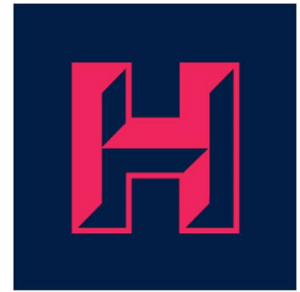


Property	Magnet, Site F3, Hamilton Business Park
Location	Hedge End
Post Code	SO30 2XW
Document	Design and Access Statement (DAS)
Date	24 August 2026
Author	Sarah Hufford



Introduction

This DAS has been prepared to support a planning application for the change of use of the above commercial unit from a mixed warehouse, trade counter and retail showroom to a flexible use.

Although not ordinarily a validation requirement for a change of use, a DAS is a required document on the planning portal. It should be read alongside the Planning Statement, the main document prepared in support of the application.

Site Location

The site is located within an existing Employment Area, as part of Hamilton Business Park and is in use by Magnet. For full details please see Chapter 2 of the planning statement

Planning Background

Planning was granted for an outline, flexible B1/B2/B8 consent in 2007, with reserved matters and amendments approved in 2011. It has been trading as Magnet since 2012. For full details please see Chapter 3 of the planning statement.

Proposal

Proposed flexible use of Unit C (known as Unit F3) for any one of the following uses: Class B8 storage and distribution with ancillary trade counter and showroom; Class E(g)(ii) research and development; Class E(g)(iii) industrial processes; or Class B2 general industrial use.

Design Statement

There are no proposed changes to the building or its surroundings. This is for a change of use only, for the existing 12,000 sq ft building.

Access Statement

There are no changes to the proposed vehicular or pedestrian access, parking or servicing within the site. Please see Chapter 6 of the planning statement.

Conclusion

The application is for a pure change of use only with no proposed changes to the design or access arrangements.