



Planning, Design and Access Statement

Systems House, Woodside Road, Eastleigh, SO50 4ET

03 November 2025

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1 INTRODUCTION

INTRODUCTION

- 1.1 This planning, design and access statement has been prepared by Wessex Planning Ltd on behalf of Mr S Tuffin of LST Projects in support of a planning application for the demolition of Systems House, a single-storey 575 square metres office unit, and its replacement with 2 buildings incorporating:
- 3 x Class E/B8 light industrial/warehousing units of 279 square metres each (in one building)
 - 1 x Class B8 use unit of 250 square metres to be used as the local warehouse for the 'Rapid Relief' charity, also incorporating an ancillary Meeting Hall for the Plymouth Brethren Christian Church.
- 1.2 The unit (unit 4) to be used as a warehouse for the 'Rapid Relief' charity is proposed to replace the current warehouse facility located in Unit 3 Speedwell Close, permitted under F/20/87404. That unit will return to its former B1/B2 use.
- 1.3 The submission includes the following:
- Location Plan
 - Existing and Proposed Block Plan
 - Existing and Proposed Floor Plans
 - Existing and Proposed Elevations

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 The current building is known as 'Systems House' and is a former open plan office building, of poor build quality. It is located on the Boyatt Wood industrial estate, which now provides a variety of wholesale businesses with ancillary trade counters e.g. MKM (Kitchens and Bathrooms), industrial uses and storage and distribution uses e.g. Batholomew's Specialist Distribution, and restricted retail premises e.g. Bookers.



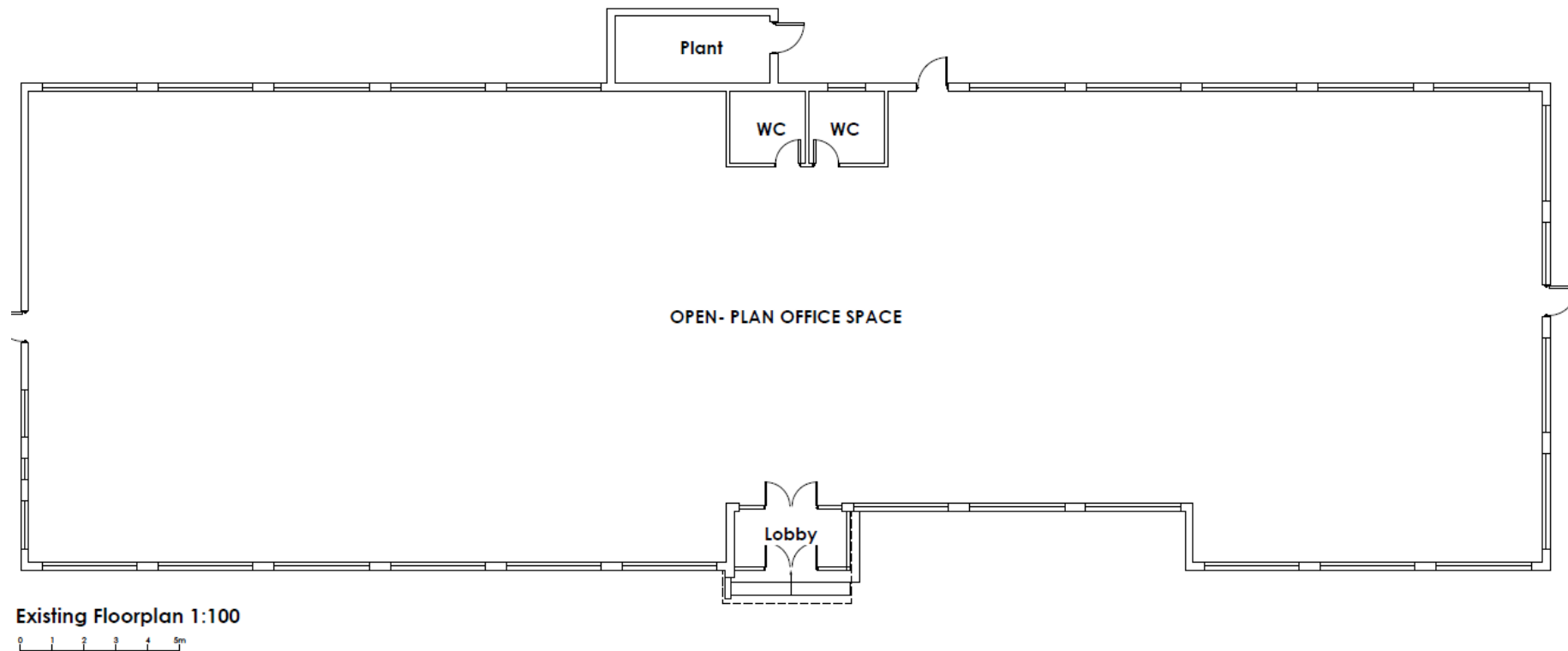
SITE CONTEXT AND HISTORY



3 PROPOSAL

PROPOSAL

- 3.1 The proposal involves the demolition of the existing building and the construction of two separate buildings on the same site. Photographs of the existing building are included in the above section of this statement. The existing elevations and floor plan are included below.

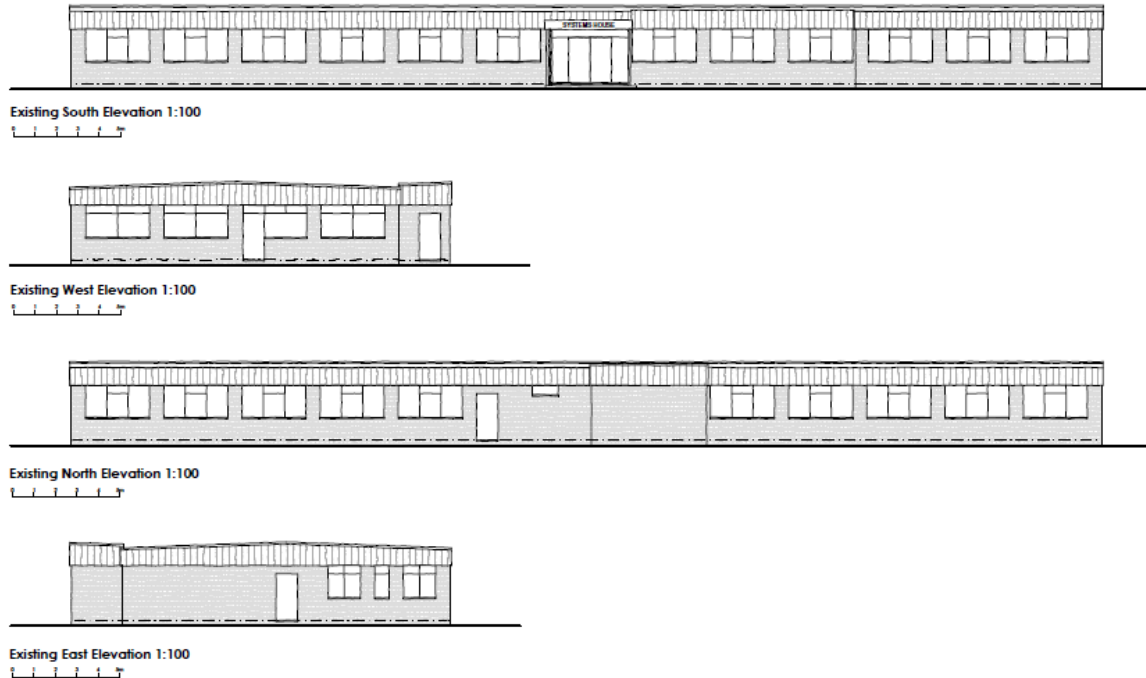


3.2 The proposed floor plans are included below.

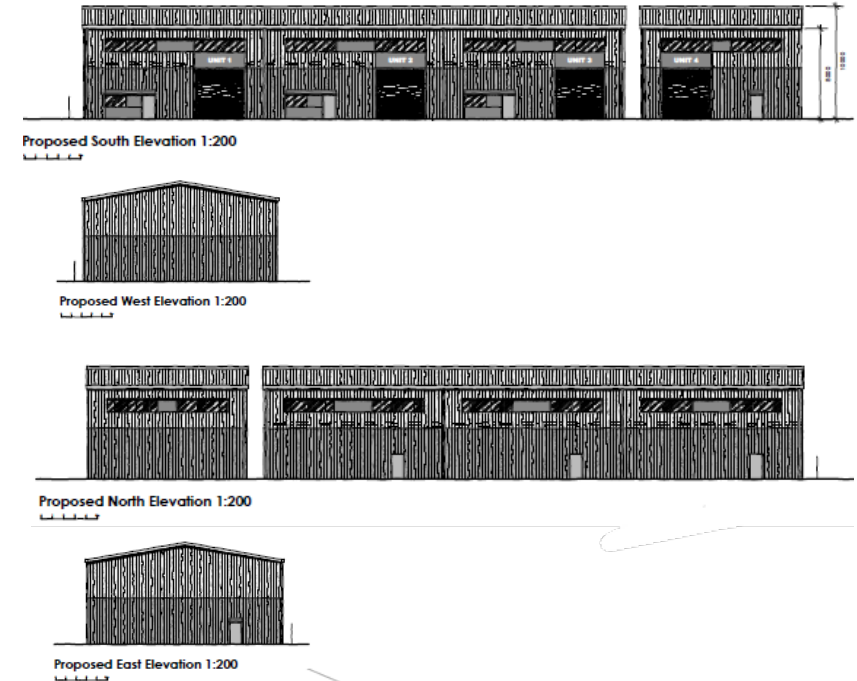


3.3 The existing and proposed elevations are included below:

Existing



Proposed



3.4 Materials to be used would reflect the greys and silvers of the large MKM units opposite. In detail:

Lower/Upper walls – Trapezoidal metal profile cladding: Grey RAL 9007/Silver RAL 9006

Roof /Fascias, eaves and downpipes – Trapezoidal metal profile roof cladding: all Anthracite RAL7016

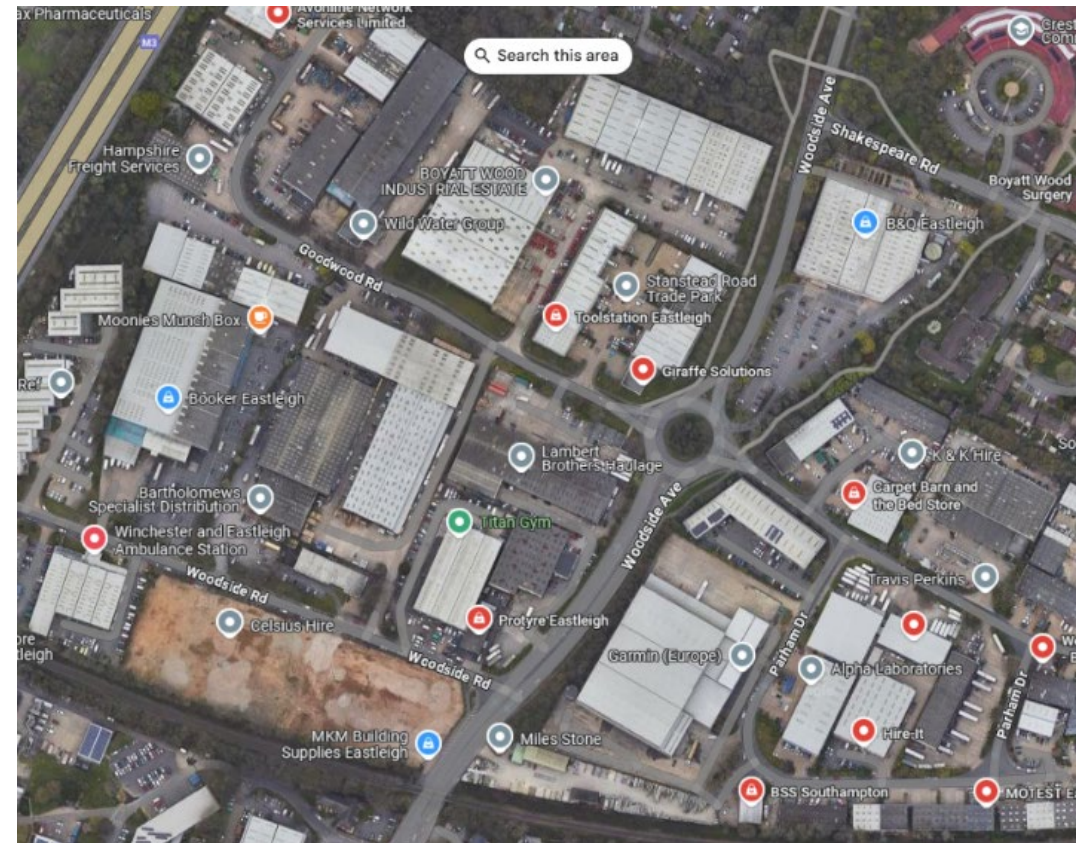
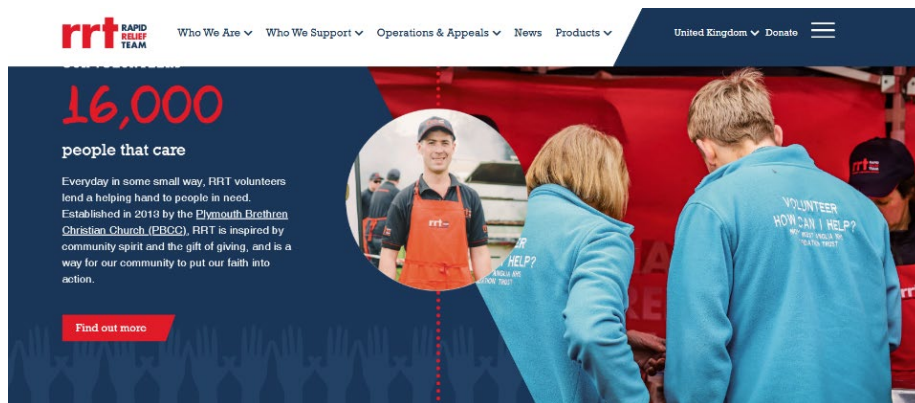
Roller/sectional metal shutter doors: Anthracite RAL7016

Windows – Aluminium: Anthracite RAL7016

Personnel doors: Anthracite RAL 7016

PROPOSAL

- 3.5 The proposal is to demolish the existing buildings and replace this with 2 new buildings, one for three, terraced units of 279 square metres each, each for flexible light industrial/warehousing Class B8 use, and one of 250 square metres for Class B8 use with an ancillary room to be used as a PBCC Meeting Hall.



4 POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022).



- 4.2 The most relevant policies of the adopted Local Plan are detailed below:

Strategic policy S4, Employment provision which states;

1. *To contribute towards sustainable economic growth, provision will be made for additional floorspace for uses in the B2, B8 and E(g) use classes and other employment-generating uses through:*
 - a. *mixed-use regeneration and greenfield development at and adjoining Eastleigh River Side and at Southampton Airport, supported by the delivery of the Chickenhall Lane link road (see policies E6, E7 and E9 and paragraphs 6.4.31 to 6.4.43 and 6.4.53 to 6.4.58, Chapter 6, section 6.4);*

- b. *further employment development adjoining Chalcroft Business Park, subject to the provision of a new road link between the distribution park and Bubb Lane (see policies WE1 and WE2, and paragraphs 6.5.48 to 6.5.50, Chapter 6, section 6.5);*
- c. *small-scale employment allocations at Chandler's Ford (Policy CF4), Eastleigh (Policy E1), Horton Heath (Policy HH1), Hedge End (Policies HE4 and HE5) and West End (Policy WE3);*
- d. *new employment development within the urban edge and by the re-use and/or redevelopment of buildings in the countryside (policies DM18 and DM19, Chapter 5);*
- e. *retaining existing (and allocated) employment sites which have the potential to contribute towards future employment needs, and intensifying their use (see policy DM15, Chapter 5);*
- f. *regeneration of Eastleigh town centre in accordance with the Council's 'Eastleigh Town Centre Vision' (see policies E3 and E4, Chapter 6, section 6.4) and of district and local centres, to include retail, office, leisure, cultural and residential development (policy DM21). This will include the restriction of out-of-centre retail and office development.*

2. *Unless no suitable sites are available and, in accordance with the 'sequential approach', office development will be focused firstly in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) and in district and local centres. Retail development will be focused firstly in Eastleigh town centre, and in district, local and neighbourhood centres according to the role of each centre within the local retail hierarchy. Out of centre office and retail development must be in accordance with national policy.*

3. *In implementing this policy the Council will have regard to the non-statutory PfSH South Hampshire Spatial Position Statement vision that south Hampshire will become a major centre in creativity, innovation and technology, and will encourage:*
 - a. *a greater presence of high-value growth industries, building on the Borough's existing economic strengths in the marine, aviation, rail, creative industries, financial and business sectors, whilst also being open to support new growth industries including low carbon and high technology businesses, and businesses that support the development of a low carbon economy;*
 - b. *the creation of jobs in forms of employment other than industry and commerce, for example in retail, leisure and cultural activities, education and health services, provided they do not compromise the contribution that existing businesses and sites make to the economy;*
 - c. *the provision of starter and 'move-on' units for small firms;*
 - d. *the provision of facilities for skills training that support the local economy, and secure training opportunities and new jobs in conjunction with new development (see policy DM16, Chapter 5); and*
 - e. *the provision of high-speed telecommunication facilities to serve Eastleigh and the rest of the Borough's settlements (see policy DM9, Chapter 5).*

Also relevant is **Policy DM15 - Safeguarding existing employment sites**. This policy states:

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 DM16 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 nonemployment 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 OTHER MATERIAL CONSIDERATIONS

Use Classes Order

- 5.1 In 2020, the use classes order was changed to incorporate more flexibility in to the change of use regime in order to repurpose empty buildings more quickly in order to support faster growth in the economy.

The National Planning Policy Framework

- 5.2 At paragraph 85, the NPPF states that

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

and at paragraph 86:

Planning policies should:

- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;*
- b) set criteria, and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*

c) pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;

d) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

e) be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.

6 PLANNING ASSESSMENT

PLANNING ASSESSMENT

- 6.1 The starting point in any planning assessment is Local Plan policy. Following on from this is a requirement to assess any other planning considerations that might be material to the assessment.
- 6.2 In this case policy S4 and policy DM15 are relevant to the proposal.
- 6.3 The existing building was last used as an open plan office. However, located on an industrial estate, this office use removed much needed light industrial/warehousing floor area.
- 6.4 This proposal seeks to replace the existing office building with 3 x flexible light industrial/warehousing units of 279 sq. m each within one building and a separate warehouse unit of 250 sq. m, to incorporate the Rapid Relief charity storage and a Meeting Hall.
- 6.5 Policy S4, at point 'e' specifically encourages the retention of existing allocated employment sites which have the potential to contribute towards future employment needs, and intensifying their use.
- 6.6 The floor area of the existing building on this site is 575 square metres. The two new light industrial/warehouse buildings proposed would equal 1087 square metres (837 square metres + 250 square metres). There would be no loss of floor space for commercial use and a gain of 512 square metres.
- 6.7 The easternmost unit would be used as the local storage unit for the equipment required by the 'Rapid Relief' charity. (gazebos, urns, generators, lights, trestle tables, camp chairs, hobs, utensils, frozen food etc). It would also include one room used as a Meeting Hall for a small number of very local PBCC members.
- 6.8 As such, this element of the proposal accords with policy S4, as there is no material loss of employment floorspace.
- 6.9 Policy DM15 also seeks the retention of major existing employment sites for Use Classes B2 (general industrial), B8 (storage and distribution) and E(g) (office, R&D, and light industrial).

- 6.10 As the proposal provides new units for Use Class B8 and E with no material loss in floorspace, the proposal is in accordance with Local Plan policy.

- 6.11 The parking provided for each unit is the following:

Unit	Floor Area (sq. m)	Use	Number of Parking spaces Required	Number of Parking Spaces Provided
1	279	Light Industrial/warehousing	6.2/3.1	
2	279	Light Industrial/warehousing	6.2/3.1	
3	279	Light Industrial/warehousing	6.2/3.1	
4	250	Warehousing/ancillary meeting room	2.7	
			15-24 (rounded up)	26

- 6.12 As the Units would be linked in terms of their ownership and usage, in operational terms, parking would be shared. Overall 15-24 spaces are required, but 26 are provided.
- 6.13 There would be no highway safety concerns as a result of parking or highway movements for this proposal. Additionally, located centrally within the estate away from residential occupiers, the ancillary meeting room would create no impacts upon the amenity of local residents.
- 6.14 As such it is considered that the proposal accords with Local Plan Policy S4 and DM15.

6.15 The National Planning Policy Framework (NPPF) encourages planning decisions that help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Additionally, the NPPF encourages local planning authorities to be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances. As such the proposal is considered to be in full accordance with the NPPF.

7 CONCLUSION

CONCLUSION

- 7.1 In conclusion, the proposal includes 2 buildings, one incorporating 3 units for light industrial/warehousing use and a separate unit for warehousing with ancillary meeting hall use. The commercial usage has been re-provided and added to, to ensure no material loss in employment floorspace.
- 7.2 A generous level of parking is provided, and the proposal will have no impact in terms of highway safety or the amenity of local residents.
- 7.3 As such it is considered that, together, the two units proposed accord with Local Plan Policy S4 and DM15, as well as the National Planning Policy Framework.