

DELEGATED OFFICER REPORT

Application Ref: F/26/102043

Site Address: FORMER ODM BUILDING, SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QT

Case Officer: Rebecca Altman

Description: Use of premises for vehicle repair and servicing, to include MOT testing station (Use Class B2 - general industrial)

Particular Site Constraints?	Yes ☒	No ☐
• Urban Edge • Airport safeguarding • Presence of bats in the area • Archaeological potential • Near to locally listed buildings Offices, gatehouse and canteen block (opposite side of railway) • National rail consultation area • Policy E6 Eastleigh Riverside		

Planning History?	Yes ☒	No ☐
• A/25/99268 - Retrospective application for installation of the 3.no. freestanding advertisement boards and 1.no pavement sign – consent 11 August 2025 • PN/20/88390 – demolition of red brick building – granted 1 September 2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation received, raising objection on the following grounds: - Insufficient parking on site; - The building is structurally unsafe; - Combustible waste left on site, query how would fire risk would be managed; - Concerns about safety risk from increased vehicles entering and leaving the site; - Advertising signs cause a distraction to drivers; - Concern about vehicle testing emissions. Officer note – There is no evidence to suggest that the building is structurally unsafe, or that there is any fire risk from waste on the site. Advertising signs were granted consent in 2025 and were considered acceptable from a highway safety perspective. Matters relating to parking and highway impacts are addressed in this report.		
Eastleigh Town Council:	No objection subject to consideration of highway safety on Southampton Road.		
Environmental Health:	No objection. Contaminated land – The proposal does not involve any alterations to the building footprint therefore no ground disturbance is anticipated. Noise – The site is located between Southampton Road and the railway line, in an area with relatively high background noise. The nearest residential properties are on the opposite side of		

	Southampton Road. No noise concerns subject to operating hours being restricted to normal weekday and Saturday daytime hours.
Highway Authority:	No objection. Access from Southampton Road is unchanged and the site appears to have been used historically for mechanical repairs without known incident. Parking is available on site and there is public parking in an adjacent pay and display car park. Additionally, the residential areas to the east are in a Controlled Parking Zone, therefore overspill parking would not be anticipated.
Network Rail:	No objection. Advice provided for the applicants attention.
Site Visit:	Yes ☒ No ☐
Details: 15 September 2026 – photographs on file.	

Policy:

National Planning Policy Framework

Relevant National Decision Making Policies (NDMPs) include:

S3 (presumption in favour of sustainable development); S4 (principle of development within settlements), DP3 (key principles for well designed places), E2 (meeting the need for business land and premises), P3 (living conditions and pollution), TR3 (locating development in sustainable locations), TR4 (street design, access and parking), and TR6 (assessing transport impacts).

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036. The most relevant policies are: S1 (Sustainable development), S2 (Approach to new development), S4 (Employment provision), DM1 (General criteria for new development), DM3 (Climate change), DM13 (General development criteria – transport), and DM14 (Parking).

Assessment:

Site and proposal

The application relates to a single-storey building located on the east side of Southampton Road, just south of the junction with Campbell Road. It is understood that the building was formally associated with the adjacent railway, but is currently used as a repair garage (General Mechanics). There is no planning history associated with this use but Google Streetview confirms that the building was previously occupied by Spice Island Motorcycles (for servicing, sales and MOT) for a number of years, ceasing around 2013. The building then appeared to have been vacant until it was occupied by General Mechanics in 2025. A single-storey building previously located on the southern side of the site was demolished following the grant of demolition consent in 2020.

This application seeks planning permission to authorise the use of the building for car servicing and repair along with MOT testing. This use would fall within Use Class B2 (General Industry) of the Town and Country Planning (Use Classes) Order.

Principle of the development

The site lies within the urban edge and has a history of use for vehicle repair (albeit not subject to planning permission). The site lies on a strip of land between Southampton Road and the railway, and there are other similar uses to the south including another car repair garage and a petrol station. The principle of retaining the use of the building for car servicing and repair with the addition of MOT testing is considered acceptable in principle in this location.

Access and parking

Policy DM13 of the Local Plan, and NDMP's TR3 and TR4 require new development to have safe and convenient access to the highway and provide sufficient levels of parking. The site has existing access from Southampton Road, which is not proposed to change and the Highway Authority has raised no objection to the access arrangement or any concerns about impacts on the highway network or highway safety.

Whilst a representation has been received raising concerns about insufficient parking, the site plan shows that there is space available for the parking of a number of vehicles on the hardstanding in front of the building, and this was also seen on site. The Highway Authority has also noted that there is a public car park nearby and there are no significant concerns about overspill parking due to the presence of parking restrictions on surrounding roads. The proposal is therefore considered acceptable in relation to access and parking.

Amenity impacts

NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers. The nearest residential properties are located to the west on the opposite side of Southampton Road. This is a busy main road therefore residents in this location would experience road traffic noise. Given that the building has been used for vehicle servicing and repair for a number of years and the addition of MOT testing is not likely to significantly increase vehicle movements to and from the site, it is not considered that the proposal would result in an adverse impact on the amenities of these neighbouring residents. The opening hours of the premises is noted in the application form as 9am-6pm Monday to Friday and 10am to 4pm on Saturdays, and these hours can be controlled by condition.

Visual impacts

DP3 and Policy DM1 of the Eastleigh Borough Local Plan require new development to be appropriate for their context, in respect of matters such as scale, layout and use of materials. There are no external changes proposed to the building, therefore no visual impacts associated with this proposal.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2030; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering

the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion: The proposal is appropriate for its location and accords with relevant local and national planning policy.

Recommendation:	PERMIT ☒	REFUSE ☐
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Location and Block Plan (1:1250 and 1:500)
Existing/Proposed Site and Garage Floor Plans (1:100 and 1:200, V 1st)

The development hereby permitted shall be operated only between the hours of 9am-6pm Monday to Friday and 10am to 4pm on Saturdays (not at all on Sundays and Bank Holidays).

Reason: To protect the amenities of nearby residential properties, in accordance with policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: The applicant is requested to engage with Network Rail's Asset Protection and Optimisation Team to confirm any requirements relating to the proximity to the railway: [Asset Protection and Optimisation - Network Rail](#). Please also refer to the Network Rail informatives which are available to view online on the application file.