

Solent Freeport Full Business Case – Strategic Case: 1di5. Planning

Site	Relevant Local Development Plans and their Status	Current Planning Status	Planning Needs	Planning Activities (inc. Estimated Timescales)
ABP Redbridge	<p>Southampton City Council's Local Development Plan is a collection of adopted plans including the Core Strategy adopted in 2010 and partially reviewed in 2015</p> <p>Emerging Local Plan - Southampton City Vision – was subject to public consultation in 2020. This comprised a 'Call for Sites' which are currently being assessed for development potential as part of a Strategic Land Availability Assessment (SLAA), a draft for which will be published at the next stage of consultation.</p>	<p>The SCC Core Strategy identifies that “the Port of Southampton is a major international deep sea port with significant global and economic importance and makes a vital contribution to the national, regional and local economy” (paragraph 2.1.2). A strategic objective of the Core Strategy is to “Support the varied operations of the Port of Southampton as a facility of global significance and as an international gateway in which role it makes a vital contribution to the national, regional and local economy” (Strategic Objective S4). This is achieved through Policy CS9, which states that the City Council “will promote and facilitate the growth of the Port of Southampton”.</p>	<p>Part of the site is identified as port operational land which benefits from permitted development rights although due to the scale of development, planning permission is likely to be required. Some enabling works are likely to benefit from permitted development rights.</p> <p>At the time of writing, the planning route has not been confirmed; however, application to proceed is likely to include approval through the Town and Country Planning Act as the scale of the project may exceed authorisations by virtue of permitted development rights.</p> <p>For Port Centric Logistics, we are currently advertising this site on the open market. Timing of planning would be subject to commercial agreement with an end user – potentially we could submit a planning application by the end of 2022.</p> <p>For permitted development uses (e.g. container use), this could be enabled from Q3 2022 onwards.</p>	
ABP Strategic Land Reserve	<p>New Forest District Council Local Plan 2016-2036 Part 1: Planning Strategy, adopted in July 2020</p>	<p>The site is specifically identified in the New Forest District Local Plan 2016 – 2036 at Policy ECON4 and safeguarded for port and port-related uses.</p>	<p>The site does not currently benefit from any planning approvals.</p> <p>The SLR sits within a Site of Special Scientific Interest (SSSI) while the waterside is currently a Special Protection Area (SPA). Appropriate site-specific environmental mitigation matters will therefore be considered by the local planning authority through formal environmental impact assessment measures in place as part of the planning application process and through development management decisions that will be taken for individual development proposals at the relevant time.</p> <p>Future development on site could be considered a Nationally Significant Infrastructure Project and may therefore require a Development Consent Order.</p>	

Dunsbury Park	<p>The Havant Borough Council adopted local plan comprises:</p> <ol style="list-style-type: none"> 1. Core Strategy (adopted 2011) 2. Site Allocations Plan (adopted 2014) <p>The Council's emerging Local Plan, the 'Havant Borough Local Plan', was submitted for examination in February 2021. It is understood that the Council is considering withdrawing the emerging Local Plan in response to feedback from the Planning Inspector.</p>	<p>Dunsbury Industrial Park has been identified by Havant Borough Council (HBC) as a business gateway of local and sub-regional importance supported by clear planning policies. This strategic employment site will deliver a large number of high quality jobs in close proximity to Leigh Park, one of the most deprived areas in Hampshire.</p> <p>The site is allocated as a key strategic employment site in the Havant Borough Local Plan (Core Strategy) (2011-2026), and already benefits from outline planning permission (reference APP/12/00338) for 61,779 sqm of employment floorspace plus a hotel with conference facilities comprising 5,574 sqm on Phases 1 and 2 of the site.</p> <p>The strategic allocation is reaffirmed in HBC's submitted Local Plan which covers the period 2016 to 2037 and identifies that the site has a further capacity of 15,000 sq m on Phase 2, as the quantum of the development envisaged by the outline consent can now be entirely accommodated by Phase 1.</p>	N/A	HBC is committed to working with PCC to ensure the site is phased and delivered. HBC is committed to ensuring proposals relating to the Freeport would be determined promptly.
Fawley Complex	New Forest District Council Local Plan 2016-2036 Part 1: Planning Strategy, adopted in July 2020	<p>Fawley Oil Refinery is subject to policy FAW1 in the Local Plan Part 2: Sites and Development Management DPD (adopted 2014) and saved as part of the Local Plan 2016-2036.</p> <p>Policy FAW1 states that "within the Fawley Oil Refinery and petrochemicals complex, land may be developed for uses directly related to the petrochemical industry, provided development does not conflict with any policies in the Core Strategy or the Development Management policies within this document."</p>	No planning applications are currently in progress	
Fawley Waterside	New Forest District Council Local Plan 2016-2036 Part 1: Planning Strategy, adopted in July 2020	Allocated for comprehensive redevelopment as 'Strategic Site 4: The former Fawley Power Station' within the Local Plan 2016-2036.	N/A	N/A

		<p>Outline planning permission granted in mid-2021.</p> <p>Power station demolition work in progress, expecting fully clear site in mid-2023.</p> <p>Some construction possible in 2022 following confirmation of tax site status</p>		
Navigator Quarter	<p>Eastleigh Borough Local Plan Review (2001-2011) adopted in 2006</p> <p>The emerging Local Plan (Main Modifications) were consulted on in summer 2021; the Inspector is currently reviewing representations</p>	<p>Navigator Quarter is allocated in the Eastleigh BC Draft Local plan under policies E6 and E9 for employment use.</p> <p>Planning permission (F/20/87841) was granted on June 22nd 2021 in respect of 4.5 hectares of Eastleigh Works.</p>	<p>The remainder of Navigator Quarter will be the subject of a new outline planning application with full details for the road, which is anticipated to be submitted in Q2 2022.</p> <p>As wider context SIAL recently secured planning permission for extension of the runway. This is subject to potential judicial review.</p>	N/A
Portsmouth International Port	<p>Portsmouth Core Strategy adopted in 2012.</p> <p>The emerging Portsmouth Local Plan was subject to consultation in September and October 2021; the Council is currently updating the Local Plan to reflect responses received. The new Local Plan will cover the period to 2038.</p>	<p>Through Policy PCS11 employment land of the adopted Portsmouth Core Strategy, the city council will protect land at the port for uses directly related to the operational requirements of the port</p>	<p>Future development, to increase ferry activity, cruise calls and further diversify the portfolio of cargoes handled across the port, will largely be subject to Port Permitted Development planning, alongside assessment of environmental impact</p>	N/A
Solent Gateway/ Marchwood Port	<p>New Forest District Council Local Plan 2016-2036 Part 1: Planning Strategy, adopted in July 2020</p>	<p>Marchwood Port is allocated for port and port-related uses.</p> <p>Planning consent was granted on 10th February 2022 to develop the port (application reference number is 21/11156).</p> <p>Physical construction due to start in June/July 2022.</p>	N/A	<p>Policy ECON 3 of the NFDC Local Plan commits NFDC to work in support of SGL to develop the effectiveness and efficiency of the port for the purposes of job creation and local prosperity</p>

Please note: All seed capital projects (with the exception of Solent Maritime Innovation Hub) are located within the tax and customs sites noted in the table above. A physical location for the Solent Maritime Innovation Hub has not yet been defined.