

Addendum to Business Need, Site Assessments and Employment Land Study

The Business Need, Site Assessments and Employment Land Study was published in November 2020 as part of the evidence base for the Regulation 19 Publication Local Plan evidence base.

Since the publication and subsequent consultation on the Regulation 19 Local Plan, further evidence became available regarding the site at Little Park Farm.

The updated documents in this addendum detail the changing circumstances at the site and represent the updated position. The updated proforma and Site Scoring Matrix table have been produced by Lambert Smith Hampton and received by the Council on 1 March 2021.

The following documents within the study are to be replaced:

- Appendix 1 - Little Park Farm Pro Forma
- Appendix 3 - Individual Site Scoring Matrix, potential sites

Appendix 1 – Updated Little Park Farm Pro Forma

FBC EMPLOYMENT LAND STUDY – 2018 (Updated February 2021)

Site Address Little Park Farm			
Site Ref	3025		
Ward	Park Gate	Size	5.73 Ha
Market Segment	B1, B2, B8		
Description of Site and Location:	11,200 sq m The site is located within a mixture of uses, including employment open storage, residential, kennels and amenity grazing and was an employment allocation within the adopted Local Plan 2015. Part of the site contains a B8 Open Storage use, which due to the <u>limitations on highways access is considered an alternative option to industrial development.</u>		
Market Attractiveness Criteria			
1.1: Has the site been formally identified for employment for at least 10 years?	Yes		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Yes		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	No		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	<u>Yes</u>		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site has had an existing employment allocation within the urban area and has no neighbour conflicts. <u>However, the single carriageway access under the rail bridge, infers that relatively low traffic generating uses and low site density occupiers are likely to be compatible here. The proposed improvements to the access and certainty on delivery timescales will significantly enhance its marketability, given the close proximity to the motorway.</u>		
Adjacent land use and conflicts	The site is located between the M27 to the north and the railway line to the south. The western boundary abuts the Chandlers Way employment area, whilst land to the east forms part of an employment allocation within Winchester district.		
Known constraints and infrastructure requirements	Site access is via a 3.7m wide <u>road tunnel with height restriction under the railway line, requiring control measures for vehicles and pedestrians. Traffic signals linked to a separate pedestrian phase are feasible. There is a potential vulnerability if the underbridge became obstructed such as by a large / high vehicle. Mains power is available.</u>		
Strategic Planning Factors			
2.1: Is the site within an area identified as of strategic importance.	No		
2.2: Is the site identified or likely to be required for a specific user or specialist use?	No		
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No		
Strategic Planning and Access	No relevant planning history.		
Recommendation	<u>Site Score C – Average. The location of the site is attractive to the market and recent engineering solutions to the access and highway constraints have been advanced to render this site as a viable employment site with realistic potential for development.</u>		

Appendix 3 – Updated Individual Site Scoring Matrix, potential sites

The table order has been amended to reflect both site grading and scoring.

Reference	Site name/address	Size (Ha)	Size (sq m)	Type	Strategic Location	Layout/Prominence	Area Character	Local Amenities	Planning Status	Occupier Perception	Viability/Infrastructure Need	Deliverability	Total score	Grade A-E
2001	J9 South, Begenzworth South (Talbot Road)	1.843	4,000	Development	5	5	4	3	5	5	5	5	37	A
205	Land North of St Margarets Roundabout	1.23	4,000	Development	5	5	4	3	3	5	5	5	35	A
xxxx	Welborne	20	97,250	Development	5	5	5	5	3	5	3	3	34	A
3113	Faraday Business Park, Daedalus East	44.25	28,000	Industrial/Development	4	5	5	3	3	5	4	5	34	B
3114	Swordfish Business Park, Daedalus West	16.47	22,000	Development	4	5	5	3	3	5	4	5	34	B
124	Solent 2, Whiteley (Rookery Avenue)	9.84	23,500	Development	5	4	4	4	3	4	4	5	33	B
137	Swanwick Shore Road	0.35	2,275	Development	4	4	3	3	3	4	4	5	30	B
1999	Walled Garden, Cams Estate	1.66	1,952	Development	5	4	5	3	3	4	3	3	30	B
3054	Land at Telford Way	2.75	10,000	Development	5	4	5	3	3	5	3	1	29	C
1352	Land at Pinks Hill	0.7	2,000	Development	3	4	4	2	3	3	4	3	26	C
1365	Land Adjoining Waste Transfer Station	1.05	4,000	Development	3	4	4	2	3	3	4	3	26	C
3034	Land at Military Road	1.23	4,750	Development	3	4	4	2	3	3	4	3	26	C
3025	Little Park Farm	5.73	11,200	Development	3	4	4	2	3	3	3	3	25	C
20	Standard Way, Wallington	0.59	2,000	Development	3	3	3	2	3	3	3	3	23	D
3011	Down Barn Farm / Spurlings	32.85	30,000	Development	5	3	1	2	1	4	3	3	22	D
3022	Land West of Newgate Lane, Peel Common	3.06	10,000	Development	3	3	3	2	1	3	3	3	21	D