

Statement of Community Involvement

Client: FIP West End

Re: Land adjoining Chalcroft Business Park, Burnetts Lane, Fair Oak.

Date: November 2023

Introduction

Strutt & Parker has been instructed by FIP West End to submit an outline planning 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) on land adjoining Chalcroft Business Park, Burnetts Lane, Fair Oak.

This Statement of Community Involvement has been prepared in support of the planning application and details the consultation process which has taken place prior to the submission of the application.

It is important to FIP West End Ltd that the proposed site is well-received in the community. The applicant has striven to ensure that the proposals are well-placed to make a positive contribution to the Borough, creating new economic opportunities and supporting the area's prosperity.

Policy

The community involvement process has been carried out in accordance with Paragraphs 40 and 132 of the National Planning Policy Framework (September 2023) which states:

Paragraph 40:

“Local planning authorities.... should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

Paragraph 132:

“Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

In this case, the application has been submitted following the following consultation stages:

- Publication by Eastleigh BC of draft versions of the Local Plan which proposed the allocation of the site for commercial development
- The submission of a request for formal pre-application advice to Eastleigh Borough Council
- Neighbour notification of the intention to submit a planning application.

Local Plan Consultation

The application site is located on land allocated for employment development under Local Plan 2016-2036 Policy WE2 (Land adjoining the Chalcroft Business Park).

The site now allocated under WE2 was included as a proposal in earlier draft plans.

Consultation on the draft Local Plan 2016-2036 took place between 25th June 2018 and 8th August 2018.

The consultation period produced five responses relating to Local Plan Policy WE2 and the application site – response numbers:

- 9419102 Natural England (comment)
- 455844712 Individual (object)
- 730473816 FIP West End (support)
- 755573648 Individual (object)
- 834951934 Eastleigh Ramblers (comment)

The two individual responses raised concerns about in-combination traffic effects and the wish to prioritise the use of existing employment sites. NE flagged the need to avoid SINC impacts while the ramblers were focused on new footpath provision.

The site was also identified in the previous draft Local Plan 2011-2029 under Policy WE7. The consultation for the draft Local Plan 2011-2029 ran from 17th August 2012 to 12th October 2012.

The consultation period produced seven responses relating to Local Plan Policy WE7 and the application site. Two responses (4557 & 5192) were in support of the allocation, noting the advantages of delivering employment land alongside new housing. 5 responses (numbers 804, 6457, 6477, 6509 & 6585) raised issues such as impact on local roads, HGV traffic impact on amenity, environmental considerations, new employment land not needed – should utilise existing.

Pre-application Advice

Formal pre-application advice has been sought from Eastleigh Borough Council as the local planning authority. Strutt & Parker submitted a request for pre-application advice on 4th May 2023. Eastleigh Borough Council provided a written response on the 20th July 2023 following a site meeting held on 27th June 2023.

Eastleigh Borough Council were supportive of a number of elements of the proposal, but raised some issues.

The formal feedback noted that the proposed farm shop would not fall within a use that is listed in policy WE2, however the Council acknowledge the loss a farm shop to the One Horton Heath development. As such, they would support the farm shop subject to a satisfactory sequential test and the imposition of appropriate conditions regarding its use.

Response - Strutt & Parker have conducted a sequential retail test on behalf of FIP West End Ltd for the proposed farm shop.

The proposal as submitted for pre-application advice proposed a drive-thru facility. The formal feedback stated this would not be supported,

Response - FIP (West End) Ltd have removed the drive-thru from the proposal.

The Council's formal advice note flagged that the proposals would deliver significantly less employment floorspace than envisaged in the Local Plan allocation, noting that clear justification is required for this.

Response – FIP (West End) has carefully tested the illustrative layout to seek to deliver as much floorspace as can reasonably be provided, increasing the amount of commercial space from 3,806sqm to 4,130sqm.

The pre-application response outlined the position of statutory consultees who were asked to comment on specific aspects of the proposal, such as landscaping, ecology, trees, pollution and contaminated land.

Response - Where a consultee has suggested further information is required, FIP West End Ltd have sought to provide this information through additional assessments, drawings and reports that will be submitted alongside the application.

Public Engagement

FIP West End Ltd produced a leaflet containing information about the proposal and the intention to submit a planning application. This was delivered to the residential properties on Burnetts Lane opposite the site on 10th October 2023 and was also circulated to Business Park tenants. The leaflet provided the residents with a site plan showing the distribution of units, parking spaces and basic landscaping. Additionally, the leaflet provides key points regarding the size of the proposal and the proposed use of the site (see Appendix).

Recipients were encouraged to have their say. The leaflet provided an email address and invited local residents and occupiers to make contact to provide any comments or to request a face-to-face meeting to discuss the scheme. Recipients were also reminded that they would be able to submit formal comments when consulted by Eastleigh Borough Council upon submission of the application.

No responses were received in response to the leaflet drop.

Summary

The application site is allocated for employment development in the adopted Local Plan. The site featured in earlier drafts of the Plan which were subject to public consultation on during the Plan preparation process. A number of comments were received and reviewed by Eastleigh Borough Council.

FIP West End Ltd has sought to proactively engage with the community and the Council prior to the formal submission of the application.

Eastleigh Borough Council's planning department has been involved in shaping the proposal via a formal pre-application process. The applicant has made amendments to the proposal as a result and has provided additional information as advised in the Council's formal pre-application response.

Additionally, FIP West End Ltd have taken steps to ensure that local residents and occupiers have been made aware of the intention to submit an application for planning permission.

Appendix

Have Your Say

The Paddock, Chalcroft



Existing Paddock access off the Estate Road



Southern and western boundaries looking south west across the site



Boundary trees along Burnetts Lane retained



Southern fenced boundary with line of mature trees

This site is allocated for 6,400sqm of employment use (Policy WE2) in the adopted Eastleigh Local Plan (2022). The site is situated immediately south east of Chalcroft Business Park, which covers approximately 20ha and comprises a mix of commercial units.

The application will be for a total of 4,130sqm of commercial units.

We look forward to hearing your thoughts on our proposals.

Please provide any comments by email to callum1.connor@struttandparker.com . If you prefer to meet on an individual basis to discuss, please let us know.

Once our planning application is submitted and validated by Eastleigh Borough Council, you will have the opportunity to submit formal comments.



We are contacting you as a local resident with information on our proposals to develop the parcel of land adjacent Chalcroft Business Park, Horton Heath. Access is proposed off the Estate Road to Chalcroft Business Park, which connects to the new roundabout at the junction of Burnetts Lane and Chalcroft Way.

The site owners intend to submit an outline planning application shortly and we would like to receive your feedback on the proposals.



Our Proposals

A high quality place for people to work with 7 new employment buildings and a farm shop



A landscape buffer to the SINC (20m in depth) in the north western corner of the site

Boundary trees retained

New tree and hedgerow planting to increase the biodiversity

Small units to suit start-up enterprises

Acoustic barriers to be provided between buildings near Burnetts Lane to reduce noise

Generous structural landscape buffers around the periphery of the site

Employment buildings have a height of 6-8m to haunch

A new contemporary agricultural barn style farm shop built from sustainable materials