

Wates Commercial & Logistics

Land adjacent to Windhover Roundabout, Bursledon

Statement of Community Involvement

March 2026

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Executive Summary

Wates Commercial & Logistics have undertaken a programme of public consultation to explain and develop their plans for an employment scheme comprising of industrial/warehouse buildings on land adjacent to Windhover Roundabout in Bursledon, in Eastleigh Borough in Hampshire.

Wates have sought to carry out the engagement and consultation programme in accordance with the principles for public consultation as set out in Eastleigh Borough Council's Statement of Community Involvement (adopted May 2024).

Pre-application public consultation activity for the proposals has included the launch of a project website; www.watesbursledon.co.uk, and a dedicated email address; info@watesbursledon.co.uk, distribution of a consultation leaflet to 271 addresses nearest to the proposed development site, a media statement and local Councillor engagement. The aim of the consultation was to make the local community aware of the new proposals, to answer questions, invite feedback and to provide residents with contact details of the available consultation channels. A Freepost address, Freephone number, online feedback form and a consultation email address provided traditional as well as digital channels for members of the public to respond to the consultation, give feedback and ask questions.

At the time of writing, 92 individual responses have been received, which contained 463 comments and questions. The team have considered all comments and questions received. Feedback was clustered into 8 categories. In this report, an overview of the 8 categories (distilled out of the 463 questions and comments), and the consideration given to the key topics has been provided.

The key feedback category is traffic (153 mentions), with current and future congestion of the Windhover Roundabout and local roads leading into it being its main concern: it was mentioned 89 times out of 92 responses. There were 3 other main categories: environmental health, overdevelopment and landscape (loss of open greenspace).

1 Introduction

- 1.1 This document outlines the public consultation that has been undertaken prior to the submission of a pre-application for warehouse development (Use Classes B2 and B8 applied flexibly) of up to 200,000 square feet (GIA), together with ancillary offices (Use Class E(g)(i)) and other ancillary buildings and structures, parking, servicing and manoeuvring areas, landscaping and sustainable drainage features on land adjacent to Windhover Roundabout in Bursledon.
- 1.2 This report sets out the public engagement activities undertaken for this project, feedback that has been received and how the project team has considered comments on the evolving plans.
- 1.3 Wates' public consultation programme was informed by the Statement of Community Involvement (SCI) of Eastleigh Borough Council, which embraces public engagement. The Council's SCI (adopted May 2024) invites applicants to carry out pre-application discussions. It states that applicants are encouraged to consult local communities when they are preparing proposals that are likely to generate public interest. Wates has looked to carry out the public consultation programme in line with these principles.

2 Consultation activities

Project website

- 2.1 To utilise the opportunity to establish an ongoing presence for the development online, a dedicated project website was set up: www.watesbursledon.co.uk. The website provides an overview of the proposals and the key benefits they would bring, a short introduction to Wates and details on how visitors can engage with the consultation. It provides contact details and an online feedback form, representing one of the various channels for feedback.
- 2.2 The website went live on Tuesday 24 June 2025. It was advertised on the consultation leaflets that were distributed in the local area. The website content can be viewed in Appendix 1.

Consultation leaflet

- 2.3 The consultation leaflet was distributed to 271 addresses directly surrounding the proposed development site. It was sent by Royal Mail 1st class post on 24 June 2025. The house-to-house distribution area is shown in figure 1 overleaf.
- 2.4 The leaflet aimed to inform local residents about the proposals and their key benefits, to introduce them to Wates and to invite them to provide feedback, preferably by 9th July 2025. It provided the concept masterplan for the site, as well as a visualisation of how the proposed development may look, situated within its context adjacent to Windhover Roundabout. The consultation leaflet can be viewed in Appendix 2.

Figure 1: House-to-house consultation leaflet distribution area



Project consultation email address, Freephone and Freepost address

- 2.5 To ensure that stakeholders can easily get in touch with Wates' project team about any matters relating to the proposed development, a couple of free-of-charge communication channels have been provided; dedicated project email address info@watesbursledon.co.uk, Freephone number 0808 169 8082 and Freepost address *Freepost The Y-Factory*. These communication channels were advertised through the consultation leaflet and the project website www.watesbursledon.co.uk.

Media statement

- 2.6 A media statement about the proposals and the public consultation was issued to local media outlet the Southern Daily Echo on 30 June 2025. The media statement can be viewed in Appendix 3.

Engagement with local Councillors

- 2.7 The site is situated in the borough of Eastleigh and the parish of Bursledon. In order to inform local Bursledon Parish Councillors and Eastleigh Borough Council Ward Members of the proposals and to provide an opportunity for feedback at an early stage, the Wates project team contacted Bursledon Parish Council and the elected representatives of Eastleigh Borough Council's host ward, Bursledon & Hound North, about the plans and the public consultation, inviting questions and comments. The email to Councillors can be viewed in Appendix 4.

3. Summary of consultation feedback

Overall responses

- 3.1 At the time of writing this report, a total of 92 individual responses has been received from members of the public through the Freephone, email and online feedback facility. None were received through the Freepost address. Duplicate responses (individuals who have responded more than once) have been counted as one, to avoid skewing totals one way or the other.
- 3.2 Copies of the submitted online feedback form comments and consultation emails can be found in Appendix 5. Identifying details have been removed in accordance with GDPR guidance.
- 3.3 Feedback received from the consultation included supportive remarks, comments in relation to perceived issues and concerns about the proposed development, as well as neutral statements and questions.
- 3.4 An example of a supportive statement is: *“With the right contributions to the local community this project could potentially gain my support.”*
- 3.5 Neutral questions and comments included for example: *“Can you tell me what the overall height of the proposed buildings is?”*
- 3.6 Concerned/opposed comments included for example: *“It is completely unacceptable to add traffic and pollution to already overwhelmed road and green space network, reducing greenspace and increasing traffic.”*
- 3.7 We distilled 463 comments and questions from the feedback received. Analysis of the feedback received from the consultation exercise demonstrates clear trends in the topics that respondents put forward. Feedback on the same key topics has been clustered into 8 categories. They are presented in the figure and table overleaf, in order of frequency of reference by individual respondents. Appendix 5 contains copies of the written responses received. All have been anonymised in accordance with GDPR guidance.

Figure 2: Questions and comments clustered into categories

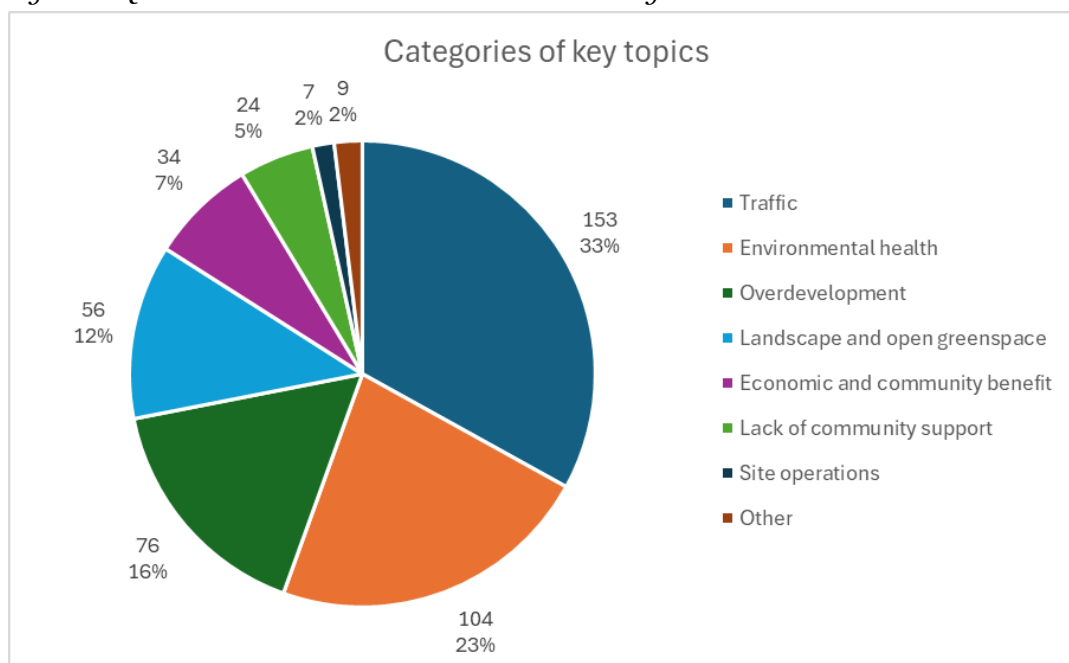


Table 1: Questions and comments clustered into categories

	Topic category	Number	%
1	Questions and comments relating to traffic: congestion, abandoned road upgrades, access, lack of cycling and accidents	153	33%
2	Questions and comments relating to environmental health: noise, light pollution, air pollution, rubbish and smells, construction dust/nuisance and antisocial behaviour	104	23%
3	Questions and comments relating to overdevelopment, overpopulation, cumulative effect, finding an alternative (brownfield) site and impact on property values	76	16%
4	Questions and comments relating to landscape, views, project aesthetics, loss of open greenspace, loss of strategic gaps, local landscape policy and impact on wildlife	56	12%
5	Questions and comments relating to economic benefit, jobs and community benefit	34	7%
6	Questions and comments relating to lack of community support for the proposals	24	5%
7	Questions and comments relating to site operations	7	2%
8	Questions and comments relating to other matters (mentioned twice or less)	9	2%
	Total		100%

- 3.8 The category that received most questions and comments is the one relating to **traffic**; 153 or 33% of the overall total of 463. Within that category, the single most important issue is that of **congestion** of the Windhover Roundabout and the roads leading up to it. This issue is mentioned by 89 out of the 92 respondents, representing 97%. Respondents are concerned about the current situation on the network, experiencing regular delays, and the lack of road capacity they perceive. The thought of the proposed development adding significantly to the pressure of heavy goods vehicles associated with a logistics business as well as employee traffic going in and out of the site is of deep local concern. Other concerns include the proposed accesses, one being on a blind bend; the potential for an increase in accidents; the lack of cycling and the upgrade to the roundabout that was supposed to be carried out by the Government but never materialised. Overdevelopment of the area is an issue closely related to this topic, given that more housing and the prospect of a new quarry at Hamble will add further traffic to the already stretched network.
- 3.9 The category with the second-most mentioned issues is that of **environmental health**; we received 104 questions and comments that belong under this ‘umbrella’ term. The key concerns are noise, light pollution and air pollution, which are associated with the proposed buildings as well as the expected increase in traffic. Combined, these three account for 86% of the category (89 times mentioned). The remainder comprises concerns about rubbish and smell, construction nuisance (dust) and the development attracting antisocial behaviour, around the new buildings as well as in the residential estate opposite.
- 3.10 In third place is the category to do with **overdevelopment** of the area, not only regarding the proposed development but also other projects, such as the quarry at Hamble, and the concern that the proposed development will change the area’s mainly residential character (these 2 combined are raised 60 times out of a 76 total). A number of respondents (7) believe that the proposals should be developed at an alternative site, preferably brownfield, and others (5) fear impact on the value of their property should the proposals go ahead.
- 3.11 The fourth category comprises 56 questions and comments relating to **landscape**, views, the aesthetics of the proposed development, the loss of open greenspace, the loss of strategic gap land and local policy in relation to this, and the impact on wildlife. The loss of open greenspace is the main issue in this category, mentioned 27 times, followed by impact on wildlife with 14 mentions. Respondents are concerned that the proposed development will cause loss of habitat and therefore displacement of the wildlife that is present on the site. The loss of greenspace is closely related to the feeling that the area is being overdeveloped and that a further reduction in greenfield space will harm the wellbeing of people and animals alike.
- 3.12 Combined, the top 4 categories represent 84% of the total, which provides a clear indication of what the key issues are for those who have responded to the consultation: traffic, in particular congestion; environmental health, focusing on noise, light pollution and air quality; overdevelopment, changing the residential character of the area; and landscape, especially the loss of open greenspace.
- 3.13 Of the 92 individual responses received, just under half (44) respondents provided feedback through the online consultation facility. The online feedback form contained, apart from a generic feedback text box for any comments and/or questions, a separate box to record answers to the question: “*Do you support the opportunity to provide additional employment in this location?*” 40 respondents answered “No”, 2 answered “Yes” and 2 did not provide an answer.
- 3.14 Respondents have also provided constructive suggestions, such as enhancement of the local park and the provision of a dedicated cycle link avoiding the roundabout, which would be particularly beneficial for younger children, since cycling across the roundabout is perceived to be highly dangerous. How the project team has considered feedback on the draft proposals is set out in the next chapter.

4. Response to consultation feedback

- 4.1 Specific aspects of the proposals have frequently been raised in the feedback, as identified in table 1 in the previous section. Below is a summary of the consideration given to these key topics.

Table 2: Responses to questions and comments regarding key issues

Topic	Project Team Response
Traffic: congestion, road upgrades, access, lack of cycling, accidents	Traffic is an important part of the planning process for the proposed development. Wates have hired independent transport experts Motion to work with Eastleigh Borough Council (the Local Planning Authority) and Hampshire County Council (the Highways Authority) to assess the traffic impact in line with current policy. The baseline assessment of the highway network has been based on traffic surveys undertaken during typical network peak hours during school term time periods. The timing of the surveys was agreed with the Highway Authorities. This allows an assessment of the local highway network to be undertaken, indicating that the Windhover Roundabout junction is currently subject to congestion and delay. To accommodate the additional traffic generated by the development, alongside the existing traffic on the network, a mitigation scheme has been developed for the Windhover Roundabout. This is based upon the National Highways improvement scheme, which was cancelled. This includes the signalisation of the A27 West End Road arm of the roundabout, including an additional lane for circulatory traffic at this section of the junction. Additional signalisation is proposed at the A3024 Bert Betts Way arm. These changes are expected to reduce traffic queues and prevent traffic from backing up and obstructing other junctions on the network. Capacity modelling shows that with these mitigations in place, the development traffic can be accommodated on the network without any arm of the junction operating above capacity, providing a net benefit compared to the existing situation. The location of the site is sustainable, meaning it offers good alternatives to driving. It is close to Bursledon train station (about 2 km away), and there are walking, cycling, and bus routes nearby. There will be parking for both cars and bicycles, following Eastleigh Borough Council's guidance. A travel plan will be put in place to encourage staff to walk, cycle, use public transport, or car-share instead of driving individually. Vehicles will enter the site through two access points: one on Bursledon Road and one on West End Road. The two buildings on the site will be separate, with no road connecting them internally. Speed limits are a matter for the Highways Authority to decide. The proposed development's impact on the local highway network will be carefully considered as part of the determination of the application by the Local Planning Authority and Highways Authority and permission will not be granted if there is assessed to be an unacceptable impact on highways. The traffic assessment will be available for public viewing on Eastleigh Borough Council's planning portal once a planning application is submitted and validated.

Environmental health: noise, air quality, light pollution, waste, smell, antisocial behaviour	Wates has appointed environmental experts from Ramboll UK to carry out studies on noise, air quality, and lighting for the proposed development. These assessments follow current planning rules and will be shared with the public once Eastleigh Borough Council has validated the outline planning application and the planning documentation is uploaded onto the Council's online planning portal. The noise study looked at how the proposed development might affect nearby homes and buildings. Ramboll's acoustics consultants checked both normal and busy times, during the day and at night. They found that noise mostly comes from nearby roads, and that the heavy goods vehicles (HGVs) in the area are already a common part of the sound environment. Ramboll concluded that the development won't cause any major noise or vibration problems, either during construction or when the proposed development is operational. Ramboll undertook an air quality assessment which involved reviewing current air pollution levels, using monitoring from Eastleigh Borough Council and running air quality dispersion computer models. The assessment found that pollution levels (like nitrogen dioxide and small particles) are well below national safety limits and are expected to keep going down over time. During construction, there's a medium risk of dust affecting nearby homes and commercial premises, but this can be controlled using standard methods (like spraying water, washing vehicle wheels, and putting up screens). These would be managed through a Construction Environmental Management Plan (CEMP), which would be a condition of the planning permission, in close cooperation with the Local Planning Authority. With these controls in place, any dust impacts would be temporary and minor. Once the site is fully operational, the increase in heavy vehicle traffic will not significantly affect air quality. A Travel Plan will encourage walking, cycling, public transport, and use of electric vehicles. Overall, impact on local air quality will not be significant. A lighting impact assessment was undertaken by Ramboll to inform the design of the proposed development at detailed design stage. Implementation of the strategy included within the assessment would help to ensure nearby homes and areas would not be disturbed by new lighting as a result of the proposed development. The assessment concluded that the lighting would be carefully designed to avoid light spill into sensitive areas, especially along the western and southern edges of the site, whilst also ensuring that the site remains safe and welcoming for users. The detailed lighting strategy would be finalised at the reserved matters stage of the planning process, which is a separate planning application, once the principle of the proposed development has been established. Overlooking (loss of privacy) is a planning matter regarding design and will be addressed at the detailed planning stage (reserved matters). Concerns like waste, smell and antisocial behaviour are expected to be addressed by the companies using the site, who are expected to operate respectfully to local surroundings and provide a level of surveillance of their grounds. If problems like antisocial behaviour or other disturbances occur, residents are encouraged to contact Bursledon Parish Council or the local police.
Overdevelopment, cumulative effect, impact on residential	The role of the planning system is to find the right balance between the need for new development on the one hand, including the proposed development as well as for example the quarry at Hamble, and the protection of landscapes and greenspace on the other. In populated areas such as Bursledon and its surroundings, this can present a real challenge,

character, property values	however it is felt that this particular site can accommodate the proposals without the balance being compromised. There is a precedent for commercial development in the vicinity, given the large Tesco supermarket that adjoins the Windhover Roundabout. In the wider area there are several other commercial structures such as a caravan park, a recycling centre, motor garages and a solar farm. It is therefore not felt that the proposals significantly change the character of the area. The proposals incorporate landscaping plans including new planting and the use and enhancement of existing on-site screening provided by mature hedgerows and trees. There will be generous separation distances between the proposed development and the nearby residential areas. Through separation distance, careful design and thoughtful landscaping, we seek to minimise visual impact on surrounding areas. While we understand the concerns about property values that some respondents have raised, this is not a material planning consideration in the UK.
Landscape, loss of open greenspace, impact on wildlife	Wates appointed landscape architects to assess how the proposed development might affect the local landscape and views, and how to mitigate and minimise any impacts. The Landscape and Visual Appraisal (LVA) was carried out in line with relevant published technical and planning policy guidance and will be available on Eastleigh Borough Council's planning portal in due course. In accordance with best practice, the landscape architects have worked with the architects and the wider project team to help shape the proposed masterplan for the development in order to reduce landscape and visual effects, ensure the settlement gaps are respected and maintained, and to provide mitigation which is appropriate in the local context. The assessment concluded that the site is not classed as a "valued landscape" in the sense of paragraph 187(a) of the National Planning Policy Framework (NPPF). It is not within any national or local landscape or landscape-related designations, therefore does not have any landscape protection status. Although the site is currently an open pastoral field with localised calm still characteristics, there are already some buildings on it, and the site is influenced by contrasting landscape, visual and auditory context with major road network and development to the south and north. The report found that any impact on the landscape would be very localised, which means that it would mainly be noticeable within or very close to the site. That is because the area is surrounded by woodland and mature vegetation on the west and northwest sides; existing buildings and development on the north, east, and southern sides; and mature trees and vegetation around the Windhover Roundabout to the east, which help screen views into the site. The site sits within a separation gap between Bursledon-Hedge End and the Bursledon-Southampton gap lies to the south of the site. The area within the gaps between the towns already contains sporadic development such as a caravan park, a recycling centre, motor garages and a solar farm, which contributes to the fragmentation in the openness and pastoral uses within the gap. Also, the existing vegetation pattern within the context around the site creates a strong visual barrier, which will be retained and reinforced to protect the green gap between the towns. The study concluded that, with the implementation of proposed landscape mitigation measures including landscape buffers with native tree and understorey species planting, the introduction of the proposed development would not change the character of these gaps, as these

	elements would still continue to provide/maintain a sense of physical and visual separation between the settlements. Wates appointed professional ecologists to assess how the proposed development might affect local wildlife. They carried out desk-based research to collate existing data and undertook on-site habitat and ecology surveys. The assessments and mitigation proposals to avoid or minimise impacts will be available for public viewing on Eastleigh Borough Council's online planning portal once an outline planning application has been validated. The surveys found that most of the site is made up of habitats of low importance for nature or wildlife. Parts of the site of greater ecological value will be retained and protected, and new habitats will be created alongside the new landscaping plans. Species present within the site include foraging bats, breeding birds and reptiles which are protected under UK laws. Mitigation measures to avoid effects on these species, and enhancement measures to promote biodiversity will be provided, including new habitats and features such as bird and bat boxes. With the delivery of these measures, the development will not harm local biodiversity and will deliver benefits for wildlife. The planning application documentation also includes a Biodiversity Net Gain (BNG) strategy, which sets out how a BNG greater than 10% will be achieved at the site.
Economic benefit, jobs and benefits to the community	The economic benefit of £510.3m associated with the proposed development includes build costs and 2 years construction GVA (totalling £28.7m), £17.8m total construction cost and £7.1m GVA economic output during construction, plus 30 years GVA (£15.1m per annum over 30 years, totalling £451.9m GVA) and business rates revenues (£990k per annum over 30 years, totalling £29.7m) during operation. The potential to provide 758 employment opportunities for local people, including training and apprenticeships, can be broken down into 118 jobs direct FTE (construction jobs per annum) and 148 jobs FTE (supply chain jobs per annum) during construction, and 276 direct FTE jobs and 216 net additional local jobs during operation. Further details can be viewed in the socio-economic report provided by CBRE, which will be submitted along with the outline planning application. The project team are grateful for respondents' suggestions on how the proposed development could provide direct benefits to the local community, which may be considered should the proposals be approved.
Lack of community support	There is an identified need for new employment land that can support current and future business needs, as confirmed in Eastleigh Borough Council's Local Plan. Development sites need to go somewhere, and it is the planning system's task to determine where in the borough certain sites would be best situated. Our planning applications are underpinned by professional surveys and assessments of reputable independent consultants, and we are proud to deliver high-quality plans that are robust and can stand up to rigorous scrutiny in the planning process. The project team appreciate that certain landscapes are deeply cherished by local residents, and that changes to the environment can be met with strong local feeling one way or the other. In consultation with communities, local authorities and professional bodies we look to improve our proposals over the course of the planning process and, where possible, make them more acceptable in the eyes of local people. We are keen to ensure our plans fit as well as possible into the local surroundings.

Site operations	At present there is not much information available yet regarding the potential occupants of the site or their site operations, such as their hours of operation. This is due to the fact that we are still at the early stages of the planning process. At present, the project team is preparing the submission of an outline planning application, which looks to secure very broad principles of the development. Should these principles be approved, the team will progress with the submission of a “reserved matters” application, in which the plans will be set out in further detail. Matters such as permitted hours of operation, waste management etc would be defined at this stage.
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- 4.2 The project team is in an ongoing process of responding to questions and comments made during the consultation process. Where possible responses are sent electronically in order to reduce the use of paper.
- 4.3 Wates will ensure that local residents and stakeholders who have asked to be kept updated about the project continue to be involved in the process and are kept informed of the planning application’s progress.
- 4.4 Future consultation activities may include further updates and direct engagement with interested parties through planning and potentially beyond throughout the construction phase.

Conclusion

Wates Commercial & Logistics have undertaken a programme of public consultation for an employment scheme comprising of industrial/warehouse buildings on land adjacent to Windhover Roundabout in Bursledon. The consultation has resulted in 92 individual responses from members of the public, containing 463 comments and questions.

Feedback was clustered into 8 categories: traffic, environmental health, overdevelopment, landscape, economic benefit, lack of community support, site operations and other matters.

The key feedback category is traffic (153 mentions), with current and future congestion of the Windhover Roundabout and local roads leading into it being its main concern: it was mentioned 89 times out of 92 responses (97% of respondents). There were 3 other main categories: environmental health, overdevelopment and landscape (loss of open greenspace). Together those 4 categories represent 84% of the total of 463 questions and comments, which provides a clear indication of what the key issues are for those who have responded to the consultation: traffic, in particular congestion; environmental health, focusing on noise, light pollution and air quality; overdevelopment, changing the residential character of the area; and landscape, especially the loss of open greenspace.

The project team have considered all comments and questions received, and the consideration given to the key topics has been provided in this report. The team is in an ongoing process of responding to questions and comments made during the consultation process and will continue to do so going forward.

Appendices

Appendix 1

Project website content

Project website content

Freephone: 0808 1698 082

Wates

Commercial & Logistics

info@watesbursledon.co.uk

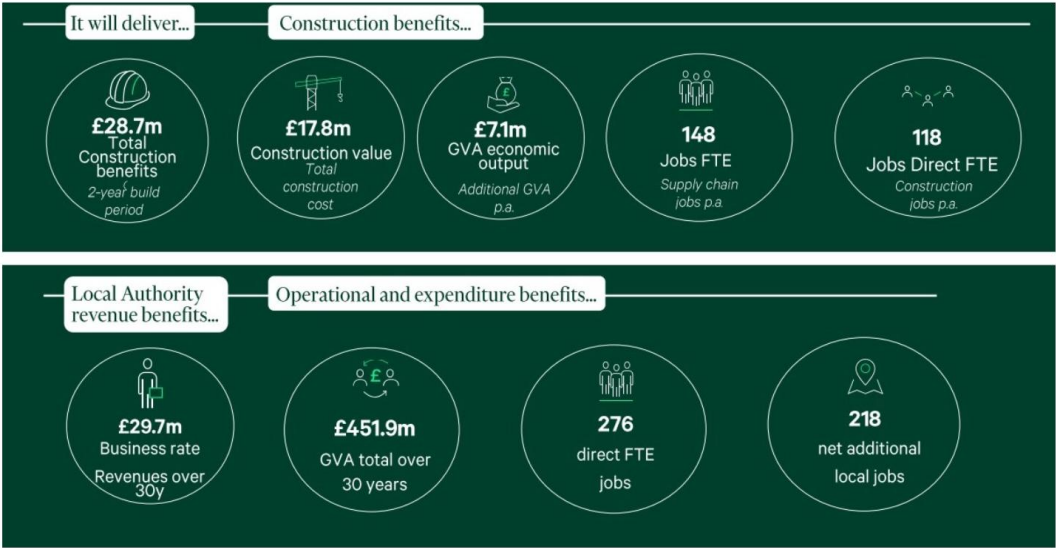
Home

Proposals & Key Benefits

Your Views

Land adjacent to Windhover Roundabout, Bursledon

Wates are preparing plans for an employment scheme comprising of Industrial / warehouse buildings on land adjacent to Windhover Roundabout in Bursledon. An outline planning application is to be submitted to Eastleigh Borough Council in early Summer.



The site is circa 4.57 hectares (11.3 acres) in size and currently consists of a number of fields and buildings. It can accommodate a development of around 18,580 m² of predominately industrial / warehouse floorspace. This website is designed to provide an overview of the proposals and to provide ways to get in touch.

About Wates



Wates is a family-owned business established in 1897 and now in the fourth generation. It is one of the leading construction, development, and property companies in the country and we are committed to working with communities in bringing forward sustainable developments.

At Wates, we are committed to reducing our industry's environmental impact and our five-year strategy sets out this commitment and how we can be better custodians of the environment and protect our Earth's precious resources and habitats for future generations.

If you'd like to find out more about Wates, please click [here](#)

Contact Us

✉ **Freepost THE Y-FACTORY**

@ **info@watesbursledon.co.uk**

📞 **Freephone number: 0808 1698 082**



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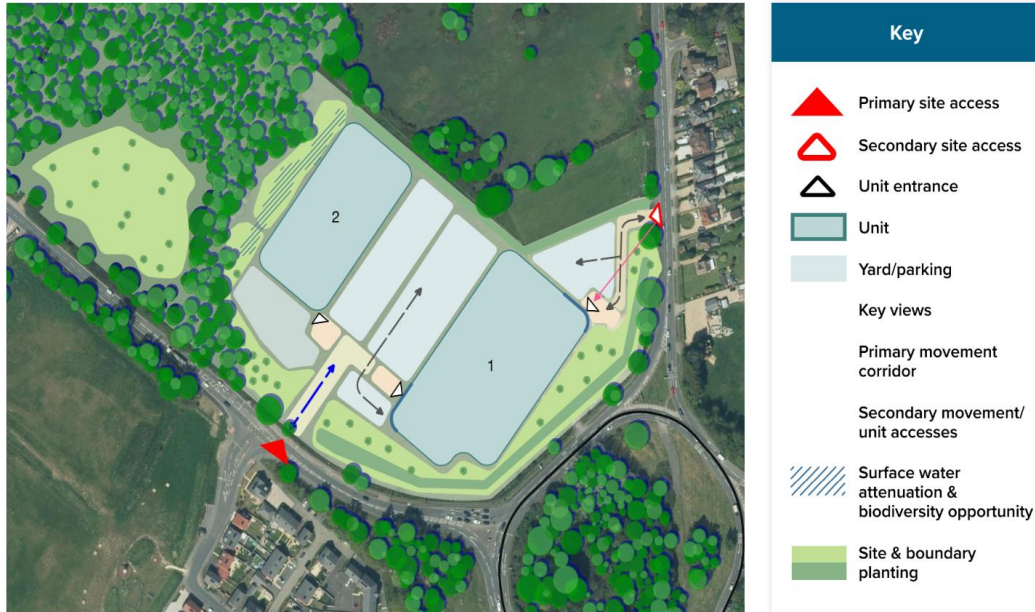
Imagery used for illustrative purposes only

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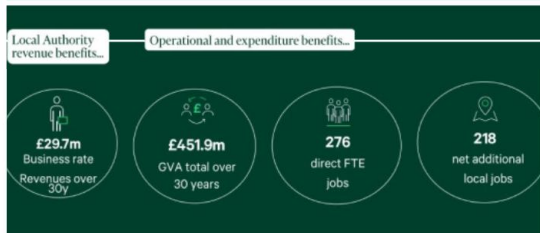
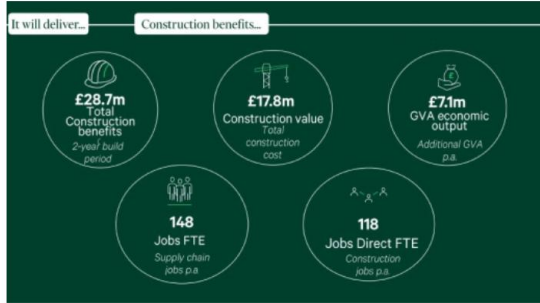
Our Proposals

The proposals are for two industrial / warehouse buildings, access points and roads, car parking, landscaping and space for large vehicle loading and turning. The main commercial access for both proposed buildings would be via the A3024, Bursledon Road, to the west of the site, with the access for employee car parking to unit 1 being taken from the A27, West End Road, on the eastern side of the site.



View of how the proposed development may look

Key Benefits



Economic

- As set out in Eastleigh Borough Council's Local Plan, there is a need for new employment land that can support current and future business needs
- The proposals have the potential to:
 - Provide 758 employment opportunities for local people, during construction and operation, including training and apprenticeships
 - Create a total of £510m in economic value, boosting growth and inward investment in the borough of Eastleigh

Location

- The site is near to the cities and ports of Southampton and Portsmouth, providing a pool of potential occupiers and users of industrial space and warehouses
- Situated adjacent to the M27, the site has excellent transport links to London, along the South Coast and to the wider motorway network
- The site is directly visible from the Windhover Roundabout which meets the requirements of occupiers needing prominent positioning
- The opportunity for 2 access points creates easier access and vehicle flow, reducing pressure on the roundabout and local traffic
- The site is located within the Solent Freeport

Deliverability

- The site is available, suitable and capable of being delivered now
- Wates have the capacity, capital resources and expertise to secure planning and partner the delivery of the project promptly and efficiently
- There is an objectively identified need for warehouse space in the region and this project can be delivered in 2 years from detailed planning permission being granted

Sustainability

- Wates propose to deliver a sustainable, energy efficient development with excellent EPC and BREEAM ratings
- The site is accessible from Southampton and Portsmouth using bus services
- The site is easily accessible by bicycle using the existing cycle path, encouraging sustainable travel by employees
- Fast charging infrastructure for electric vehicles will be provided
- Ponds and other sustainable drainage features will be provided, increasing biodiversity net gain on the site by in excess of 10%
- Landscaping and substantial tree planting is proposed, increasing biodiversity net gain on the site by in excess of 10%
- The site is easily accessible by bicycle using the existing cycle paths



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Imagery used for illustrative purposes only

Your Views

The project team would be grateful for your feedback on our draft proposals for land adjacent to Windhover Roundabout. Please ask us any questions using the form below. You can also reach us on

- Freepost address THE Y-FACTORY
- Our email address info@watesbursledon.co.uk
- Freephone [0808 1698 082](tel:08081698082)

If you would like to provide comments and feedback on the draft plans, please submit these **by Wednesday 9th July 2025**.

Name*

Please enter your name

Address*

Please enter your address

Phone

Please enter phone number

Email*

Please enter email

Do you support the opportunity to provide additional employment in this location?

Comments and Questions

SUBMIT

Data Protection

Data is collected and held securely by The Y-Factory Ltd on behalf of Wates in accordance with GDPR standards. Anonymised comments obtained during the pre-application consultation process will be provided to the Local Planning Authority as part of the documentation that will be submitted alongside the outline planning application.

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Appendix 2

Public consultation leaflet

Public consultation leaflet

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Land adjacent to Windhover Roundabout, Bursledon

June 2025

Wates are preparing plans for an employment scheme comprising of industrial / warehouse buildings on land adjacent to Windhover Roundabout in Bursledon. Planning permission is sought for approximately 200,000 square foot of employment space, which will have the potential to:



Provide circa **4.57 ha** employment land to meet strong market demand for industrial & logistics floorspace



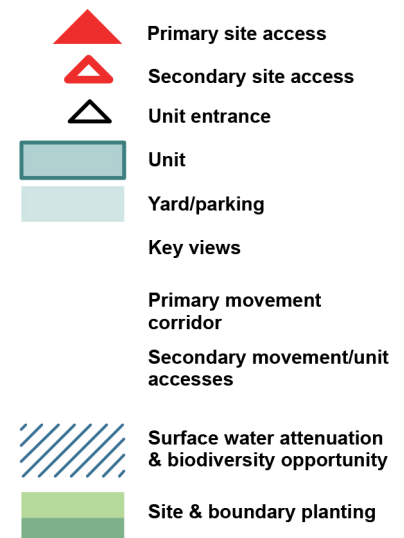
Boost growth and inward investment in the borough of Eastleigh by a total of **c £510.3m** of economic value, helping to deliver economic growth



Attract nationally and internationally leading businesses into the area by enabling the delivery of a **17,846 sqm (192,090 sqf) A-Grade** industrial units



Provide **758 employment opportunities** for local people, during construction and operation, including training and apprenticeships



The plans as they stand today

KEY FEATURES OF THE DEVELOPMENT

- The site is circa 4.57 hectares (11.3 acres) in size and provides the potential for a substantial employment area which can support local trade, businesses and jobs
- The site is in the Solent Freeport area and near to the cities and ports of Southampton and Portsmouth, providing a pool of occupiers
- Situated adjacent to the M27, the site has excellent transport links to London, along the South Coast and to the wider motorway network
- The main commercial access for both proposed buildings would be via the A3024, Bursledon Road, to the west of the site, with the access for employee car parking to unit 1 being taken from the A27, West End Road, on the eastern side of the site
- Wates propose to deliver a sustainable, energy efficient development with excellent EPC and BREEAM ratings
- Biodiversity Net Gain provision of over 10% on-site in accordance with policy, by substantial tree planting and providing ponds for sustainable drainage



Wates

ABOUT WATES

Wates is a family-owned business established in 1897 and now in the fourth generation. It is one of the leading construction, development, and property companies in the country and we are committed to working with communities in bringing forward sustainable developments.

At Wates, we are committed to providing new homes and employment sites where people want to live and work. Our five-year strategy sets out this commitment and how we can be better custodians of the environment and protect our Earth's precious resources and habitats for future generations.

If you'd like to find out more about Wates, please visit:

<https://www.wates.co.uk/about-wates/>

HAVE YOUR SAY

We are preparing an outline planning application for submission to Eastleigh Borough Council, and would like to hear your views as we develop the proposals further.

If you would like to find out more or provide feedback you can get in touch on the details below:

Email: info@watesbursledon.co.uk

Website: www.watesbursledon.co.uk

Freephone number: 0808 1698 082

Freepost: Freepost THE Y-FACTORY
(no further address details or stamps required).

Please submit any feedback by
Wednesday 9th July 2025

Appendix 3

Media statement

Media Statement

Land adjacent to Windhover Roundabout, Bursledon

A spokesperson for Wates Commercial & Logistics said:

“Wates Commercial & Logistics has been promoting land at the Windhover Roundabout, Bursledon for a number of years and we are in the process of considering the best design and approach for the site, which could help meet local employment needs.

“While we have only recently begun consulting on proposals, we are committed to engaging in a thorough and meaningful way with both the local community and council so we can listen closely and respond to any feedback or concerns. Once this initial phase of consultation has been carried out, we will liaise fully with Eastleigh Borough Council’s planning department.”

Appendix 4

Email to Councillors

From:

Sent: 25 June 2025 15:36

To:

Subject: Land adjacent to Windhover Roundabout

Dear Cllr ,

I hope you are well. I am writing to you on behalf of Wates regarding plans to provide 200,000 sq. ft of logistics space with ancillary offices on the Land adjacent to Windhover Roundabout, Bursledon. As our local borough councillors, we wanted to invite you to meet with us to discuss the proposals in detail and let you know that a public consultation on the plans has been launched.

The proposals represent a significant investment in the local area, with the potential to help sustainably address the shortfall in employment floorspace in the borough and provide a significant number of new jobs locally:

- 276 full-time jobs, once operational
- 216 additional jobs to be created in the supply chain, once operational
- 118 direct construction jobs
- 148 supply chain jobs, through the construction stage
- Apprenticeships and training opportunities through the construction stage

The site is part previously developed land and sits in a highly accessible location for employment as well as offering direct accessibility for freight vehicles to major road networks, namely the M27 at Junction 8 - 500m east.

Wates has made extensive representations to the local plan review process at both the Regulation 18 Call for Sites (September 2023) and the Regulation 18 Issue and Options (January 2025) consultation stages. Furthermore, we have also been engaging with Hampshire County Council, as the local highway authority, and National Highways. A full transport assessment will be submitted with a planning application in due course.

The employment scheme being proposed will be built to achieve BREEAM Excellent, with a high EPC rating, and Solar PV will also be provided on the roof space.

The layout ensures a generous set back from residential properties and the settlement gap to Southampton will be enhanced through substantial planting, with the landscaping to achieve over 10% Biodiversity Net Gain.

We would welcome a meeting with yourselves to discuss the plans in further detail. Please let me know when is convenient to meet. I have also attached the consultation

leaflet which has been sent to local residents, and the consultation website is available via <https://www.watesbursledon.co.uk/>

Kindest regards,

On behalf of Wates

Appendix 5

Public consultation responses

Comments and Questions

This green belt has been here since we were children and before that!!!! There is ample employment opportunities in this area already, in retail, shipping, boat builders, schools, cricket ground and ample of warehouses off of the roundabout at kanes hill which have had distribution warehouses there!!!!, Hedge End, Park Gate, Segensworth. The amount of devastation on the wildlife would be horrendous, they are already being harmed with the smart motorway. The air pollution from the added cars and lorries whilst building this structure and when in operation would be harmful to peoples health. The amount of traffic let alone noise would be horrendous. The roads around here are already jammed packed with traffic and you would be adding to this WHICH IS NOT ACTUALLY 'protecting our Earth's precious resources and habitats for future generations' as you have printed on your A4 flyer!!!!!!!!!!!! your helping to destroy it!!!! Have you ever given a thought to the people living in this area at the impact of this on their lives will be, shall we all plan another 2 hours on our journeys to get from A to B and out of our drives due to you wanting to make a profit from this land. A pool of occupiers !! you state! WHO IN THERE RIGHT MIND WILL WANT TO SIT IN GRID LOCKED TRAFFIC CONGESTION TO AND FROM WORK (laughable) especially when there's a daily accident on the M27.

Comments and Questions

It is completely unacceptable to add traffic and pollution to already overwhelmed road and green space network, reducing greenspace, and increasing traffic. People don't work around here, they LIVE around here.

Comments and Questions

It is not a question of employment opportunities, it is a question of road congestion. Each road surrounding this site is at full capacity daily as everyone locally knows very well. It is misleading to suggest to potential occupiers of the proposed development that they will have easy access to the road network as the slip roads and roundabouts are gridlocked already. Unfortunately the road infrastructure in this area is severely overloaded and this proposal is unworkable as well as counterproductive for investors and commercial occupiers. Any party interested in this matter should simply drive from the M27 into Bursledon at 08.00 or 16.00 on any weekday to understand the practical reality of this site as a logistical location.

Comments and Questions

This is the wrong location for such a development. Firstly this would encroach on the green buffer between Southampton and Eastleigh. Traffic on this stretch of road is already appalling, the government and council have already abandoned plans to improve the roundabout and road network, these are already at capacity. Finally this area is directly opposite a new residential estate and not suitable for industrial units of any type.

Comments and Questions

This is a huge development in a residential area which is already horrendously congested. Please be aware that if planning is sought for this, it will face heavy resistance and hundreds of objections. The local MP is against the development and has expressed that he will go all the way in supporting residents in ensuring the development does not go ahead. This location is wholly unsuitable for your project. My suggestion, as a real estate solicitor with experience in the industrial sector, is to quit whilst you're ahead and find somewhere more appropriate.

Comments and Questions

Whilst I can of course get on board with employment opportunities that could be offered for this area, I have to object to your plans. This is because the infrastructure and road network is not fit for purpose even now, let alone adding this huge building with hundreds of employees which will create a great deal more traffic. The Windhover Roundabout is just not equipped to be able to deal with this development and it is for that reason I must say I object. I think that this would be a huge mistake and the area will be overwhelmed by the added volume of traffic and people.

Comments and Questions

The roads are busy as it is. It will only cause more traffic while half of the roads in Southampton are either closed for works which never end. There is also plan for Quarry in Hamble so the roads are going to be jam packed. I do not support this development

Comments and Questions

I am writing to object to the proposed development near Windhover Roundabout. As a local resident, I am deeply concerned about the serious impact this would have on our community. The area around Windhover is already struggling with high traffic volumes and frequent congestion. Adding another development—whether commercial or residential—will only intensify the problem. The roundabout and surrounding roads are not equipped to handle additional pressure, and any increase in traffic will further compromise safety and accessibility for drivers, cyclists, and pedestrians. Beyond traffic, this area lacks the infrastructure to support more housing or business units. Schools, GP surgeries, and public services are stretched thin as it is. This development risks making the situation unsustainable. I strongly urge you to reconsider this proposal and conduct a thorough assessment of its impact on both traffic and community wellbeing.

Comments and Questions

I am deeply concerned about the level of traffic this will bring to the already busy roundabout and surrounding areas

Comments and Questions

1. Please try out those cycle "lanes" for yourself – I'm a keen cyclist but you'll not catch me cycling on the roads past either of your proposed entrances due to safety. The volume of traffic is too high and the roads are too narrow. Let me know what you think when you've cycled round the area between 7am and 9am, at lunchtime and from 3pm to 6pm. 2. You might also like to sit stationary in your car for long periods past this site, and then think about how you would have to sit in your car, unable to leave work, if you worked at the proposed location. 3. Please tell me which companies you have lined up to occupy these units. 4. How have you considered the wildlife which already occupies this site?

Comments and Questions

The windhover roundabout and Bursledon road traffic has increased significantly over the years, adding this development will only increase and cause more traffic delay. It should also be considered the affect it will have on the emergency services , fire service on Bursledon road and ambulance service on Botely road. Their response time would surely be increased due to the increase traffic that this development will cause. The development will have a negative environmental impact, increase emissions as well lost of land. The wildlife should be protected next to the propose site, at Netley common and the fields across from site. The noise pollution and emissions in the area will also be increased affecting quality of life and well being of local residents.

Comments and Questions

The proposed area is already heavily congested, with the majority of roads off the Windhover Roundabout at a standstill during most of the day, and with already poor air quality due to vehicle emissions – as noted on the National Highways website (<https://nationalhighways.co.uk/our-roads/south-east/m27-southampton-junction-8/>). As a local resident, using this roundabout at least daily, traffic constantly delays my journeys. Proposed improvements to the junction were cancelled in October 2024 so there are no plans to alleviate the already existing issues. The proposed addition of 758 employees means yet more cars using the over-burdened network, contributing to poor air quality. Furthermore, it is highly likely the Hamble Quarry will go ahead, so we are looking at 150+ HGVs using this junction for the quarry. With more and more houses being built on the Hamble Peninsula, we are losing sight of our green spaces. This doesn't just impact residents, but also local wildlife. I am vehemently opposed to the proposal.

Comments and Questions

Chaotic already in the area. Already struggle to get out of the estate. I do not support this project.

Comments and Questions

It will create way too much traffic. The area is already in chaos with this, I live in the new build estate and we already struggle to get out of the estate. I am against this project happening.

Comments and Questions

This area is already at standstill most times of the day, this will make the area unbearable for anyone having to live here and commute on the surrounding roads. Green space has massively decreased with all of the new houses, this will ruin the area. No proposal for new road infrastructure etc.

Comments and Questions

The traffic in this area is already over capacity. The queues both in and out of the junction are unacceptably long as it stands, not to mention with up to 500+ vehicles in addition to the current capacity. This causes more risk to accidents, hold ups for emergency vehicles and journey delays. In addition this is directly opposite a country park that has been built to enable wildlife and this will be unsightly and destroy many existing wildlife habitats in the current land.

Comments and Questions

The traffic around this area is already terrible, a 3 minute journey to work will often take me over 20 minutes just with the sheer weight of traffic. I live on the estate opposite and it can take me upwards of 10 minutes to get to Aldi on Bursledon road. Sometimes I can't even get out of the estate on a green light due to the traffic along that stretch of road

Comments and Questions

I would like to understand why the main entrance is proposed on the main road into Southampton that is already gridlocked at rush hour and will undoubtedly cause additional disruption and delays for traffic through this road. Why can the main entrance not be on the West End road where traffic is much lighter at all times

Comments and Questions

We have so much traffic as is across the area, this will only make it worse. This will also push more wildlife out of their homes, it would be an eyesore and construction noise and dirt blowing over for 2 years would be unbearable. We live in a very pretty and lovely area, we are not on an industrial estate and do not want to be. I do not see how this would even slightly be a good idea or a good use of the space. Please stop killing wildlife such as deers, foxes, rabbits and badgers by destroying their homes, leaving them nowhere safe to go. There are wildlife walks around the area and they will be too terrified by the noise. We do not need hundreds of random people around our estate who have no concern for us, or our area.

Comments and Questions

There is already too much traffic on the road above our estate as it is, this would make getting to and from home an absolute nightmare. Plus it would give people additional opportunities to park on the estate for work when those spaces are intended for visitors of residents here.

Comments and Questions

Of course I support any opportunity for development economically and for job opportunities. However I cannot support this development. The chosen site is simply wrong. The traffic flow at this location is already pitiful during the day and even worse at key times. To add in the movement of haulage and turning a residential T junction into a crossroads for haulage will do nothing but congest this area even further. Often is the case this junction gets blocked as it is. The knock on effect of being so close to Windhover Roundabout will only cause knock congestion back down Hamble Lane, Providence Hill, off the M27 on Bert Betts Way and Kaners Hill let alone in and out of the A3024. If there are proposals to conduct more out of hours movements of haulage I would object to this too under environmental grounds of noise and disturbance to residents. I've always considered that this land would end up as more housing as this is a growing residential area, not a site that would become an Amazon distribution centre or similar.

Comments and Questions

I am writing to express my strong opposition to the proposed development of an additional site near Windhover Roundabout. This area is already severely overcrowded, and the traffic situation is consistently problematic. Windhover Roundabout regularly experiences heavy congestion, especially during peak hours, and any further development will only worsen the issue. Local roads are already under significant strain, and emergency services, school transport, and residents face frequent delays. Adding a new development in this location would put further pressure on already limited infrastructure, reduce air quality due to increased vehicle emissions, and negatively impact the quality of life for local residents. I urge you to reconsider this proposal and explore alternative sites with better traffic flow and capacity for additional development.

Comments and Questions

We do not need anymore traffic in and around this area! I assume night work will be happening in the industrial units which means noise in the early hours. And it will most certainly affect the value of my property living across from an industrial estate! No thank you

Comments and Questions

I can't even begin to imagine how crazy the traffic will be with this plan goes ahead. The roads are manic as it is and to add extra pressure on the roads will result in more traffic jams and impact on the environment. Strongly disagree to the plans.

Comments and Questions

In general, most people will be against it. The local infrastructure is already so stretched that it takes forever to get home after work. The government has given up on improving Windhover Roundabout, and now it looks like they'll be approving a quarry in Hamble, which will only add to the problem. That said, I'd still prefer two warehouses over the 100 homes that other developers would likely try to squeeze into that space. With the right contributions to the local community, this project could potentially gain my support.

Comments and Questions

I fully support more jobs in Southampton, but the location you are selecting is awful. The traffic around this main road is awful at all times already with it being over populated with 2 new build estates close together and a big super market. This will cause further big issues with current road issues.

Comments and Questions

Traffic will be horrible there will also be a lot of noise pollution, ugly view, while it may bring jobs, most people have cars, since the area is well connected, they will travel to a greater distance for a better job while not sacrificing convenience

Comments and Questions

I have multiple concerns, the main issue being the traffic. As it stands the infrastructure is not in place to be able to the traffic that this would bring to the area. There is already issues with the road before this is built.

Comments and Questions

The location of the site is incredibly busy traffic wise. If there are any sort of incidents on the motorway it can take up to 20 minutes to get from the Kestrel Park Estate to the roundabout. Adding more traffic to the already busy roads/roundabout is not a good idea and will have a detrimental to the residents of the surrounding area. The building works will also cause chaos to anyone travelling in that area. Also, as the site has 2 exits it is likely people will use this as a through road to try and cut out any traffic there might be around the roundabout.

Comments and Questions

The road network around Windhover roundabout is already significantly overloaded and could not support the additional traffic produced by this development. It currently takes upwards of 15 minutes to get through Bert Betts Road each day without adding a number of HGVs and employee traffic that would add onto this. With the proposal to redevelop the roundabout, Bert Betts Road and Hamble Lane having been rejected by the government, this would add to the already hellish traffic situation around this area of Bursledon

Comments and Questions

This is a dreadful proposal which is not well thought through. Traffic is already bad at this location. Proposed access points for at least 758 more cars for employees is totally inadequate and will make existing problems worse. Traffic already backs up here along Bursledon Road, inside the estate opposite and back into the m27 during peak hours and will get much worse as the current infrastructure stands. There is just not capacity here for construction vehicles etc without majorly impacting upon the houses opposite. Proposed buildings are ugly and ruin the views which is why residents chose to live here. There are plenty of empty spaces in Southampton including industrial estates waiting to be developed so go there and leave our area alone. It is not wanted here.

Comments and Questions

Building warehouses on this site is an absolutely atrocious idea. This area gets so heavily built up with traffic already and it would wreak havoc to all those living in the local area. Residents will be disturbed constantly by additional traffic, not to mention that the proposed buildings will be a horrendous eye sore along with producing a huge amount of new noise, light and air pollution. This proposed development will remove such a huge green space in the area, which should be protected rather than destroyed and replaced by hugely polluting warehouses and associated traffic. This cannot be posed as 'an opportunity to provide additional employment' it is an opportunity to put further strain on current infrastructure and cause distress to local residents. I cannot express how opposed I am to this proposition and cannot believe it has even been given the time of day by Eastleigh Borough Council. This proposition should be denied immediately.

Comments and Questions

As a resident of the opposite estate where the estate access is via only one road (Bursledon Road), for the entire estate, this will significantly increase traffic and further restrict access to the estate during busy periods. During these times, traffic already builds up to the m27 from windhover roundabout and the existing road network already struggling. I object to the location of this proposal on the grounds of traffic flow and current road infrastructure not being about to manage this already. Building here will further impact residents of kestrel Park and Heron Walk being able to access the estate and homes as well as emergency vehicles to the estate and surrounding areas.

Comments and Questions

The traffic bottle necks here already you will cause traffic chaos outside our homes

Comments and Questions

To add to my previous objection. The site of the main road in to the industrial estate is a T junction that is already difficult to get out of in the mornings and evenings especially. This is due to people ignoring the hatchings and blocking the exit from the estate. Adding a crossroads, will make this worse as well as me having people leaving the industrial estate staring straight in to my house which is unacceptable and again will diminish the house price at a time when I am considering moving.

Comments and Questions

I live on the estate opposite where the intended site will be. It is hard enough with the traffic on that road to get out of the estate, let alone with more vehicles. We have a lovely country park opposite us which is peaceful with lots of wildlife. Adding industrial units so close to this area would ruin this and de-value my house. It is the wrong place, as this will come out on a single carriageway which is already overloaded with traffic.

Comments and Questions

This proposal is completely ill thought out, not only is a large warehouse a complete eyesore, there are other proposals including quarry's already under consideration. This area does not have the highway infrastructure to support this level of additional traffic. Windhover roundabout specifically already has major traffic issues, especially during rush hour. The roads would need to be significantly upgraded before this kind of development would be permissible. There is also a children's play park and country park area within 100m of this proposal, a significant increase in heavy movements would significantly increase air pollution to an area already impacted by heavy road movements.

Comments and Questions

Unfortunately this area does not have the highway infrastructure to support this level of additional traffic. Windhover roundabout specifically already has major traffic issues, especially during rush hour. The roads would need to be significantly upgraded before this kind of development would be permissible.

Comments and Questions

This area is already overpopulated and traffic is a nightmare for all, Adding 273 jobs means the potential for a huge amount of traffic to be added to the area which the roads are already struggling to cope with. Added to the potential quarry that has been accepted, the area will be unable to cope.

Comments and Questions

I already live on a busy junction where there is a constant problem with traffic from early in the morning to around 7 at night. Adding an extra road and 2 industrial units with the associated traffic and noise will make it unbearable. This is both during the building and post building phases. The industrial units directly opposite my location will also decrease my house value significantly along with disturbing sleep for both myself and my partner. Especially when he needs to sleep post night shifts. I am completely opposed to this proposal.

Comments and Questions

Wates have clearly been misled by planning consultants as this land is not available for development and is in absolute conflict with the adopted Local Plan, As a responsible family led business I am confident common sense will prevail and this proposal will be withdrawn before any planning application is submitted.

Comments and Questions

I live directly opposite this and the area is already noisy with road movements. This will be made worse by heavy goods vehicles. What would the hours of operation be?

Comments and Questions

How are you planning to sort out the traffic issue? At the moment in pick hours is horrendous and with over 700 additional employment will be more cars and the road is barely fitting existing once? From leaving roundabout to reach new estate sometimes is good 10min.

Comments and Questions

I am appalled by this over development of an already horrendously overdeveloped area of Southampton. Don't get me started on how this would exacerbate the already nightmarish traffic situation. I sincerely hope you can find somewhere better for this idea.

Comments and Questions

The main issue is adding huge amount of traffic to an already extremely overloaded road system. This will add to the gridlock, sound and air pollution that is already escalating. It is adjacent to residential areas so cannot operate overnight unless you are prepared to light and sound-proof homes. It is further eroding the tiny strip of strategic gap left between Southampton and towns/cities to the east as well as one of the few wildlife habitats left in the area. It's actually an appalling idea all round.

Good Day

I am writing with my feedback regarding the public consultation to build on the land adjacent to the Windhover Roundabout.

Firstly, my house is the proposed secondary exit. I would assume this would be for service vehicles such as bin Lorry's and cleaning trucks. I do not want accelerating lorry's pulling out () my house releasing their air brakes generating additional pollution. My bedroom is in the front of the house and it's bad enough with these cars that have popping and banging exhausts. Also there have been many accidents in this location between vehicles pulling out of the lay by and cars coming around the blind corner at 40mph. It is not a suitable location for an exit to an industrial site. I certainly do not want traffic lights out my house shining in the windows either.

Secondly. I bought this house for the fantastic views of Southampton water and the New Forest. I have lived here 12 years and enjoyed these views from my upstairs windows. I do not want to be looking at an industrial site.

Thirdly. The Windhover Roundabout does not need any more traffic adding to it. The upgrade to the roundabout has been cancelled. This roundabout is well over its capacity. The land adjacent to the roundabout should be open space. I understand Costa Coffee we're stopped from building a site on this land. There are plenty of other sites and disused land to build an industrial site on rather than at this location. There used to be one queue of traffic at the evening rush hour when we first moved here. Now there is a queue of traffic during morning rush hour, lunch time, at school finish times, and the evening rush hour.

To summarise, I oppose the proposed plans and I'm sure the 11 houses on West End Road that face the proposed site will share my concerns.

1. Noise and air pollution,
2. Loss of views from houses, and having to look at industrial buildings,
3. Another increase in traffic for the Windhover roundabout,
4. Dangerous secondary exit onto a fast-moving road.

Listen to those who matter. Don't just put another money-making eye sore up in our area. Those fields deserve better. We deserve better!

Yours Faithfully

Hi

This morning my neighbour received the information on your proposed industrial estate next to our homes. I did not. I just want to check that you are actually including all of us affected in the notifications?

Thanks

Dear Wates Team

The attached was posted through our door today. I am concerned about these proposals for the following reasons.

My husband contacted our MP regarding Costa Coffee scoping this area a couple of years ago and was advised nothing was to be built here. We have always been given the impression the area is to remain as current/similar use and not to be built on.

Warehouses will degrade the local area which has had numerous additional buildings over recent years.

Further increase in traffic which has already increased due to building of houses in the area. Plans to improve the roundabout were recently cancelled, crossing of roads is difficult. I have almost been run over when a car skidded off the roundabout bend. The bend up to the entrance opposite our houses is also blind and cars accelerate here often. Staff could find it dangerous exiting this car park as proposed on the A27. This is currently a 40mph and I believe should be 30 from the roundabout to St John's turning.

Rubbish in the area is already not kept on top of. Plans seem to show a possible service exit coming out in front of our residential properties. Potential smells from this waste area concerns me.

Air pollution is a top concern and has a significant impact on the NHS. We already have increased traffic including queues along the road and issues with unauthorised bonfires in the area. I am aware of at least one resident with a respiratory condition that has been aggravated by this already.

Not knowing what the warehouses may be used for/contain.

Ongoing battle in local area regarding quarry which could add to local traffic further.

Potential for anti-social behaviour with concealed spaces behind buildings.

These are my initial personal concerns and views. My home can be seen on this picture so it has a direct and emotive impact to me and my family.

Thank you for your time to read my concerns.

Hoping this will remain a green space. The area could benefit from enhancing the new local park. Adding/maintaining community space, walk ways and cycle routes so bikes can avoid the roundabout as I have also often nearly been run down by bikes when I walk on the perimeter pavement to the park. Perhaps a fully enclosed dog park/paw paddock.

I have copied this to our MP and Council to share my concerns wider. Thank you

FAO Wates

I am writing to provide formal feedback on your proposed plans for building an industrial estate on land adjacent to Windhover roundabout in Bursledon.

The idea is so ludicrous that I am loathe to waste my precious energy on it but I feel so strongly that I'm prioritising it. In no particular order, my objections are:

- The fields are currently part of the only slivers of strategic gap left between Southampton, Fareham and Portsmouth and we have been informed on multiple occasions that it will never be built on.
- You will be destroying one of the last remaining wildlife habitats in the vicinity.
- The Windhover roundabout and surrounding roads are already completely overcapacity and inadequate for current traffic levels. Adding multiple lorries and cars will cause further gridlock as well as exacerbate rapidly worsening air and noise pollution in this area.
- Several years of building work before it 'goes live' will be intolerable for the worsening air and noise pollution with dust, smoke (if allowed to burn on site as many already do illegally) and works noise.

- The industrial estate would sit between, and in close proximity to, the existing residential areas destroying quality of life and causing or exacerbating health conditions with increased noise, light and air pollution.
- The proposed use of the A27 as an exit route is nonsensical given the blind bend and speed of vehicles off the roundabout which already causes several accidents and many many more near misses for the people using the lay-by and exiting from the fields in their current use. The traffic lights shining into my home (directly opposite) are a nuisance now when it is only 2-3 times a day, 100s would be unbearable.
- Increased likelihood of antisocial behaviour - car and bike meets being likely top of the list given the existing issues in the area.
- You mention increasing jobs but it is extremely unlikely that they will be for local people and so the numbers of people arriving and departing by car will be huge both cars and utility vehicles.
- Plus, depending what type of industry there may well be visitors and smells from industry and waste.
- You mention 'existing cycle lanes' but there are none and it is extremely unrealistic to expect more than a handful of employees cycling to work. However, if they do, they will be further endangering pedestrians by riding on the pavement to avoid the dangerous road traffic!

On a personal note, I am severely unwell and have been housebound for 3 years. Your proposed development will undoubtedly exacerbate my conditions by destroying my sleep, my peace, my lungs and my state of mind. I bought my house 18 years ago for the views which will be worse than 'lost' and its value will undoubtedly be negatively affected. I still hold onto some very small hope that individuals still have some rights in this world, please don't prove me wrong.

Yours sincerely

Good morning

I have just received your circular regarding the proposed development and I'm quite frankly horrified!

I live in the estate opposite and this proposal would ruin the area.

The traffic is already bad along this road and your proposed entrance at the top of Le Marechal would make it even worse and increase traffic jams and traffic pollution all the way back to the m27. This is already bad in peak times due to the traffic lights along Bursledon road.

Additionally the buildings would be an eyesore and ruin the views we have.

I have no doubt property prices would be affected by this awful intrusion on our green space.

I would like to object so please forward my objections.

Best wishes

Hi,

As a concerned homeowner across the road I'd like to find out what the appeal process is against this development?

I'm sure I won't be alone.

Thanks

Dear Sir/ Madam

As a resident of Hamble who commutes to Portsmouth for work 3 times a week and has a variety of reasons for using the Windhover roundabout for travel to other parts of the area, this is an inappropriate location for such a development.

I formally object the proposal.

I don't doubt that it would bring some of the benefits outlined in the public consultation papers however travelling the Hamble peninsular is already incredibly challenging. Congestion and pollution is recognised by the borough Council as being very high.

Residents have already been let down by the authorities. Work was proposed to improve the road network around Windhover roundabout but the current government cancelled that project earlier this year. When the housing development was built opposite the Tesco site, residents were assured funds were being set aside to improve that stretch of road. This never happened.

Housing applications at Satchel Lane have been declined due to traffic and travel concerns.

Wates must be aware of the application for quarrying of Hamble Airfield which is pending an appeal inquiry decision. Opponents to this cite concerns around addition traffic (particularly from HGVs), worse congestion and even poorer air quality.

Looking at the outline plans this development would contribute to making worse the situation around the area.

Regards

Hi

I got the e mail from press release regards the new estate that is in planning for Bursledon.

We specialize in commercial solar jobs, and I am not sure if you are planning on adding that to the build or if you already have a contractor in mind? Would whoever oversee the project be open to discussions on how and what solar would generate and save the units. <https://saveenergyuk.co.uk/commercial-case-studies/>

I would love to have a chat to see how we can help you.

Kind regards

Hi

I want to oppose your proposal for housing to be placed in the free site by the roundabout this is ridiculous and erases the minimal Green spaces we have left. The roads are currently at capacity and more house would make the traffic considerably worse as well as the increase in pollution and the disruption the building would cause. I hope this is not put forward as it is damaging for the local area

Best wishes

Good afternoon

I am a very concerned resident of Hamble who will oppose this plan and I know from talking to local people who agree with me that the road network can not sustain any further development in this area.

The traffic jams are horrendous on a daily basis and this plan would exasperate this further .

Please be assured of riggerous opposition if you proceed with this plan . I know out local MP will is on our side in this matter .

Yours sincerely

Dear Sir's,

I write to object to the building of this development, I drive passed here every day & industrial units would be a blot on the landscape & the increased traffic would be totally unacceptable, this land is frequented by horses & wildlife which would lose their homes, I don't know if this is green or brown belt land but whichever it is it is not suitable for your development.

Regards

To whom it may concern,

Please note the site adjacent to Windhover roundabout, Bursledon is not suitable for your proposed development.

If you submit a planning application I will object on multiple grounds.

*** The below email was sent by 18 different individuals and have been counted as such, but will be presented once in this appendix ***

Dear Sir/Madam,

I am writing to you today as a concerned resident to express my strong objection to the proposed industrial/warehouse development on Bursledon Road, as detailed on your website: <https://www.watesbursledon.co.uk/proposals-key-benefits/>.

This project is entirely inappropriate for our area and my objections are raised with the full backing of our local MP who has a clear and consistent record of opposing unsustainable developments that lack local support and place undue strain on our infrastructure. He does not support this type of development in our community.

My primary concerns are as follows:

- Severe Traffic Congestion: Your proposal for an industrial/warehouse park will generate a significant volume of Heavy Goods Vehicle (HGV) traffic on already congested local roads, including Bursledon Road (A3024), Hamble Lane, and the A27. This will create gridlock, increase journey times for residents, and pose a serious safety risk.

- **Unacceptable Noise & Light Pollution:** A major warehouse facility, likely operating 24/7, will create constant noise from HGVs, loading operations, and reversing alarms. The extensive lighting required will cause significant light pollution, ruining the peace and character of our residential community.
- **Erosion of Local Character:** An industrial park of this scale is completely out of character with our residential neighbourhood. It will permanently damage the local environment and transform our area for the worse. Our community does not want to become a logistics hub.
- **Lack of Local Support & Genuine Need:** This development is not supported by the local community. We are united in our opposition. The "key benefits" you list, such as "economic growth," are vague and do not outweigh the tangible, negative impacts this industrial site will have on thousands of residents' daily lives.

We stand with our MP in demanding that developments are locally supported and environmentally sustainable. This proposal fails on both counts.

I urge you to withdraw this unwelcome and damaging application immediately and recognise that it does not have the consent of the Bursledon community.

Yours faithfully,

Regarding the proposal....

You surely can't be serious? The traffic around this roundabouts is already at unacceptable levels, often at gridlock, and this proposal will severely impact things more. This is a huge no and its proposal is already angering local residents. We will strongly be campaigning for this development to not get approval from Eastleigh BC.

I understand that this sort of proposal will always likely have objections from locals wherever you choose to try and build it, but come on, this area is absolutely ridiculous- it simply can't cope with any more traffic. This area is full and totally unsuitable.

Regards

This is absolute madness, the infrastructure cannot take anymore traffic, the roundabout is at full capacity most of the time.the council/highway are not [going.to](#) improve the roundabout for lack of funds. Please leave what bit of green space is left in this area regards.

I received your A4 information sheet regarding the proposed scheme at the above location.

You may not be aware of the current load on the local road network. The A27, A3024, junction 8 of the M27, the slip-road, Hamble Lane and Windhover Roundabout itself are already completely inadequate for the existing volume of traffic. Pedestrian wise, it is already a case of risking your own life trying to cross and cycling-wise it is a death trap.

Industrial and logistics floor space with a potential for 758 employment opportunities means routine HGV traffic and increased traffic generally. That is unsustainable on the current infrastructure.

In terms of potential HGV traffic and delivery vehicles, the scheme proposes 2 x units with a total of 192,846sq ft with large yards. This is extremely likely to mean that the use will be along the lines of warehouse and distribution with the distinct possibility of it being used for a logistics company handling for example, parcel delivery which is, as you have stated in your article "to meet strong market demand

for industrial & logistics floor space” and is currently the strongest demand in terms of industrial property (<https://r1.dotdigital-pages.com/p/14MT-1JRN/industrial-logistics-market-report-2025>). Also likely to be a 24/7 operation.

The site is the last area of green along the A3024, the development of which would visually merge Bursledon (Eastleigh Borough) into Southampton City. Planning-wise I understand that this parcel of land is in fact designated as strategic gap and this development would destroy that gap completely. It would also visually and aesthetically completely destroy the existing character of the area.

I also note that the main entrance for this huge development is directly opposite a new residential area on an existing new traffic light junction installed for that estate. Again, unsustainable, unacceptable and will further exacerbate the already huge traffic queues causing even more standstill traffic on windhover roundabout, A27, Hamble Lane and the motorway junction.

There is a secondary access provided from West End Road which leads to a parking area and an entrance into Unit 1. It would appear this is likely to be the employee entry and parking so again, a huge increase in traffic along a road that is also beyond capacity with long queues further disrupting existing residents, additional pollution from queuing traffic and compromising their long established location with views across Southampton. In addition to that, a development such as this will cause significant light and noise pollution.

11.3 acres of land currently having its natural grassland, some trees, existing biodiversity and water drainage to be destroyed but a “biodiversity net gain provision of 10%” to be artificially added as if it’s a win. It isn’t.

I’m already aware of the growing local outrage about this; I’m not surprised, it is a badly conceived and unsustainable proposal in a completely unsuitable location.

I will be strongly objecting to this proposal if it reaches planning and I will not be on my own to do so.

There is no need for any warehouse units in this area. If you researched you would find that there are a surplus of units locally unused. I would suggest that you save yourselves time and money and find somewhere else that is in need of warehousing. Alternatively create a local nature reserve on the land.

Dear Sir/Madam,

I am writing in response to the public consultation regarding Wates’ proposed employment development adjacent to Windhover Roundabout in Bursledon. I would like to formally register my objection and raise significant concerns about the cumulative impact of this project, particularly when considered alongside the proposed quarry development in Hamble, just a few miles away.

1. Cumulative health and environmental impacts

The dual burden of industrial-scale developments — the proposed quarry in Hamble and now this large warehouse/employment scheme — poses a real and immediate threat to public health. Increased air pollution, dust particles and noise from heavy vehicle traffic and industrial activity can severely impact respiratory health, particularly for vulnerable populations such as children and the elderly.

2. Traffic and infrastructure overload

This area already experiences substantial congestion, particularly around the M27, A3024, and West End Road. Adding hundreds of HGV and employee vehicle movements daily will further strain the road network, increase travel times and reduce road safety. The proposal even acknowledges access via multiple major roads — a clear signal of the traffic load to come.

- No concrete traffic mitigation plans are outlined.
- No public transport enhancements are proposed to reduce car reliance.
- The nearby Windhover Roundabout is already a congestion hotspot.

3. Lack of community benefit

While Wates claims the project will provide 758 jobs, there is little clarity on:

- The quality and permanence of these roles.
- Whether these jobs are suited to or even accessible by the local workforce.
- Whether these roles justify the loss of greenfield space, tranquillity and quality of life for local residents.

Furthermore, the “£510.3 million economic value” cited feels speculative without detailed, independent economic analysis.

4. Loss of natural habitat and biodiversity

This proposed development will replace green space with industrial units — contributing to the ongoing loss of biodiversity in Eastleigh borough. While the proposal mentions a “10% biodiversity net gain,” this often translates into token tree planting and retention ponds, which do not compensate for the loss of mature woodland or established ecosystems.

5. Alternative sites and need

There is no publicly available analysis that justifies this specific location over brownfield sites or previously developed land elsewhere in the borough or region. Given the site’s proximity to residential areas, schools, and local services, it is poorly suited for a logistics and warehousing hub.

Dear Cllrs - have copied you for information and also to urge Eastleigh Borough Council to:

- Conduct a full Health Impact Assessment (HIA), especially considering the proximity of the Hamble quarry.
- Publish a cumulative Environmental Impact Assessment (EIA) including air, noise and traffic pollution forecasts.
- Reassess the site suitability, considering proximity to residential zones and existing congestion.
- Seek genuine community input, not just procedural consultation.

Regards,

Good afternoon,

I wish to object to this proposal.

Hamble Lane cannot take anymore traffic and already experiences long queues and congestion daily. There will be increased noise and light pollution and also pollution from the vehicles. There will be no strategic gap between here and Southampton.

Kind Regards,

Dear Sir

I am writing to inform you that I am totally against the proposed plans on Windover roundabout. It will cause more pollution, traffic, noise pollution. Greed has taken over your thinking.

Sincerely

Dear Wates Team,

We received the literature regarding the proposal through our door, and I would like to express my concerns regarding this possible development. These are my initial personal concerns, as my home is visible in the literature and the proposal has a direct and emotional impact on me and my family.

When we moved into our house 6 years ago, we were led to believe that this land would remain in its current or similar use, without new construction, and the current owners of the land had done so for decades. The introduction of warehouses would negatively impact the character of the local area, which has already seen significant development in recent years, with an ongoing quarry dispute in the area which could further increase traffic congestion.

Traffic has already increased due to new housing developments, and the cancellation of planned improvements to the roundabout has only made matters worse. Crossing the road is increasingly hazardous. The entrance opposite our homes is on a blind bend where vehicles often speed. The proposed staff car park exit onto the A27 would further raise safety concerns.

Litter is already an issue in the area mainly due to passing motorists, and the plans appear to include a service exit my house. This development will increase litter and could cause potential odours from any waste storage.

I sincerely hope this area remains a green space. Enhancing the nearby park, maintaining community areas, and improving walkways and cycle routes would be far more beneficial. I have children under the age of 13, so a dedicated cycle path avoiding the roundabout would have the most impact for us.

If possible, I would like to kept informed of any decisions made, is this something you are able to do?

Thank you for taking the time to consider my concerns.

Dear Sir/Madam

I am strongly opposed to your proposal to build on the land close to the above roundabout. The roads around this area are already heavily congested and can take no more traffic. Such a development would make our access as local residents intolerably difficult.

I oppose the development and ask you to withdraw your proposal.

We are strongly opposed to your proposal to build on the land close to said roundabout. The roads around the roundabout are already heavily congested as it is and with a quarry proposed at Hamble our access to our road will be intolerably difficult.

We oppose this development and ask you to withdraw it.

Hi,

I am emailing regarding a proposal about an industrial estate being built at windhover roundabout.

This just cannot go ahead, the roads around this area from the M27 towards Hamble, Bitterne and towards the M27 from joining routes as well as the A27 are awful and it is not just rush hour, weekends and during the day too.

I am constantly queuing and it takes so long not to mention the fumes on our health of stationary and crawling traffic. This can not happen, it is reason why people are considering moving - but why should we. It can not be made worse than it is. If anything- I expect to see plans to reduce the traffic help the flow and reduce the fumes and carbon, not increase it. If you look on local FB sites, it is constant with traffic issues. Please think about what the residents want and respect our health.

I am happy for you to contact me for further information. Meanwhile please submit my feedback to who ever requires it.

To Whom It May Concern,

I vehemently oppose the proposed building of warehouses on the field adjacent to the Windhover Roundabout. My reasons are

1. Severe and unsustainable traffic impact.
2. Huge increase of HGV movements on all routes to the roundabout on already congested roads. Safety to road users.
3. Irreversible environmental damage.
4. No local benefit to residents or businesses.

I am a resident . I strongly oppose the proposed development and will be contacting my local MP with my concerns.

Kind Regards

Dear Sir, Madam

I am strongly opposed to your proposal to build on the land close to the above roundabout. The roads in the immediate area are already heavily congested due to the housing redevelopment and access to the motorway for Southampton residents. Additional traffic will bring the area to a standstill. In addition, access for local residents such as my family would become even more challenging and unbearable.

I oppose the development and ask you to withdraw your proposal.

Regards

Dear Sir/Madam

I'm strongly opposed to your proposal to build on the land close to the Windhover roundabout. The roads around this area are at full capacity and cannot take any more traffic. In the time I have lived near this proposed site the traffic has got worse and with this proposal this will worsen. Making access around the local area as a resident intolerably difficult.

I oppose the development and ask you withdraw your proposal

Good evening,

I have reviewed your proposal for the above development and wish to provide observations/objections.

The area is already subject to significant congestion. The roundabout itself, and roads leading on and off from it, are regularly clogged. The roundabout has already been highlighted as an accident blackspot requiring improvement. And you will also be aware that recently proposed multi million pound improvements have been cancelled by Secretary of State for Transport.

Whilst the roundabout and location itself is within Eastleigh Borough Council area it is immediately adjacent to the Southampton City Council area. Indeed, the primary site entrance within Bursledon Road will add further stress to the already backed up congestion that goes into the city, backs onto the roundabout and down to the M27 motorway. It will similarly do so from the city and Botley Road.

This significantly impacts residents within the immediate area adding further congestion to a road network already unable to cope and now not planned to be improved.

The development is in the wrong location within the wrong infrastructure. Any planning application will be vigorously opposed.

Kind regards.

Good evening

We are writing with our feedback regarding the public consultation to build on the land adjacent to the Windhover Roundabout.

Firstly, our house is the proposed secondary exit. We would assume this would be for service vehicles such as bin Lorry's and cleaning trucks. We do not want accelerating lorry's pulling out our house releasing their air brakes generating additional pollution. We have 2 bedrooms in the front of the house and it's bad enough with these cars that have popping and banging exhausts. Also there have been many accidents in this location between vehicles pulling out of the lay by and cars coming around the blind corner at 40mph. It is not a suitable location for an exit to an industrial site.

Secondly. We bought this house for the fantastic views of Southampton water and the New Forest. We have lived here over 30 years and brought up our family where we have enjoyed these views from our upstairs windows. We do not want to be looking at an industrial site.

Thirdly. The Windhover Roundabout does not need any more traffic adding to it. The upgrade to the roundabout has been cancelled. This roundabout is well over its capacity. The land adjacent to the roundabout should be open space. We understand Costa Coffee were stopped from building a site on this land. There are plenty of other sites and disused land to build an industrial site on rather than at this location. There used to be one queue of traffic at the evening rush hour when we first moved here. Now there is a queue of traffic during morning rush hour, lunch time, at school finish times, and the evening rush hour.

To summarise, we oppose the proposed plans, sharing the views of our neighbours in West End Road.

1. Noise and air pollution,
2. Loss of views from houses, and having to look ant industrial buildings,
3. Another increase in traffic for the Windhover roundabout,
4. Dangerous secondary exit onto a fast-moving road.

Listen to those who matter. Don't just put another money-making eye sore up in our area. Those fields deserve better. We deserve better!

To whom it may concern

I live close to the Windhover roundabout where a new development is being proposed, in the fields on the Bursledon Road very close to the roundabout.

I strongly oppose to such a development of any kind on that land. The sheer amount of traffic in that direct area is ridiculously congested at all times, day and night and a development will be ludicrous.

The Ambulance Station is also just down from there and I have seen the Ambulances struggling to get through many a time as both lanes are continuously blocked with stationary vehicles.

I live and as it is, you have to queue to get onto Bursledon Road at all times whether peak periods or off peak. The traffic lights only let up to 4 or 5 vehicles out at a time, so that area is already congested. With more development it will bring more vehicles and more congestion.

Are we not allowed to have any green open space left in our area?

Yours sincerely

I wish to express my objection to the proposed development by Wates of the green field site adjacent to the A3024 Bursledon Road and Windhover Roundabout, Southampton.

As a resident living in close proximity to this site () I am aghast at the proposal to build industrial units on these fields. The probable impact on the already heavy vehicle congestion radiating out from the large Windhover roundabout to cause queues along the A3024 Bursledon Rd as it approaches the roundabout (and which reach some distance down my own road, Botley Rd) will surely only worsen with this proposed industrial/business park development. This road location is already under severe strain and faces the additional prospect of carrying a steady stream of Lorrie's to the proposed nearby 'Hamble Quarry' should that receive the go ahead (as now seems likely).

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I also have serious doubts about the claim by Wates that this development will give rise to '758 employment opportunities'. There are already empty business park units adjacent to the M27, notably at the next junction down at Whiteley.