

SH4: Solent Business Park

Overview of Comments:

Support - 2

Neither support or object - 2

Object – 0

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments in support of SH4 - Solent Business Park		
Respondent number	Comment	Officer comment
ANON-KSAR-NKFC-K	<p>Support the continued allocation of Solent Business Park. Kennedy Wilson are the landowner and consider that the site presents an excellent opportunity to optimise undeveloped land to meet the future employment. The previous planning permissions establish that the site is a deliverable and sustainable location for employment.</p> <p>Propose changes below to the policy wording to support the optimisation of the site, allow flexibility and facilitate an evidence-led design process. Would welcome discussions as to how the allocation can contribute towards changing economic needs.</p> <p>The overarching purpose of the policy should be to allocate “employment generating development” rather than “business park development”. More flexible wording will</p>	<p>Comments and support noted.</p> <p>Policy SH4 carries forward earlier allocations of land for the Solent Business Park (Solent 1). The existing elements of the Business Park have been developed on a consistent basis, in accordance with the earlier site allocations and design brief. These include the provision of strategic landscaping and green infrastructure, parts of which surround the SH4 site allocation.</p> <p>To change the requirements significantly for this last remaining element of the</p>

	<p>allow the allocation to respond to changes in the economy and the term business park is ambiguous and could imply an office-only development. The fact that the site benefits from an extant consent should also be acknowledged in the Local Plan.</p> <p>The Local Plan states that approximately 11,000sqm of floorspace could be delivered, which is likely to be at the lower end of what can successfully be delivered. Allocations should seek to optimise the land identified for development and we suggest that an indicative minimum floorspace figure or range.</p> <p>Criteria i. states that development should provide for a range of business uses within Class E(g), which is considered unnecessarily restrictive. Whilst the site could include the science and technology sectors, it is also appropriate for other sectors and use classes. The policy wording should provide for a range of employment uses and set out that applications should not lead to unacceptable impacts on existing occupiers and the character of the surrounding area. It should make reference to other ancillary commercial uses, which can contribute to the overall sustainability of the business park.</p> <p>Criteria iii. states that development should avoid being over three storeys or 14 metres in height but it is not clear where the evidence base for this restriction is derived from. The policy should be more flexibly worded and require building heights to be design-led and informed by visual impact assessment. This would align with the extant permission for the site which includes a landmark building, which</p>	<p>Business Park would risk a development that is out of character with, and of a lower standard than, the existing Park. The existing requirements, including on building heights and parkland landscaping, have resulted in a particular form and character of development, and should continue to be applied to the remaining phase. They do not prevent a case being made for variations, but should form the policy starting point for proposals.</p> <p>The respondent suggests that a much wider range of uses should be permitted, including those in Class E and 'Sui Generis' uses. These could include retail, leisure and various other uses, many of which should be accommodated in town centre locations, or may not be appropriate. Again, it may be possible to demonstrate that a particular use is acceptable, as has been done in the case of the extant consent, but this should be against a policy background that seeks to retain the existing emphasis on offices, research and development, and light industrial uses.</p> <p>Recommended response: No change</p>
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	<p>exceeded the 14m/3 storey height and was found to be acceptable.</p> <p>Criteria iv. states that around 30% of the site should be delivered as parkland but it is not clear in the evidence base where this figure is derived from and parkland is not defined. Landscaping and amenity space is a priority for delivering high quality employment development. The policy should require high quality and multifunctional landscaping, to provide a setting for buildings whilst delivering usable spaces of environmental and amenity value.</p> <p>Suggest the following changes to the wording to policy SH4:</p> <p>“Land at Solent Business Park, Whiteley (as shown on the map above) is allocated for <u>employment</u> business park development. Planning permission will be granted...</p> <p>i. <u>Support the delivery of employment uses</u> Provide for a range of high technology and business uses falling within Use Classes E(g), B2, B8 and employment generating Sui Generis uses. In addition, ancillary commercial uses within the broader Use Class E are also supported to contribute to the amenity, sustainability and vibrancy of the Business Park.</p> <p>ii. ...</p> <p>iii. Generally avoid being over three storeys or 14 metres in height to eaves level <u>Building heights should be established on a plot by plot basis taking account of the commercial</u></p>	
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	<p><u>requirements of occupiers, and ensuring development accords with the character, height and scale of the wider Solent Business Park. They should be design led and informed by appropriate technical analysis, such as townscape/landscape and visual impact assessments, to demonstrate that unacceptable impacts on the surrounding area can be avoided.</u></p> <p>Environmental iv. Include parkland, which as a minimum should constitute around 30% of the site area. This is in addition to structural landscaping which adjoins the sites <u>Proposals should incorporate landscaping that responds to the needs of occupiers, and which meets the requirements of other policies of the plan including requirements for BNG, sustainable drainage, ecological mitigation and visual amenity.”</u></p>	
ANON-KSAR-NKQ5-G	Support, with the proviso that adequate parking is provided on site for employees and visitors.	Comments noted. Recommended response: No change

Comments which neither support nor object to SH4 - Solent Business Park		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8BE-X Environment Agency	No environmental constraints, no specific comments.	Comments noted. Recommended response: No change

	Recommendations	Officer response
Comments from SA	None.	NA
Comments from HRA	None.	NA

Policy SH4: Solent Business Park (no changes proposed)

Land at Solent 1, Whiteley (as shown on the map above) is allocated for business park development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature and Phasing of development

- i. Provide for a range of high technology and business uses falling within Use Class E(g);
- ii. A high standard of design so that the buildings make an individual and positive contribution towards the overall appearance of the business park;
- iii. Generally avoid being over three storeys or 14 metres in height to eaves level.

Environmental

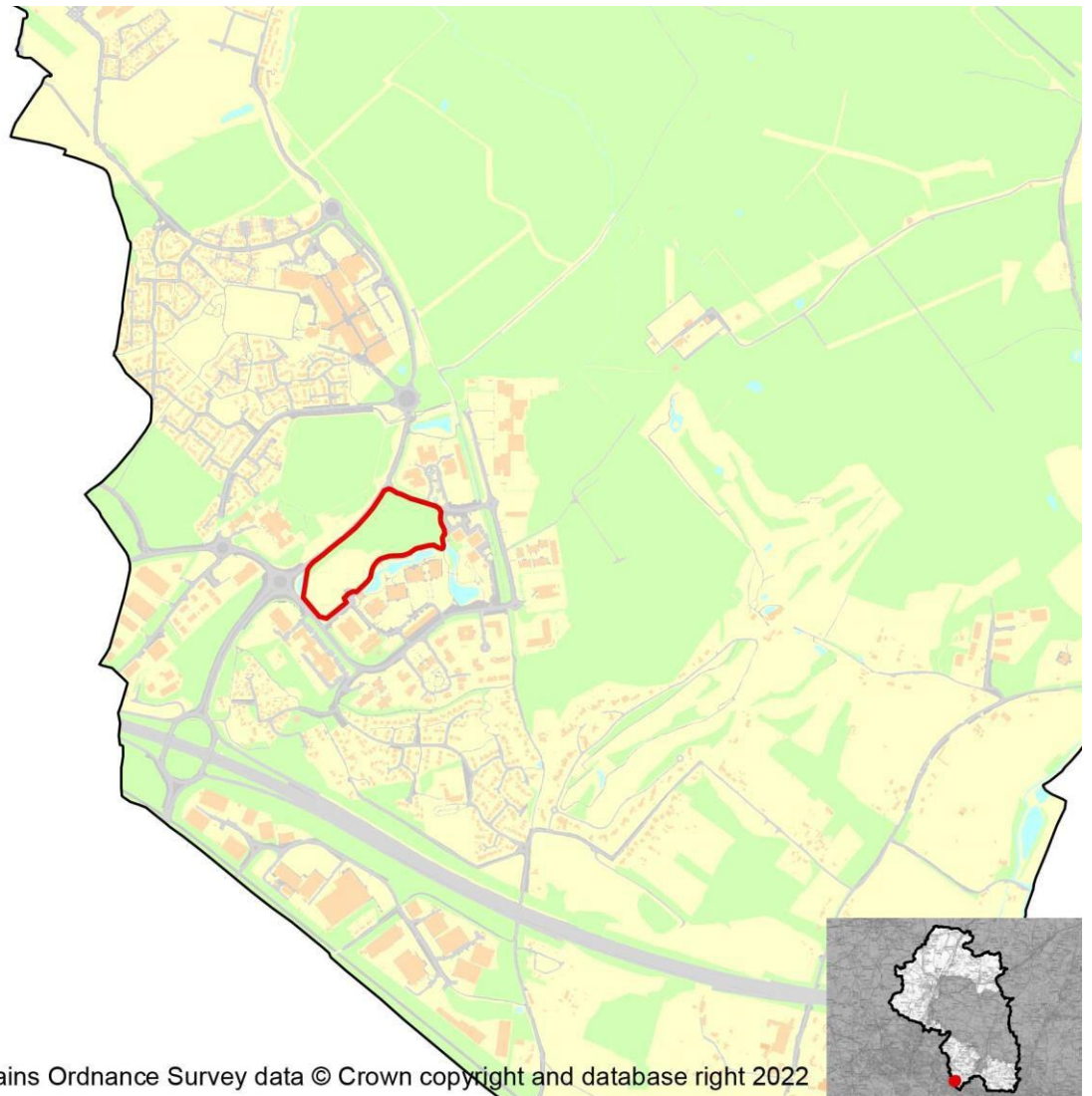
- iv. Include parkland, which as a minimum should constitute around 30% of the site area. This is in addition to the structural landscaping which adjoins the sites;
- v. Include measures for the on-going maintenance and management of the landscape parkland.

Other Infrastructure

- vi. Contribute to infrastructure needed to make the development acceptable in planning terms.

SHUA2c: Solent 1 business park

Proposed use: Employment use



IIA Objective	Score
IIA1: climate change mitigation	Minor negative (-)
IIA2: travel and air quality	Minor negative (-)
IIA4: health and wellbeing	Minor positive (+)
IIA7: services and facilities	Minor negative (-)
IIA8: economy	Minor positive (+)
IIA9: biodiversity and geodiversity	Significant negative (--)
IIA10: landscape	Negligible uncertain (0?)
IIA11: historic environment	Negligible uncertain (0?)
IIA12: natural resources	Significant negative (--)
IIA13: water resources	Negligible (0)
IIA14: flood risk	Negligible (0)

IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

Overall effect: Minor negative (-)

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 2: To reduce the need to travel by private vehicle in the District and improve air quality

Overall effect: Minor negative (-)

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 4: To improve public health and wellbeing and reduce health inequalities in the District

Overall effect: Minor positive (+)

Score by criteria: 4a: Negligible (0); 4b: Negligible (0); 4c: Negligible (0); 4d: Negligible (0); 4e: Major negative (--); 4f: Major positive (++); 4g: Major positive (++)

Justification: The site is not within 500m of an AQMA. The majority of it is within an area where noise levels at night from roads and railways are below 50 dB and the noise levels as recorded for the 16-hour period between 0700 – 2300 are below 55 dB. The site does not lie within a noise contour associated with Southampton Airport. It is not within 400m of a wastewater treatment works or within 250m of a waste management facility. The site is not within 1,200m of an NHS GP surgery. It is within 300m of open space, open country or registered common land. The site contains no open space, open county or registered common land. It is within 200m of a public right of way or cycle path.

IIA objective 7: To ensure essential services and facilities and jobs in the District are accessible

Overall effect: Minor negative (-)

Justification: The majority of the site is within an area where 10-20% of commuters to that area use public transport or active modes.

IIA objective 8: To support the sustainable growth of the District's economy

Overall effect: Minor positive (+)

Justification: The site would provide employment within or adjacent to the settlement boundary of the existing larger settlements in the PfSH area

(Whiteley, West of Waterloo, Colden Common, Bishops Waltham, Swanmore, Waltham Chase, Wickham or Denmead).

IIA objective 9: To support the District's biodiversity and geodiversity

Overall effect: Significant negative (--)

Score by criteria: 9a: Minor negative (-); 9b: Minor negative (-); 9c: Minor negative (-); 9d: Minor negative (-); 9e: Negligible (0)

Justification: The site is within a SSSI Impact Risk Zone for 'industry that could cause air pollution' or 'all planning applications'. It is within 500m of a locally designated wildlife site or ancient woodland. It is within 200m of a priority habitat. It is within 100m of a water course. The site does not intersect with a county or local geological site.

IIA objective 10: To conserve and enhance the character and distinctiveness of the District's landscapes.

Overall effect: Negligible uncertain (0?)

Justification: The site has low overall landscape sensitivity.

IIA objective 11: To conserve and enhance the District's historic environment including its setting.

Overall effect: Negligible uncertain (0?)

Justification: The site is rated 'green' for risk of effects relating to historical constraints.

IIA objective 12: To support the efficient use of the District's resources, including land and minerals

Overall effect: Significant negative (--)

Score by criteria: 12a: Major negative (--); 12b: Negligible (0); 12c: Negligible (0)

Justification: The majority of the site contains greenfield land. Less than 25% of the site is on Grade 3 agricultural land. Less than 25% of the site is within a Mineral Safeguarding Area.

IIA objective 13: To protect the quality and quantity of the District's water resource

Overall effect: Negligible (0)

Justification: The site does not fall within Source Protection Zone 1, 2 or 3, within a drinking water safeguard zone (groundwater), or within a drinking water safeguard zone (surface water).

IIA objective 14: To manage and reduce flood risk from all sources

Overall effect: Negligible (0)

Score by criteria: 14a: Negligible (0); 14b: Negligible (0)

Justification: Less than 25% of the site is within flood zone 2 or 3. Less than 25% of the site has a 1 in 100 year or 1 in 30 year risk of surface water flooding.