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Rosemary Morton,
c/o Strategic Planning
Winchester City Council
Colebrook Street
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Date: 20th June 2016
Ref: 09/017

Dear Ms Morton,

Representor Number 50263

Winchester District Local Plan Part 2- Examination

Policy NA 3 Sun Lane Mixed Use Allocation: Supplementary Statement Matter 9 (ii) Is the Policy Clear and Deliverable?

In addition to our Pre Submission Plan representations dated 16th December 2015 (and including our previous Local Plan 2 representations submitted on 4th December 2014), which the Local Plan Inspector will consider as part of this Examination, insofar as they relate to the soundness of the Plan, we felt that the following up-to-date information would help the Inspector's consideration of matter 9 (ii) regarding whether policy NA3 was clear and deliverable.

As stated previously, we confirm that the land is available for development within the proposed timetable of the Local Plan.

Furthermore, since our previous representations were submitted, more detailed studies have been undertaken by the landowner/developer to demonstrate that the site is suitable and achievable, in accordance with NPPG guidance. In particular;

1. We have secured a Screening Opinion and Scoping Opinion from the Local Planning Authority and, based on those opinions, we are well advanced in producing an Environmental Statement to accompany a comprehensive planning application for the site. Consultants have been instructed on each of the environmental statement issues and work, so far, indicates that there are no overriding environmental or infrastructure issues precluding the development of the site for residential, employment and open space uses as proposed by policy NA3, albeit that there is a requirement for flexibility over the possible open space uses to be developed as set out in Local Plan Part 2 paragraph 4.5.22.

2. Therefore, the planning application will reflect the Local Plan Part 2 requirements in policy NA3, and will be in outline, but with full details of proposed access arrangements.
3. We anticipate the submission of the planning application for the site in autumn 2016, immediately following the Local Plan Examination.
4. The proposed access details have been discussed with the Local Highway Authority on a number of occasions and the proposed new access to the A31 Bypass has been safety audited.
5. A masterplan for the site is being finalised following extensive public consultation including public exhibitions in November 2014, February 2016 and May 2016, and details of the most recent exhibition material is attached here as Appendix 1.
6. Formal market testing has been undertaken by 2 commercial property agents (Vail Williams and London Clancy) regarding the proposed employment land allocation at Sun Lane. This indicates that the local market is suffering from a chronic shortage of new, good quality employment space to accommodate new, expanding and/or relocating companies. Also, the availability of some secondary space in the market, by reason of its age and specification, does not suit many occupiers and has remained vacant. More specifically, there are currently (June 2016) 12 properties vacant in New Alresford amounting to 60,698 sq ft of which 4 are at The Dean and amounting to 35,962 sq ft. It is considered that most if not all these properties are compromised for employment use due to a range of circumstances including shared occupation, poor access, limited car parking, dated specification and proximity to residential properties. In comparison, following their marketing exercise since February 2016, there is strong interest in the proposed employment allocation at Sun Lane, which is particularly attractive due to the opportunity to acquire new employment space attuned to user requirements with the benefit of direct access to the A31 via the proposed new junction. Overall, the level of interest at this early stage amounts to approx 24% of the proposed allocation at Sun Lane and agents are confident of demand for at least 1 ha per annum which indicates that the employment allocation would be fully occupied within 5 years of development commencing. Two enquiries are keen to progress discussions immediately and they have signed Exclusivity Agreements. A copy of the Marketing Report is attached as Appendix 2.

I hope that this very brief summary of updated information is helpful for the consideration of the soundness of this proposal.

Yours sincerely,

Mark Luken
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