

DESIGN & ACCESS / PLANNING STATEMENT

CHANGE OF USE APPLICATION
UNIT 7, M3 TRADE PARK
LEIGH ROAD
EASTLEIGH
HAMPSHIRE, SO50 9PT

FOR: HENDY GROUP LIMITED



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1.0 INTRODUCTION

- 1.01 This Design & Access / Planning Statement has been prepared to accompany a full planning application to Eastleigh Borough Council in connection with the Change of Use Application at Unit 7, Leigh Road, Eastleigh, SO50 9PT.
- 1.02 The application aims to revert Unit 7 back to its original use classes. The application is submitted on behalf of the Hendy Group, who are the current occupiers of the property.

2.0 SITE LOCATION AND ASSESSMENT

Location:

- 2.01 The application site is located at Unit 7, M3 Trade Park, Leigh Road, Eastleigh, within an established commercial and employment area approximately 1.5km to the east of the Eastleigh town centre. The surrounding area is predominantly made up by a mixture of industrial, commercial and storage use, with the property forming part of the M3 Trade Park development which is situated to the rear of the Hendy car showroom and workshop on Leigh Road. It is access off of Manor Way via its junction with Leigh Road, close to junction 13 of the M3. The proposed change of use would therefore be consistent with the established character and function of the surrounding area.



Fig's 1 and 2: Aerial photographic image and satellite image of Eastleigh Business Park

3.0 PLANNING JUSTIFICATION

- 3.01 The proposed change of use application seeks to return the use of the premises to the employment use classes that the unit was originally granted. When the unit was constructed in 2005, it was intended to accommodate a range of different employment uses, including B1 (now E(g)(iii)) B2 and B8. The current application seeks to reinstate these employment uses, returning the establishment to its original purpose rather than introducing an entirely new or unrelated use.
- 3.02 The M3 Trade Park development, along with the self-storage unit immediately to the north and the Hendy Showroom development to the south, were constructed in 2005 following the grant of Planning approval Ref. F/05/54694 in 26/10/2026. Under this approval the M3 Trade Park development was granted use classes B1, B2 & B8 with a limited number of Trade Counter Uses.
- 3.03 In 2017 an application for the change of use of Unit 7 to B8 and Trade Counter uses only was submitted and approved by Eastleigh Borough Council Ref. F/17/80243 on 04/07/2017. In 2019 Unit 7 was vacated by the previous business and Hendy Group took occupation with the intention to use the property for general industrial (B2) uses, which had been surrendered as part of the 2017 application / approval process. The applicant therefore seeks a further change of use permission, to revert the uses of Unit 7 to those originally consented, ie E(g)(iii) (previously B1), B2 and B8.
- 3.04 The proposal would support the continued use of the site for employment purposes, in accordance with the objectives of the adopted Eastleigh Borough Local Plan, which seeks to safeguard existing employment sites and support a “diverse range of employment opportunities”. Policy DM15 supports employment uses within B2, B8 and the relevant E(g) classes and permits changes between these uses, subject to the general development and transport policies of the Local Plan.
- 3.05 No physical alterations to the building are proposed as part of this change of use application, and the existing access, parking and surrounding infrastructure would remain unaltered. The proposal would therefore make effective use of the existing premises whilst retaining the unit within an established employment location. The proposed change of use would not result in the loss of employment land and would allow the premises to continue contributing to the employment function of the surrounding retail area.
- 3.06 The application is therefore considered to be in accordance with the relevant planning policies and should be granted planning permission as it seeks to simply restore what once was without affecting any of the physical build-up of the site and doesn’t seek to introduce any new use classes to the site.