

Economic statement re CCW Services Limited, Broadway Farm, Broad Oak, Botley, SO30 2EU

1. The following statement seeks to set out the rationale for the retention of warehousing facilities at CCW Services Limited, Broadway Farm, Broad Oak Botley (the operator).
2. The operator currently operates a successful warehousing operation on site that is a major local employer. As such, it provides a significant boost to the local economy and provides a wide range of employment opportunities for local residents.
3. The statement has been produced in order to support a planning application for a new vehicular parking area within the western portion of the site. This consent is essential for the continued operation of the existing business. Failure to implement the scheme could result the loss of important business contracts which in turn could harm the viability of the existing business on-site thereby putting local jobs at risk.
4. The self-contained nature of the site and its relative isolation allow for effective on-site security, which is a quality that is required by the operator's clients. This, along with the requirement to operate 24/7, means that the operator is very well suited to meet the needs of his clients.
5. The operator therefore does not simply have the opportunity to relocate to a local industrial estate. Failure to meet these specific requirements means that vital contracts will be lost. Given the international nature of these clients this will mean that contracts will be awarded to other companies outside the region and possibly on mainland Europe. This will mean the inevitable loss of a significant number of local jobs, which in turn will have a significant impact on the local economy
6. The layout of this statement will comprise an explanation of the site context setting out its particular qualities that are valued by clients, its employment base and an analysis of local alternative sites as a means of demonstrating the site's specific qualities.

Commercial site

7. The site refers to a storage and distribution operation, and associated land located to the north of Broad Oak, Botley and comprises some 3.5 hectares and comprising the following uses:
 - Warehouses at the centre of the site to include circulation space and vehicular parking area
 - Dwelling

11. The site benefits from the following characteristics that make it crucial to their clients, which include the following:

- The site is under the control of one organisation, namely the operator. This means control/monitoring can be made of everyone who enters and leaves the site, not only during the night but also during the day.
- There is only one access into and out of the site i.e. from Broad Oak. This enhances the ability to keep the site secure. The access road, within the site, approaching the commercial element is over 65m long with limited opportunities for large vehicles to turn round. This access road, as is the rest of the site, is subject to CCTV surveillance which should be an added deterrent to would be thieves.
- The site is bounded to the north, east and west by fields and woodland. There is no opportunity for motorised vehicles to access the site from these areas. These areas are largely in the control of the operator who values this relative isolation.
- Due to the nature of the business and client requirements the on-site operation is 24/7. Due to the relatively isolated nature of the site, being set well away from neighbouring residential neighbours, this is possible in this location and no known complaints in terms of noise nuisance or any other concerns.
- There are no planning conditions with regard to hours of operation on-site and it can operate 24/7.

12. As a result of the above qualities the application site is able to provide 24/7 security to include the provision of a barrier controlled by a security guard. The security barrier and cabin are provided 65m within the site which provides ample space for vehicles entering the site to be suitably screened without creating a potential tailback of vehicles to the highway.

Current employment

13. The primary use on site is for warehousing and haulage purposes, which is concentrated in the northern portion of the site.

14. The business is well-established and employs some 75 full time and 75 seasonal workers.

15. The operating licence allows for 31 HGVs to be based on-site and the operators have confirmed that they are at capacity. These vehicles will typically be used very day, often more than once a day. There may be typically 60-80 HGV movements per day.

16. The existing business employs some 75 full time workers the majority of which live within a few miles of Broadway Farm. Whilst some 40 of these workers are HGV drivers others work in a range of roles to include warehouse operatives, office staff, security staff and cleaners. In addition, the business provides temporary work for some 75 workers as may be required, for example, for packing products. These roles are often taken up by students and other young people, who value the opportunity of short-term employment opportunities – and invariably from the immediate area. In practice these workers will have regular work throughout the year, but this work fluctuates according to demand. As such working hours can change week by week.
17. The business is therefore a significant local employer providing a range of employment opportunities for local residents and making a crucial contribution to the local economy.
18. In 2024 the business spent £5.967 million in the local economy of which £2,6130,000 was in wages and employment.
19. The remaining expenditure was with local firms which obviously supported a further large number of Jobs in the area.

Alternative sites

20. The operators have explored the options in respect of finding an alternative site. However, due to their specific client requirements it is clear that these are not suitable and will simply result the loss of valuable contracts with the inevitable loss of jobs that will entail.
21. The current size of the warehousing operation is some 2,200m² (i.e. 23,500ft²) plus ancillary offices and buildings. At the current time therefore the ideal unit size for an alternative site would be in the region of 2,500-3,000m² (27,000-32,000ft²).
22. The following commercial properties represent the current available properties on Right Move at the current time (February 2025). The search area is shown below and seeks to include the whole of the area of Eastleigh Borough and immediately adjoining area:

24. The search reveals some 11 sites that meet the selected parameters and are shown in the following table:

Site	Unit size (ft ²)	Planning use	Constraints
Rowley House, School Lane, Chandlers Ford	17,000	B1	Too small to meet operators need. PP required for change of use. Part of wider estate/security concerns.
Unit D, Omega Enterprise Park, Electron Way, Eastleigh	18,000	B1, B2, B8	Too small to meet operators need. Part of wider estate/security concerns.
Former Petere Green Store, School Lane, Chandlers Ford	37,000	B1/B8	Too large to meet operators need. Part of wider estate/security concerns
Penta Industrial Park Wide Lane, Southampton	20,000 – 37,000	B8	Part of wider estate/security concerns
Unit 2 Airways Distribution Park, Wide Lane, Southampton	30,000	B8	Part of wider estate/security concerns
Plot 300, Eastleigh Works, Campbell Road, Eastleigh	33,000	B8	Part of wider estate/security concerns. Open site – will require consent for new buildings
Plot 300, Eastleigh Works, Campbell Road, Eastleigh	48,500	B8	Too large. Part of wider estate/security concerns. Open site – will require consent for new buildings

Unit 4a Barton Park, Chickenhall Lane, Eastleigh	22,200	B1	Too small to meet operators need. PP required for change of use. Part of wider estate/security concerns.
Unit 4f Barton Park, Chickenhall Lane, Eastleigh	22,400	B1	Too small to meet operators need. PP required for change of use. Part of wider estate/security concerns.
Chalcroft Business Park, Burnetts Lane, West End	9,900- 30,400	B1	PP required for change of use. Part of wider estate/security concerns.
Unit 1, Waterloo Industrial Estate, Flanders Road, Hedge End	15,000	B1/B8	Too small to meet operators need. Part of wider estate/security concerns.

25. Of the 11 sites that are currently on the market that in theory meet the operators requirements, none of them are suitable for occupation by reason of the following constraints:

- There are significant security concerns with respect to all sites not least due the fact that they are all part of a wider complex – as such it is clear that the operator’s clients will simply cancel important contracts on this basis alone
- Seven of the sites are too small or too large
- Four of the sites will require planning permission for their change of use – whilst this may be achievable it is noted that highway constraints as could be proposed hours of operation.
- Many of the sites are in or near to residential areas – there may be issues with noise complaints or constraints re hours of operation.