

## Matter 10

Action 10.1 Policy S4:  
Criterion i should cover sites E6, E7 and E9.  
Criterion iii – delete reference to Botley, Bursledon, Fair Oak and West End  
Clarify that office development will be focussed on centres first only when a  
site is available.  
The policy should ensure it clearly cross references all sites (including specific  
paragraph numbers).

1. The modifications to policy S4 are in MM12. As a standard formatting is proposed for the policies, criteria i. and iii. are now bullets a. and c.

Action 10.2 Site allocations for employment should include the quantum of employment proposed

2. The Council is proposing the modifications to include the quantum of employment in the site allocations in the Submission Local Plan policies CF2 (MM90), E1 (MM92), E6 (MM97), E7 (MM98), HH1 (MM73), HE4 (MM109), HE5 (MM110), WE2 (MM113), and WE3 (MM114).

Action 10.3 Policy S2: reduce the overall office target to reflect the latest objectively assessed need for 80,000 sq m as set out in ECON002. Update the office targets.

Action 10.4 Insert an employment trajectory table into the supporting text. This would be the Table 1 summary in ECON008 – 3<sup>rd</sup> column and an updated version of the 4<sup>th</sup> column (office target).

3. In order to implement the two actions 10.3 and 10.4, and to be consistent with other Inspector actions regarding the plan base date (action 4.12) and the housing trajectory (action 4.9), it has been necessary to reconfigure the employment trajectory tables in ECON008 so that the land supply position is re-based at 1st April 2016 and uses the updated employment target set out in ECON002.

### The ECON001/ECON008 PUSH Target

4. The PUSH target was 124,000m<sup>2</sup> of net additional floorspace over the period 2011-2036. Taking into account completions and losses in the 2011-2017/18 period resulted in a floorspace target set out in Strategic Policy S2 (criterion i) of 144,050m<sup>2</sup>.
5. Within this 144,050m<sup>2</sup> overall employment target was an office target of 43,478m<sup>2</sup>. This was omitted from the submitted plan but was proposed to be added as a modification in the track-change version of the Local Plan ED33.

### Updated GL Hearn ECON002 Target

6. The updated target is calculated to be 80,000m<sup>2</sup> over the period 2011-2036 (rather than 124,000m<sup>2</sup> as above) and results in a local plan target over the period 2016-2036

of 103,511m<sup>2</sup> (taking into account completions and losses which occurred in the period 2011-2016).

7. Within the 80,000m<sup>2</sup> overall target sits an office target of 60,000m<sup>2</sup>. Taking into account completions and losses which occurred between 2011 and 2016 this results in a local plan office target of 56,817m<sup>2</sup>.
8. It should also be noticed that the office target proposed to be introduced as a modification at criterion ii to Strategic Policy S2 refers to it as a "B1a office target". In actual fact the GL Hearn ECON002 report classes offices as comprising both B1a & B1b use classes.
9. All of these changes are wrapped up in the updated versions of the ECON008 employment trajectory tables in Appendices 1 - 6 below (pages 4-20 in this document).

### Summary of Differences

10. Overall the situation was initially broadly similar to that set out in the employment trajectory reports in that the Council was still reliant on the delivery of approximately 30,000m<sup>2</sup> of land coming forward at the Southampton Airport Economic Gateway in order that the target can be met. That figure was estimated to be 32,689m<sup>2</sup>. In ECON001 the equivalent figure was 30,081m<sup>2</sup> and in ECON008 it was 37,090m<sup>2</sup>. However, with the loss of the 30,000m<sup>2</sup> of employment floorspace which would have been provided at the SGO, with the deletion of the SGO this increases the reliance on land coming forward at the SAEG by 30,000m<sup>2</sup>. To some extent, however, there may be additional employment supply come forward when the council undertakes an early review of the local plan to address the housing shortfall caused by the deletion of the SGO i.e. some sites which may be allocated to meet that housing shortfall may be of sufficient scale that they may be expected to make some provision for employment development.
11. In terms of office provision, the situation also remains broadly the same as previously. A shortfall of 37,862m<sup>2</sup> was previously identified. Now that shortfall is slightly higher at 40,353m<sup>2</sup>. However it is significantly higher as a percentage of the overall target. Hence the Council's request at the examination that the Inspector consider allowing a modification to Policy E9 to allow B1a office development at the 'Northern Business Park' site at Southampton Airport as the only realistic prospect of facilitating the meeting of this office target within the plan period.

### Appendix 1 - Summary

12. This is the summary table to be included in the Local Plan under Strategic Policy S4. As with the housing trajectory it captures all supply up to and at 1<sup>st</sup> April 2019 but breaks this down so that the position at the Local Plan base date of 1<sup>st</sup> April 2016 is clearly set out.

### Appendix 2 – Net Completions

13. Appendix 2 shows net completions by site and by year for each year between 2011 and 2019. It deletes the “Gross” and “Loss” columns from the previous version in ECON001 and ECON008 and just presents the “Net” column. It includes a separate column for B1a/b offices and includes separate columns for completions 2011-2016 and 2016-2019.

### Appendix 3 – Other Losses

14. Appendix 3 sets out the losses which occurred on employment sites redeveloped for other non-employment uses over the period 2011-2019. As above a separate column is included for B1a/b offices as are columns for completions 2011-2016 and 2016-2016.

### Appendix 4 – Commitment

15. Appendix 4 identifies all those sites with planning permission or otherwise committed for employment development at 1<sup>st</sup> April 2019. This reflects the most up to date information currently available and is consistent with the way the information on housing supply is presented. It separately identifies gains, losses and the net position along with the supply of B1a/b offices.

### Appendix 5 – Allocations

16. Appendix 5 includes information on the sites allocated for employment development in the Local Plan which are not already captured in any of the above tables. It reflects updates on the position of various sites as agreed during the course of the examination hearings. The floorspace figures are estimated based on the widely-used application of a 0.4 plot ratio.

### Appendix 6 – Known Future Losses

17. Appendix 6 lists those sites which were previously in employment use but which have been subsequently granted permission or are allocated for non-employment uses (mainly residential).
18. With the proposed deletion of Policy DM25 as a modification to the Local Plan, the two sites labelled “DM25” in the table are proposed under the Council’s further modifications, to be individually allocated for housing development under their own bespoke policies.
19. The housing contribution from these sites is counted as part of the housing supply in the updated housing trajectory.

## Appendix 1 - Employment Land Supply in Eastleigh Borough 2011 to 2036

	Employment Requirement (m2)	Of which B1a/b Offices (m2)
<b>Requirement:</b>		
<b>Requirement 2011-2036</b>	<b>80,000</b>	<b>60,000</b>
<i>Net Completions 2011 to 2016</i>	17,326	5,763
<i>Losses to Other Uses 2011 to 2016 #</i>	40,837	2,580
<b>Local Plan Residual Requirement 2016 to 2036</b>	<b>103,511</b>	<b>56,817</b>
<b>Supply:</b>		
<i>Net completions 2016 to 2019</i>	3,962	1,239
<i>Losses to other uses 2016 to 2019 #</i>	7,553	1,122
<i>Net Commitment (permitted) at 2019</i>	41,385	10,989
<i>Local Plan Policy Allocations</i>	38,800	7,600 *
<b>Total Supply 2016 to 2036</b>	<b>76,594</b>	<b>18,706</b>
Shortfall	-26,917	- 38,111
Anticipated future policy losses 2019 to 2036 #	35,772	3,242
<b>Net Shortfall at 2019</b>	<b>- 62,689</b>	<b>- 41,353</b>
Net Commitment (allocated) at SAEG (Policies E6iii, E6iv, E7 & E9)	131,900	41,353@
<b>Total</b>	<b>69,211</b>	<b>0</b>

# Losses are added back on to the requirement figure

\* All of the Local Plan Policy Allocations permit B1b use but only HE6 with a capacity of 7,600m2 permits B1a

@ Nominal allowance for office development at Southampton Airport / SAEG

**Appendix 2 - HCC Data on Net Employment Land Completions 1st April 2011 to 31st March 2019 (m2)**

REF	ADDRESS	PROPOSAL	Net Floorspace by year (m2)										Net Floorspace by time period (m2)				
			2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	Total 2011-19	B1a/b 2011-19	2011-2016	2016-2019	B1a/b 2011-2016	B1a/b 2016-2019	
160	EAST OF KNOWLE LANE, FAIR OAK	ERECTION OF TWO INDUSTRIAL BUILDINGS					-178				1,113	935		-178	1,113		
173	UNIT 27 SOLENT IND EST, SHAMBLEHURST LANE SOUTH, HEDGE END	INSTALLATION OF A MEZZANINE FLOOR FOR INDUSTRIAL USE				211						211		211	-		
181	UNIT B SCHOOL LANE, CHANDLERS FORD	CHANGE OF USE FROM CAR HIRE TO B8 PLUMBERS MERCHANTS					255					255		255	-		
167	EASTLEIGH / WESSEX HOUSE, UPPER MARKET STREET, EASTLEIGH	EXTENSIONS TO EXISTING OFFICES			282							282	282	282	-	282	
184	108 PARK ROAD, CHANDLERS FORD	CONVERT FROM HOUSE WITH RETAIL TO B1A OFFICE WITH FLAT OVER							300			300	300	-	300	-	300
186	HILLSIDE, 140 WINCHESTER STREET, BOTLEY	CHANGE USE OF DOMESTIC WORKSHOP TO B1 INDUSTRIAL USE							350			350		-	350		
64	UNIT 2A DEER PARK FARM IND EST, KNOWLE LANE, FAIR OAK	ERECT A REPLACEMENT INDUSTRIAL BUILDING					-380					-380		-380	-		
178	PRYSMIAN CABLES LIMITED, CHICKENHALL LANE, EASTLEIGH	ERECTION OF AN ANCILLARY STORAGE BUILDING							450			450		-	450		

REF	ADDRESS	PROPOSAL	Net Floorspace by year (m2)										Net Floorspace by time period (m2)				
			2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	Total 2011-19	B1a/b 2011-19	2011-2016	2016-2019	B1a/b 2011-2016	B1a/b 2016-2019	
179	SOUTHAMPTON MAIL CENTRE, MITCHELL WAY, EASTLEIGH	ERECTION OF AN INFILL EXTENSION TO SORTING OFFICE								450		450		-	450		
159	UNIT 4 SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE	2-STOREY EXTENSION TO INDUSTRIAL BUILDING	460									460		460	-		
188	GATEWAY HOUSE, TOLLGATE, CHANDLERS FORD	EXTENSION TO EXISTING OFFICE BUILDING								464		464	464	-	464	-	464
177	VICARAGE FARM BUSINESS PARK, WINCHESTER ROAD, FAIR OAK	ERECTION OF A B1A OFFICE BUILDING								257		257	257	257	-	257	-
182	PRYSMAIN CABLES LIMITED, CHICKENHALL LANE, EASTLEIGH	EXTENSION TO HIGH VOLTAGE TEST LABORATORY								706		706	706	706	-	706	-
170	PORTSWOOD HOUSE, TEMPLARS WAY, CHANDLERS FORD	1ST FLOOR EXTN TO PROVIDE ADDITIONAL FLOORSPACE				715						715	715	715	-	715	-
162	UNIT 4 LAKE FARM HOUSE, ALLINGTON LANE, FAIR OAK	RETROSPECTIVE CHANGE OF USE TO WAREHOUSE	780									780		780	-		
185	ELLIOTTS BUILDERS MERCHANTS, BOURNEMOUTH ROAD, CHANDLERS FORD	ERECTION OF A REPLACEMENT WAREHOUSE BUILDING										48		-	48		
146	SIMMONS ENGINEERING & RYVAN SITE, BOTLEY ROAD	REDEVELOPMENT TO PROVIDE B1/B2/B8		1,128								1,128		1,128	-		

REF	ADDRESS	PROPOSAL	Net Floorspace by year (m2)										Net Floorspace by time period (m2)				
			2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	Total 2011-19	B1a/b 2011-19	2011-2016	2016-2019	B1a/b 2011-2016	B1a/b 2016-2019	
166	OASIS HOUSE, KNOWLE LANE, FAIR OAK	ERECTION OF A REPLACEMENT BUILDING FOR B2 AND B8 USE		121								121		121	-		
175	LAMBERT BROTHERS HAULAGE LIMITED, WOODSIDE AVENUE, EASTLEIGH	EXTENSION TO UNIT G				270						270		270	-		
168	SEDDUL BAHR, ALLINGTON LANE, WEST END	INDUSTRIAL/STORAGE UNITS			867		911					1,778		1,778	-		
163	UNIT 2 STRATEGIC PARK, COMINES WAY, HEDGE END	EXTENSION TO R&D / IND FACILITY		2,009								2,009	2,009	2,009	-	2,009	-
157	SEDDUL BAHR, ALLINGTON LANE, WEST END	REDEVELOP/CONTINUED USE OF EXISTING INDUSTRIAL UNITS	127									127		127	-		
108	HAMILTON BUSINESS PARK, BOTLEY ROAD, HEDGE END	REDEVELOPMENT, B1/B2/B8 UNITS AND TELECOMM. SWITCH CENTRE		3,330								3,330		3,330	-		
169	BRITISH AEROSPACE LIMITED, KINGS AVENUE, HAMBLE-LE-RICE	REPLACEMENT OF GENERAL INDUSTRIAL UNITS 17-21				-5,851	9,512					3,661		3,661	-		
183	ALPHA PARK, ELECTRON WAY, CHANDLERS FORD	REDEVELOP SITE WITH 3 INDUSTRIAL UNITS							-15,432	13,812		-1,620		-	-1,620		
140	B & Q, CHESTNUT AVENUE, CHANDLERS FORD	REDEVELOPMENT TO FORM HQ OFFICE/RESEARCH	1,794									1,794	1,794	1,794	-	1,794	-
189	SITE D2 HAMILTON BUSINESS PARK, HAMILTON WAY, HEDGE END	ERECT AN INDUSTRIAL UNIT FOR B1/B2/B8 USE										-214		-	-214		

REF	ADDRESS	PROPOSAL	Net Floorspace by year (m2)										Net Floorspace by time period (m2)				
			2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	Total 2011-19	B1a/b 2011-19	2011-2016	2016-2019	B1a/b 2011-2016	B1a/b 2016-2019	
190	HAMBLE POINT MARINA, SCHOOL LANE, HAMBLE-LE-RICE	8XB1A OFFICE UNITS									390	390	390	-	390	-	390
195	45 BOURNEMOUTH ROAD, CHANDLERS FORD	REDEVELOPMENT FOR OFFICE USE									85	85	85	-	85	-	85
197	FORMER MAGISTRATES COURT, VILLENEUVE ST GEORGES WAY, EASTLEIGH	CAR DEALERSHIP INCLUDING B2 WORKSHOP									1,478	1,478		-	1,478		
199	UNIT 5 RELIANT CLOSE, CHANDLERS FORD	DEMOLITION OF OFFICES AND ERECTION OF WAREHOUSE								-640	942	302		-	302		
207	BROADWAY FARM, BROAD OAK, BOTLEY	B8 UNITS									366	366		-	366		
		<b>TOTAL</b>	<b>3,161</b>	<b>6,588</b>	<b>1,149</b>	<b>-4,655</b>	<b>11,083</b>	<b>-13,370</b>	<b>12,958</b>	<b>4,374</b>	<b>21,288</b>	<b>7,002</b>	<b>17,326</b>	<b>3,962</b>	<b>5,763</b>	<b>1,239</b>	
											21,288		17,326	3,962		7,002	
													21,288				



**Appendix 3 - Net losses to non-employment use (m2)**

CATEGORY	SITE	APPREF	START DATE	LOCATION	PROPOSAL	LAND USE	Net Floorspace m2									B1a/b 11-19	Total		B1a/b	
							2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	11-19		2011-2016	2016-2019	2011-16	2016-19
LOSS TO RESIDENTIAL	64138	15/75866 J	01-Jan-16	MARINERS HOUSE HIGH STREET HAMBLE-LE-RICE	PRIOR NOTIFICATION - CONVERT B1A OFFICES INTO 2 FLATS AND 1 HOUSE	B1(a)									200	200	200	-	200	
LOSS TO RESIDENTIAL	64140	15/76765 F	01-Jan-17	14 HOBB LANE HEDGE END	DEMOLISH EXISTING BUILDINGS AND ERECT 9 DWELLINGS	B1(a)								200		200	-	200		200
LOSS TO OTHER USE	60264	13/72104 F	01-Jan-15	UNIT 4 BROOKWOOD INDUSTRIAL ESTATE BROOKWOOD AVENUE EASTLEIGH	C/USE FROM B1C TO INTERNET CAR SALES	B1(c)										230		230	-	
LOSS TO OTHER USE	57026	11/68510 F	01-Jan-12	40 CHAMBER LAYNE ROAD EASTLEIGH	C/USE FROM B1A OFFICES TO D1 DENTAL CLINIC	B1(a)	263									263	263	-	263	
LOSS TO RESIDENTIAL	61907	14/75734 F	01-Jan-16	NORTH BLOCK THE MALL, 120 WINCHESTER ROAD CHANDLER S FORD	CONVERT NIGHTCLUB AND OFFICES INTO 9 FLATS	B1(a)									300	300	300	-	300	
LOSS TO RESIDENTIAL	64140	15/76765 F	01-Jan-17	14 HOBB LANE HEDGE END	DEMOLISH EXISTING BUILDINGS AND ERECT 9 DWELLINGS	B1(b)								300		300	-	300		300
LOSS TO RESIDENTIAL	61907	13/73734 J	01-Jan-15	THE MALL, 120 WINCHESTER ROAD CHANDLER S FORD	PRIOR NOTIFICATION - CONVERT B1A OFFICES INTO 5 FLATS	B1(a)										317	317	-	317	

CATEGORY	SITE	APPREF	START DATE	LOCATION	PROPOSAL	LAND USE	Net Floorspace m2										B1a/b 11-19	Total		B1a/b	
							2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	11-19	2011-2016		2016-2019	2011-16	2016-19	
LOSS TO OTHER USE	57371	10/67233 F	01-Jan-12	STATION GARAGE, 14 HURSLEY ROAD CHANDLER S FORD	C/USE FROM CAR SALES TO RETAIL	B2	334									334	334	-			
LOSS TO OTHER USE	60751	13/72643 F	01-Jan-15	UNIT 1 DUTTON LANE EASTLEIGH	C/USE FROM B2 INDUSTRIAL USE TO CAR VALETING	B2				370						370	370	-			
LOSS TO RESIDENTIAL	60878	13/72821 F	26-Jun-14	RUSSELL HOUSE, 26-28 ROMSEY ROAD EASTLEIGH	DEMO EXISTING BUILDING AND ERECT 31 SHELTERED APARTMENTS	B1(a)				447						447	447	-	447		
LOSS TO OTHER USE	57408	10/67902 F	22-Jul-11	SARACEN HOUSE 6 FREEGROUNDS AVENUE HEDGE END	C/USE FROM B1 OFFICES TO D1 DENTAL SURGERY	B1(a)	453									453	453	-	453		
LOSS TO RESIDENTIAL	65456	15/77087 J	01-Jan-17	38-40 LEIGH ROAD EASTLEIGH	PRIOR NOTIFICATION - CONVERT B1A OFFICES INTO 8 FLATS	B1(a)						458				458	458	-	458	458	
LOSS TO RESIDENTIAL	60871	13/73022 J	18-Oct-13	GRAYTON HOUSE 26A HIGH STREET EASTLEIGH	PRIOR NOTIFICATION - CONVERT B1 OFFICES INTO 8 FLATS	B1(a)			600							600	600	-	600		
LOSS TO OTHER USE	61163	13/73005 F	01-Jan-14	UNIT 3B CHICKENHALL LANE EASTLEIGH	C/USE FROM B2 INDUSTRIAL USE TO A D2 GYMNASIUM	B2			660							660	660	-			
LOSS TO RESIDENTIAL	63531	14/75370 F	01-Jan-17	FAIR VIEW PYLANDS LANE BURSLEDON	DEMOLISH EXISTING BUILDINGS AND ERECT 3 DWELLINGS	MIXED INDUSTRY						790				790	-	790			
LOSS TO RESIDENTIAL	59078	13/72552 R	18-Nov-13	THE FORMER BUILD CENTRE	DETAILS - ERECTION OF 12 DWELLINGS	MIXED INDUSTRY				875						875	875	-			

CATEGORY	SITE	APPREF	START DATE	LOCATION	PROPOSAL	LAND USE	Net Floorspace m2										B1a/b 11-19	Total		B1a/b	
							2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	11-19	2011-2016		2016-2019	2011-16	2016-19	
				KNOWLE HILL EASTLEIGH																	
LOSS TO RESIDENTIAL	27512	07/59618 R	10-Jun-10	FORMER SGB DEPOT SWAYTHLING ROAD SOUTHAMPTON	RESERVED MATTERS TO Z/35655/2. REDEVELOPMENT OF 16 HOUSES & 22 FLATS	MIXED INDUSTRY	1,500									1,500	1,500	-			
LOSS TO RESIDENTIAL	31956	12/71663 F	02-Sep-13	WILDERN MILL AND PART OF HEDGE END RETAIL PARK CHARLES WATTS WAY/TURN PIKE WAY HEDGE END	DEMO EXISTING BUILDINGS AND ERECT 41 DWELLINGS AND A 8,310SQM RETAIL STORE	B2			1,955							1,955	1,955	-			
LOSS TO OTHER USE	62358	13/73710 F	01-Jan-15	UNIT 3 ROYAL LONDON PARK FLANDERS ROAD HEDGE END	C/USE FROM B8 STORAGE AND DISTRIBUTION TO CAR DEALERSHIP	B8				2,333						2,333	2,333	-			
LOSS TO RESIDENTIAL	55501	11/70108 F	10-Feb-15	TRAVIS PERKINS TRADING CO LIMITED MILL STREET EASTLEIGH	ERECTION OF 113 DWELLINGS	MIXED INDUSTRY				5,300						5,300	5,300	-			
LOSS TO RESIDENTIAL	63059	14/74873 F	03-Jun-15	FORMER PREMIER FOODS BAKERY SITE TOYNBEE ROAD EASTLEIGH	REDEVELOP SITE WITH 120 DWELLINGS	B2				9,000						9,000	9,000	-			

CATEGORY	SITE	APPREF	START DATE	LOCATION	PROPOSAL	LAND USE	Net Floorspace m2								B1a/b 11-19	Total		B1a/b		
							2011-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19		11-19	2011-2016	2016-2019	2011-16	2016-19
LOSS TO RESIDENTIAL	58610	11/70044 F	03-Jul-12	(FORMER PIRELLI FACTORY SITE) PRYSMIAN CABLES (SIROCCO PARK) LEIGH ROAD EASTLEIGH	ERECTION OF 312 DWELLINGS AND COMMUNITY BUILDING	B2		15,700							15,700	15,700	-			
LOSS TO CARE HOME		16/78228		HAMILTON HOUSE MANSBRIDGE ROAD WEST END	REDEVELOPMENT FOR 80 BED CARE HOME	B1-B8						3,330		3,330	-	3,330				
LOSS TO RESIDENTIAL		17/80435J		44 LEIGH ROAD EASTLEIGH	PRIOR NOTIFICATION CONVERT B1A OFFICES INTO 5 FLATS	B1A						164		164	164	-	164		164	
LOSS TO RESIDENTIAL		17/8032 F	01-Dec-18	BRAXELLS FARMHOUSE WINCHESTER ROAD BOTLEY	DEMOLISH EXISTING BUILDINGS AND ERECT 14 DWELLINGS	MIXED INDUSTRY							2,102	2,102		2,102				
LOSS TO RESIDENTIAL		16/79715 F	01-Nov-18	QUOB COTTAGE QUOB LANE WEST END	DEMOLISH OUTBUILDING AND ERECT A DWELLING	B8							209	209		209				
					<b>TOTAL</b>		<b>2,550</b>	<b>15,700</b>	<b>3,215</b>	<b>4,572</b>	<b>14,800</b>	<b>1,748</b>	<b>3,494</b>	<b>2,311</b>	<b>48,390</b>	<b>3,702</b>	40,837	7,553	<b>2,580</b>	<b>1,122</b>

48,390

#### Appendix 4 - Employment Land Supply in Eastleigh Borough 1st April 2019

REF	ADDRESS	PROPOSAL	STATUS	DEVELOPER	STATUS	USE	FLOOR SPACE (m2)	AREA (Ha)	OUT-STANDING LOSSES (m2)	NET GAIN (m2)	B1a/b Net m2
0021H	LAND NORTH OF RAILWAY LINE, SOUTH OF SEWAGE WORKS, CHICKENHALL LANE, EASTLEIGH	VACANT EXPANSION LAND	NOT STARTED	30,000 M2 BUT NOT COUNTED IN SUPPLY DUE TO CONSTRAINTS	ALLOCATION NB.PART OF EASTLEIGH RIVERSIDE	B1-8		7.50	-		
0058A	NORTHERN BUSINESS PARK, SOUTHAMPTON AIRPORT, EASTLEIGH	BUSINESS PARK.	NOT STARTED	BRITISH AIRPORTS AUTHORITY	ALLOCATION NB.PART OF EASTLEIGH RIVERSIDE	B1	78,000	19.50	-	78,000	
0058AA	RAILTRACK LAND, NORTH OF 0058A, SOUTH OF RAILWAY LINE, SOUTHAMPTON AIRPORT, EASTLEIGH	BUSINESS PARK	NOT STARTED	RAILTRACK / EASTLEIGH AIRPORT DEVS. LTD	ALLOCATION NB.PART OF EASTLEIGH RIVERSIDE	B1	34,000	8.50	-	34,000	
117	FORMER ALSTOM RAILWAY LAND, NORTH OF CAMPBELL ROAD, SOUTH OF RAILWAY LINE, EASTLEIGH	LOCAL PLAN ALLOCATION FOR B2 OR B8 USES	NOT STARTED	ST. MODWEN PROPERTIES	ALLOCATION NB.PART OF EASTLEIGH RIVERSIDE	B1-8	76,000	19.00	56,100	19,900	

REF	ADDRESS	PROPOSAL	STATUS	DEVELOPER	STATUS	USE	FLOOR SPACE (m2)	AREA (Ha)	OUT-STANDING LOSSES (m2)	NET GAIN (m2)	B1a/b Net m2
121	WIDE LANE/MITCHELL WAY LAND AT, EASTLEIGH	EMPLOYMENT ALLOCATION FOR B2 USE	NOT STARTED		ALLOCATION  NB.PART OF EASTLEIGH RIVERSIDE	B2	-	0.24	-	-	
140	B & Q, CHESTNUT AVENUE, CHANDLERS FORD	REDEVELOPMENT TO FORM HEADQUARTERS OFFICE/RESEARCH	PHASE 1 AND 2A COMPLETE, PHASE 2 NOT STARTED	B&Q PROPERTIES LTD	PERMISSION	B1	3,591	0.35	-	3,591	3,591
160	EAST OF KNOWLE LANE, FAIR OAK	ERECTION OF TWO INDUSTRIAL BUILDINGS	PART COMPLETE, PART NOT STARTED		PERMISSION	B1-8	843	0.78	-	843	
164	UNIT 2A DEER PARK FARM INDUSTRIAL ESTATE, KNOWLE LANE, FAIR OAK	ERECT A REPLACEMENT INDUSTRIAL BUILDING	NOT STARTED		PERMISSION	B1-8	600	0.17	-	600	
172	NORTH AND EAST OF BOORLEY GREEN, WINCHESTER ROAD, BOTLEY	COMMERCIAL DEVELOPMENT UP TO 4,355M2	NOT STARTED		PERMISSION	B1-8	4,355	10.44	-	4,355	4,355

REF	ADDRESS	PROPOSAL	STATUS	DEVELOPER	STATUS	USE	FLOOR SPACE (m2)	AREA (Ha)	OUT-STANDING LOSSES (m2)	NET GAIN (m2)	B1a/b Net m2
180	STEWART SIGNS, TRAFALGAR CLOSE, CHANDLERS FORD	ERECTION OF AN EXTENSION TO INDUSTRIAL UNIT	NOT STARTED		PERMISSION	B2	331	0.26	-	331	
187	NORTH STONEHAM PARK, CHESTNUT AVENUE/STONEHAM LANE, EASTLEIGH	MAJOR DEVELOPMENT TO INCLUDE 2700SQM OF B1 FLOORSPACE	NOT STARTED	HIGHWOOD LAND LLP	PERMISSION	B1	3,160	2.20	-	3,160	3,160
191	PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE-LE-RICE	ERECTION OF A REPLACEMENT INDUSTRIAL BUILDING	NOT STARTED		PERMISSION	B1-8	940	3.02	253	687	
192	UNIT 5 BROOKWOOD AVENUE, EASTLEIGH	EXTENSION TO EXISTING LIGHT INDUSTRIAL UNIT	NOT STARTED		PERMISSION	B1-8	300	0.06	-	300	
193	HOME FARM, ST. JOHNS ROAD, HEDGE END	MIXED USE DEVELOPMENT INCLUDING B1(C) LIGHT INDUSTRIAL	UNDER CONSTRUCTION		PERMISSION	B1C	265	1.03	-	265	
194	CLEANSING SERVICES GROUP, GRANGE ROAD, HEDGE END	REDEVELOPMENT FOR B2 USE	NOT STARTED	CSG LTD	PERMISSION	B2	690	1.03	777	-87	

REF	ADDRESS	PROPOSAL	STATUS	DEVELOPER	STATUS	USE	FLOOR SPACE (m2)	AREA (Ha)	OUT-STANDING LOSSES (m2)	NET GAIN (m2)	B1a/b Net m2
196	95-101 BOURNEMOUTH ROAD, CHANDLERS FORD	PART REDEVELOPMENT AND EXTENSION TO WORKSHOPS	NOT STARTED		PERMISSION	B2	448	0.45		448	
198	CHALCROFT FARM AND LAND WEST OF BURNETTS LANE, FAIR OAK	MIXED USE DEVELOPMENT INCLUDING 6HA OF B1 B/C, B2 AND B8 USES	NOT STARTED		PERMISSION	B1-B8	24,000	6.00		24,000	
200	10-20 ROMSEY ROAD, EASTLEIGH	REDEVELOPMENT FOR MIXED USE INCLUDING GROUND FLOOR OFFICES	NOT STARTED		PERMISSION	B1A	845	0.32	1,872	-1,027	-1,027
201	LAND AT CHICKENHALL LANE, EASTLEIGH	OPEN STORAGE WITH ANCILLARY OFFICES, STORAGE & VEHICLE WASH	UNDER CONSTRUCTION		PERMISSION	B8	1,736	2.30		1,736	
202	UNIT 4 WOODSIDE ROAD, EASTLEIGH	WAREHOUSE EXTENSION	UNDER CONSTRUCTION		PERMISSION	B1-B8	300	0.29		300	
203	UNIT B DEACON TRADING ESTATE, EASTLEIGH	EXTENSIONS TO INDUSTRIAL / WAREHOUSE UNIT	UNDER CONSTRUCTION		PERMISSION	B1-B8	894	0.49	661	233	



REF	ADDRESS	PROPOSAL	STATUS	DEVELOPER	STATUS	USE	FLOOR SPACE (m2)	AREA (Ha)	OUT-STANDING LOSSES (m2)	NET GAIN (m2)	B1a/b Net m2
204	123 WINCHESTER ROAD, CHANDLERS FORD	ADDITION OF 2ND FLOOR FOR OFFICE USE	UNDER CONSTRUCTION		PERMISSION	B1A	314	0.10		314	314
205	FORMER CIVIC OFFICES, VILLENEUVE ST GEORGES WAY, EASTLEIGH	FOUR STOREY OFFICE BLOCK	NOT STARTED		PERMISSION	B1A	6,879	0.78	7,251	- 372	- 372
206	UNIT C WOODSIDE TRADING CENTRE, PARHAM DRIVE, EASTLEIGH	1ST FLOOR MEZZANINE EXTENSION	NOT STARTED		PERMISSION	B2	543	0.08		543	
208	42 BOTLEY ROAD, HEDGE END	REDEVELOPMENT FOR B1B, B2, B8 USE	NOT STARTED		PERMISSION	B1-B8	279		396	- 117	
209	VICTORIA FARMHOUSE, FIRTREE LANE, HORTON HEATH	CHANGE OF USE FROM RESIDENTIAL TO B1A	UNDER CONSTRUCTION		PERMISSION	B1A	618			618	618
210	PHOENIX PARK, ENHALL LANE, EASTLEIGH	SIDE EXTENSION FOR STORAGE	NOT STARTED		PERMISSION	B8	314			314	

REF	ADDRESS	PROPOSAL	STATUS	DEVELOPER	STATUS	USE	FLOOR SPACE (m2)	AREA (Ha)	OUT-STANDING LOSSES (m2)	NET GAIN (m2)	B1a/b Net m2	
211	LAND EAST OF KNOWLE LANE, FAIR OAK	B1A OFFICE BUILDING	NOT STARTED		PERMISSION	B1A	350			350	350	
					<b>TOTAL</b>		<b>240,595</b>	<b>84.89</b>	<b>67,310</b>	<b>173,285</b>	<b>10,989</b>	
										<b>TOTAL excl Riverside sites (sites ref 0021H -121 above shaded)</b>		<b>41,385</b>

## Appendix 5 - New Local Plan Employment Allocations not included in the HCC Commitment

POLICY REF 2011-36	ADDRESS	TOWN	PROPOSAL	STATUS	AREA (Ha)	NET GAIN (m2)	B1a
CF2	Steele Close	Chandlers Ford	B1b, B1c, B2, B8 or SG	Allocation	1.3	5,200	
HE3	Land off Peewitt Hill Close & Dodwell Lane, Hedge End	Hedge End	B1b, B1c, B8	Allocation	2.3	9,200	
HE4	Land at Netley Firs, Kanes Hill	Hedge End	B1b, B1c, B2,	Allocation	1.8	7,200	
HE6	Land at Botleigh Grange Office Park, Woodhouse Lane	Hedge End	B1a, B1b, B1c	Allocation	1.9	7,600	7,600
WE2	Chalcroft Business Park, Burnetts Lane	West End	B1b, B1c, B8	Allocation	1.6	6,400	
WE3	Berrywood Farm, Tollbar Way	Hedge End	B1b, B1c, B2, B8 or SG	Allocation	0.8	3,200	
				<b>TOTAL</b>		<b>38,800</b>	
S5	Strategic Growth Option – to be addressed through early local plan review	Bishopstoke / Fair Oak	B1, B2, B8	Allocation		<b>30,000</b>	1,000
				<b>TOTAL</b>		<b>68,800</b>	8,600

NB - Floorspace estimated on the basis of a 0.4 plot ratio (4,000m2 floorspace per hectare of area (10,000m2))

The B1a figures are included within the total net gain

B1a only is included in this table as all allocations considered suitable for B1b

## Appendix 6 - Future Known Losses to other uses

Reference	Address	Town	Allocation	Site Area (Ha)	Floorspace Lost (M2)
<b>Policy Reference</b>					
DM25d *	Common Road Industrial Estate, Common Road	Chandlers Ford	30 dwellings	0.8	3,200
DM25f *	Jewsons etc, Toynbee Road	Eastleigh	63 dwellings	1.9	7,600
<b>Planning Application Reference</b>					
O/16/79466	Abbey Fruit Farm, Grange Road	Netley	Loss of existing employment in residential permission O/16/79466. Orchard Homes 93 dwellings	2.88	1,900
F/16/79704	Hammerley Farm, Burnetts Lane	Horton Heath	Loss of employment in residential permission F/16/79704 Foreman Homes 38 dwellings	1.09	1,030
J/16/78227	Mitchell House, Station Hill	Eastleigh	PN CoU to 67 resi apartments (J/16/78227) from B1a office use.	1.56	3,242
RM/17/80952	Draper Tools, Hursley Road	Chandlers Ford	Reserved Matters permission granted for 130 dwellings plus care home	4.7	18,800
			<b>Total</b>	<b>12.93</b>	<b>35,772</b>

\* NB Policy DM25 is now proposed for deletion. These two sites are to be included in the Local Plan as individual allocations in the Eastleigh / Chandlers Ford chapters of the Plan.

Action 10.5 Use paragraph 5.94 to further explain the approach to “other employment uses” set out in policy DM15

20. In response to this query, the Council is proposing to extend policy DM15 to safeguard allocated employment in addition to existing employment sites. This was not included in the schedule but will be added in if the Inspector agrees to this approach.

Action 10.6 Provide a table setting out the Eastleigh SAEG employment sites and floor space provision

21. Table 1 below provides details on the individual Southampton Airport Economic Gateway sites. It was submitted to the Inspector in advance of the Employment Sites hearing session.

**Table 1 Sites in the Southampton Airport Economic Gateway**

Local Plan Policy Ref	ECON008 (Reference Appendix 3)	ECON008 (Reference in main report)	Site name / description	Floorspace (m2)	Site Area (ha)	SLAA Site Ref	Current Access	Possible Future Access	Comment
E6(i)	N/A	N/A	Barton Park / Deacons Industrial Estates		20.5		Chickenhall Lane	Chickenhall Lane	<i>Added in Inspector's Action 13.24</i>
E6(ii)	N/A	N/A	Tower Lane / Tower Industrial Estate		31.5	6-33	Chickenhall Lane	Chickenhall Lane	
E6(iii)	021h	13.8-13.10	North of railway line & south of sewage works	30,000	7.5	6-10	Chickenhall Lane	Chickenhall Lane	Not counted in supply due to constraints
E6(iv)	117	13.4-13.5	Former Alston Railway Land / St Modwen / Railway works	19,900	19.0	6-34	Campbell Road	Campbell Road / CLLR	NB – 76,000 – 56,100 loss
E7	0058aa	13.6-13.7	Railtrack land / Network Rail Land / North of 058a South of Railway Line	34,000	8.5	6-11	No current access	Airport access road under runway extension / Campbell Road / Chickenhall Lane / CLLR	
E9	058a	13.11-13.12	Southampton Airport / Northern Business Park	78,000	19.5	6-12	No current access	Airport access road under runway extension / CLLR	
			<b>Total</b>	<b>131,900</b>	47ha				

Action 10.7 Provide a plan and brief description of the airport runway extension planning application

22. Planning application ref. F/19/86707

Submitted: 22<sup>nd</sup> October 2019

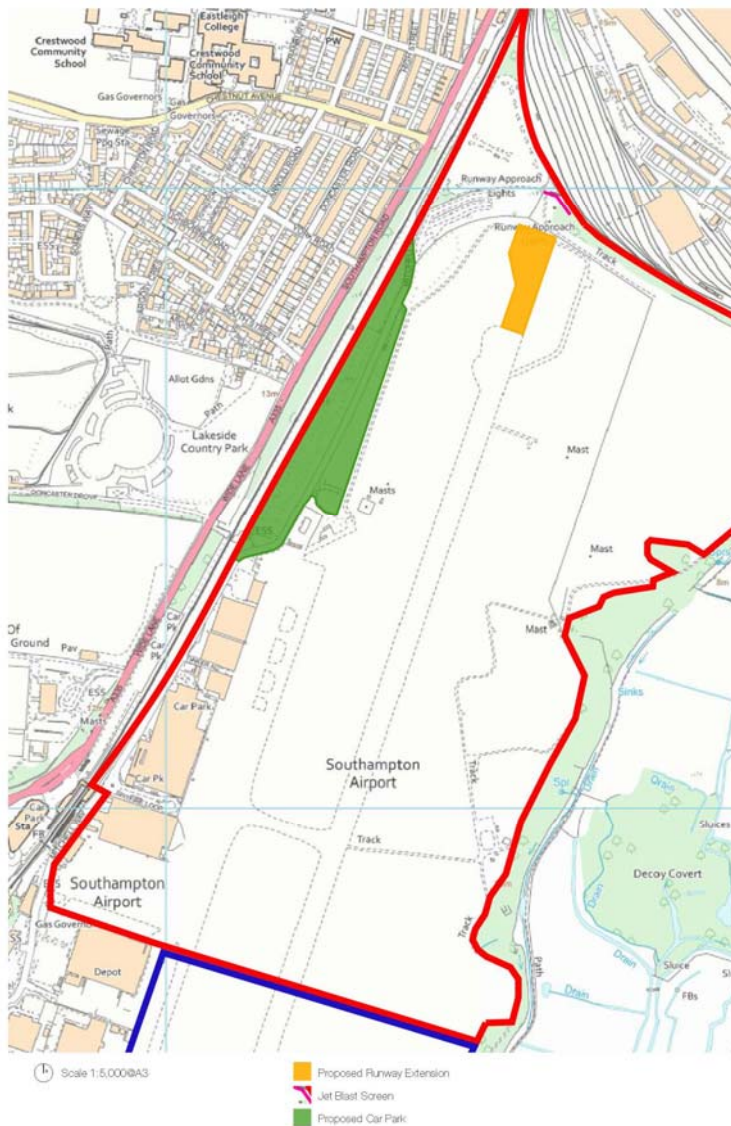
Validated: 20<sup>th</sup> November 2019

Project description: Construction of a 164 metre runway extension at the northern end of the existing runway, associated blast screen to the north of the proposed runway extension, removal of existing bund and the reconfiguration and extension of existing long stay car parking to the east and west of Mitchell Way to provide an additional 600 spaces.

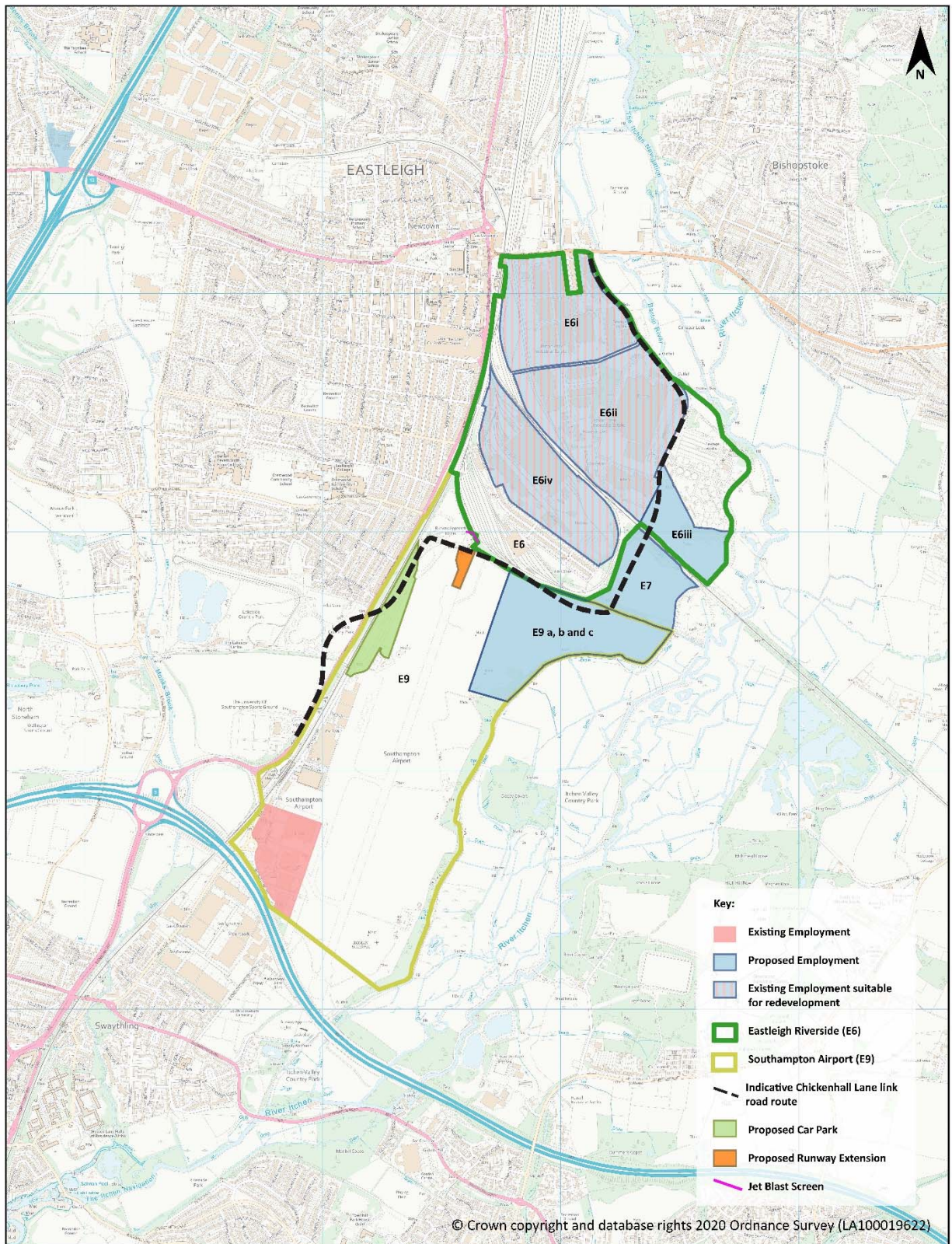
Block Plan from application F/19/86707

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Block Plan  
Southampton Airport



## Block Plan and Local Plan employment sites



### Eastleigh - Employment

Scale: 1:20,000  
Date: Jan 2020  
Dept: SP

