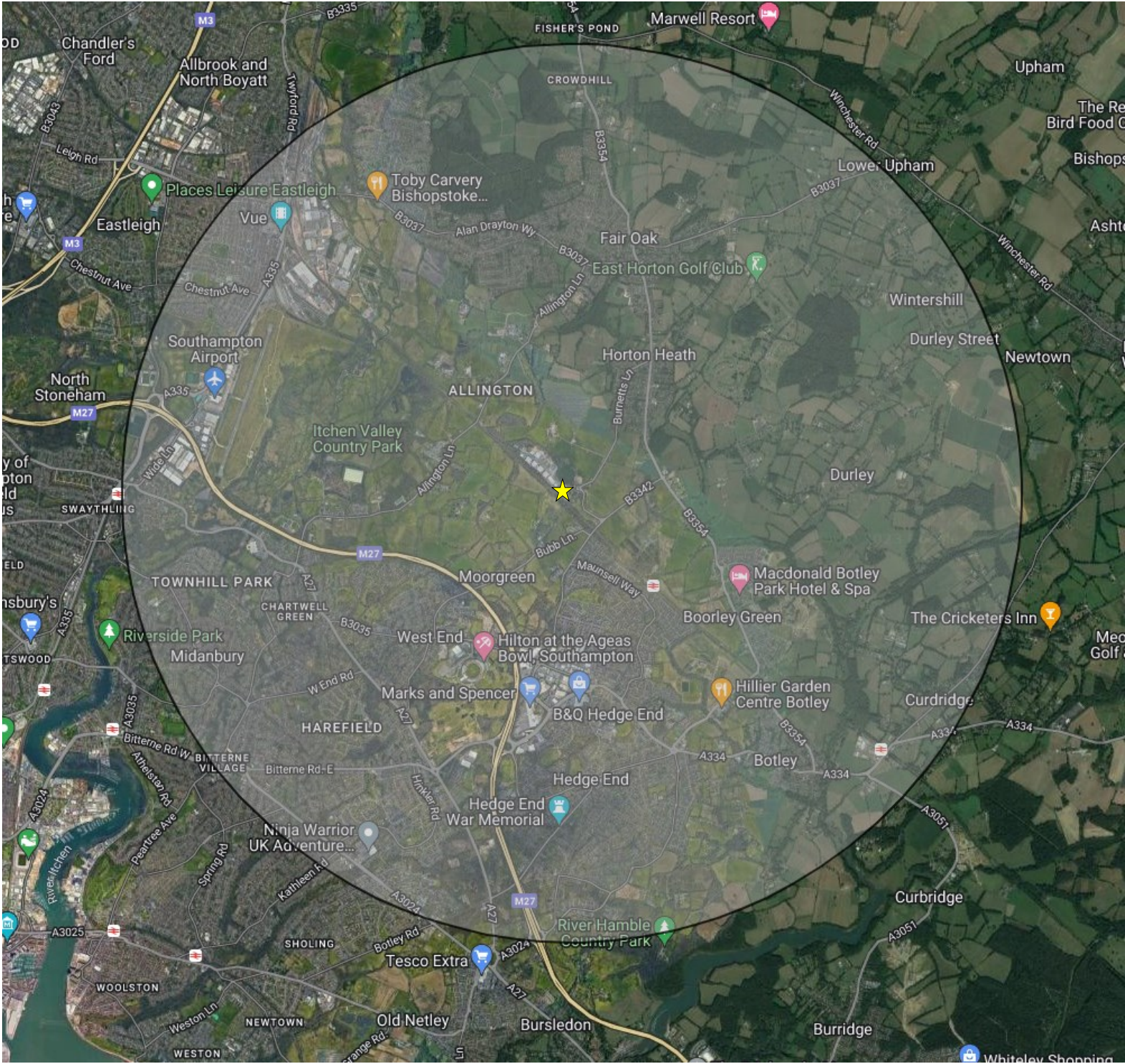
- 5.1 The existing farm shop at Chalcroft Farm will be lost as a result of the One Horton Heath scheme.
- 5.2 The application includes new provision on a site which is currently available.
- 5.3 The searches conducted to find an alternative location for the farm shop have returned no suitable sites or premises.
- 5.4 The site at Chalcroft Business Park meets all the criteria identified by the applicant for the type of retail unit and as such presents the most suitable location for the proposed farm shop.
- 5.5 The sequential search for alternative premises has demonstrated that there are no existing units, upcoming sites or suitable buildings that would provide a more suitable location (in sequential terms) for the proposed farm shop than the proposal site.
- 5.6 The applicant would accept that appropriate conditions are attached to the permission in accordance with Local Plan retail Policy DM21 to restrict the type of goods sold.

Appendix A

Map of sequential test search area

Map of sequential
test search area

-  3 mile search area
-  Application site



Appendix B

Keygrove Chartered Surveyors brochure for Unit 1, Shamblehurst Centre

To Let

- Eligible For Small Business Rates Relief
- Busy Neighbourhood Parade With a Tesco
- Free Customer Parking
- Close To National Occupiers
- Class E Planning Allows For Variety Of Uses



Retail Unit

761 sq ft (70.7 sq m)

Unit 1 Shamblehurst Centre, St. Lukes Close, Hedge End, Southampton,
Hampshire, SO30 2US

Unit 1 Shamblehurst Centre, St. Lukes Close, Hedge End, Southampton, Hampshire, SO30 2US

Description

This property is a soon to be refurbished and self contained retail unit with Class E planning, located in a busy Hedge End neighbourhood parade. Neighbouring occupiers include a large Tesco Express, St Luke's Pharmacy, Flique Hair and Animed Pet Hospital.

Alongside the planned refurbishment works, the unit also benefits from free public parking and ample staff parking.

The property will be presented in shell condition ready for a tenant's fit-out and there are WC facilities.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	761	70.7

Energy Performance Certificate

EPC to be provided.

Terms

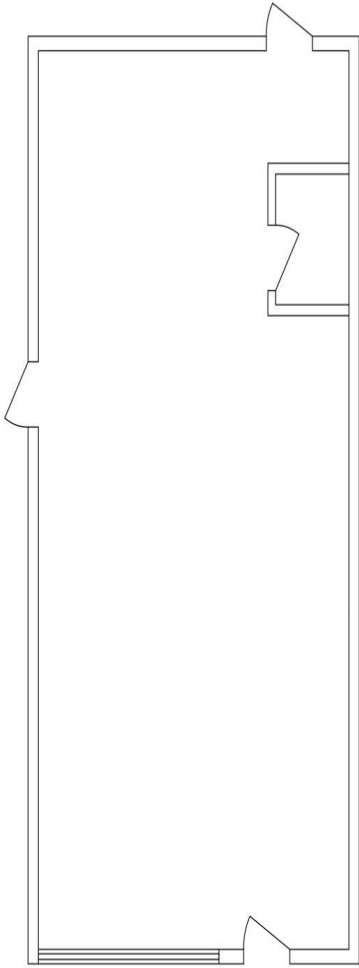
The premises are available on a new full repairing and insuring lease at an initial rent of £22,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £13,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Unit 1 Shamblehurst Centre, St. Lukes Close, Hedge End,
Southampton, Hampshire, SO30 2US

Location

The property is located in a neighbourhood shopping parade just off Shamblehurst Lane in Hedge End. It shares the busy parade with a large Tesco Express, a pharmacy and other local businesses such as a veterinarian and hairdresser. The Shamblehurst Centre is within the affluent Grange Park development and within walking distance of Hedge End train station which is 0.7 miles away. The unit is within just 1 mile of national operators such as B&Q, Wickes, Screwfix, M&S, TK Maxx and Currys. Junction 7 of the M27 is within 1.5 miles.

For all enquiries:

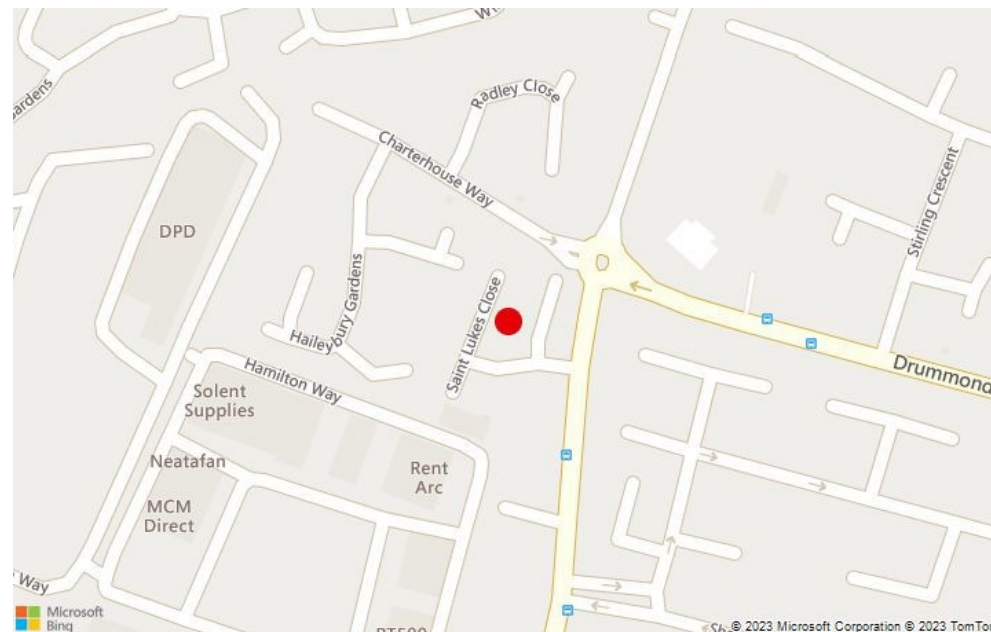
James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **079 7667 7482**

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 07-Aug-2023

