

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



A prosperous place

Economy

5.95 Economic development includes:

- Industrial and commercial development in use classes B2, B8 and E(g)
- Retail and other town centre development in use class E
- Certain sui generis uses such as pubs and hot food takeaways
- Other forms of development that provide jobs, e.g. leisure, cultural activities, tourism and public services such as education and health.

While all employment opportunities contribute to prosperity, some forms of employment also contribute particularly to increasing GVA⁵¹, which is a main objective of the PFSH Economic Development Strategy.

Relevant issues and objectives

Issues (Chapter 2): P5-P13, G1, G2

Objectives (Chapter 3): iv, ix, xi, xii, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Eastleigh Town Centre Strategy Climate Change Strategy Draft Economy Strategy, 2018
PFSH	Economic Development Strategy 2010 South Hampshire Spatial Position Statement 2016
Solent Local Enterprise Partnership	Solent LEP Vision, July 2011 Transforming the Solent, February 2017
NPPF	Paragraphs 17-28, 160-161

5.96 The Borough has a reasonably prosperous economy. There is a need to maintain this prosperity and make provision for future growth. Strategic policies S2 and S4 (Chapter 4) set out the Council's strategy for new employment

51 GVA is Gross Value Added, a measure of economic growth

development by means of allocating new sites, encouraging the regeneration of existing sites at Eastleigh River Side and in Eastleigh town centre, and by enabling a more intensive use of the Borough's employment land and other land that would be suitable for employment-related development.

Policy DM 15, Safeguarding existing employment sites

1. **The major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit:**
 - a. the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses;
 - b. changes of use between use classes B2, B8 and E(g)(ii)/(iii); and
 - c. workforce training opportunities as defined in policy DM 16 below;

subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas.
2. **Exceptionally, employment uses other than those in use classes B2, B8 or E(g)(ii)/(iii) (but not E(a)/(b)/(c) uses or pubs, drinking establishments or hot food takeaways) may be permitted on these sites provided that:**
 - a. they would not have a significant impact on the continued primary use of the site
 - b. the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents
3. **The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g)(ii)/(iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied.**

- 5.97 The Borough Council considers that it is important to retain employment sites in employment use in order to retain a diverse choice of employment opportunities, to enable industries already established on these sites to grow, and to minimise the need to allocate further greenfield sites for employment use. All the major existing employment sites were reviewed and found to be viable and valuable employment sites.
- 5.98 There is a special policy for the Eastleigh River Side regeneration area - see E6, Eastleigh River Side (Chapter 6, section 6.4).