



LAND ADJACENT TO THE FORMER ROLL CALL PUBLIC HOUSE, WOOLSTON ROAD, NETLEY

Planning application for the construction of a self-build detached house
with associated parking, landscaping and access

PLANNING STATEMENT

Statement prepared by Matthew Holmes, BA (Hons), MA MRTPI

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Mr and Mrs Masters and is submitted in support of a planning application to construct a detached house with parking and access on land adjacent to the former Roll Call Public House, Woolston Road, Netley.
- 1.2 This Planning Statement aims to explain the design approach to the proposed development. The Statement demonstrates how the proposals have been designed to comply with Eastleigh Local Plan policy DM1 Design in that they reflect the local patterns of development and neighbouring buildings in terms of layout and siting, height and scale, bulk and scale, materials and landscaping. The proposed development will make efficient use of the land by providing a family home on otherwise unused land and in a highly accessible location.
- 1.3 The application comprises:
 - Completed application form

- Plans and drawings
- Arboricultural report
- Ecology report
- This Planning Statement

2. Site Context

2.1 The application site is located at the north edge of the built-up area of Netley and on the north side of Woolston Road. On Woolston Road buildings are predominately residential and are a mix of detached, semi-detached and terraced two storey houses. Numerous properties have been extended or sites redeveloped completely. The mix of buildings present in the locality means that there is no prevailing singular building style or form to replicate. One notable exception to the prevailing residential use is the former Roll Call Public House which neighbours the eastern boundary of the application site. The public house use has ceased and that building is now in use as offices.



Aerial view of the application site (www.google.com)

2.2 The application site itself is situated on the west side of the former public house. The land is understood to have previously been used for storage purposes and a part of the site has an established use for that purpose. There are a number of mature trees on the site boundaries. The remainder of the site is largely open.



View of the front of the application site as seen from Woolston Road

- 2.3 The site is not in a conservation area and there are no heritage assets nearby. The land slopes gently upwards from front to back and the current landscaping is limited other than for the mature trees. There is an existing vehicular access point, shown in the photograph above.

3. Relevant Planning History

- 3.1 In 2015 a certificate of lawfulness was issued by the LPA for the use of an existing yard on the site for storage of 1no. caravan and up to 15no. vehicles (B8 use class) and land for the keeping of up to 4no. recreational horses (D2 use class), LPA ref.U/15/76791.
- 3.2 In 2016 the applicants submitted a planning application for the construction of a chalet bungalow on the site (LPA ref.F/16/79491). That application was refused with the LPA citing an adverse impact on the designated countryside and the strategic gap. The applicant appealed against the decision and that appeal was later dismissed.
- 3.3 Prior to the submission of this application the Applicants discussed the current planning policy position with officers at the LPA. The advice received was that the planning policy position has changed since the 2016 appeal was dismissed in that the LPA no longer has a 5 year supply of housing sites and a review of all designated gaps has been undertaken in light of the need for more housing.

4. The Proposed Development

- 4.1 The planning application proposes to construct a five-bedroom detached house on the site with access from Woolston Road. The application is submitted by the Applicants who have designed the house to their own specification and for their own occupation. The development is therefore a self-build project.
- 4.2 The house will be sited centrally within the plot and outside of the root protection areas of the mature trees on its boundaries. The building is orientated to face forwards towards Woolston Road but is set back into the plot to a similar extent of the adjacent Roll Call building. To the front of the house a parking area will be provided capable of accommodating at least three cars plus manoeuvring space. At the rear of the house a large rear garden will be provided and at the front of the site the parking and driveway areas will be bordered by landscaping. A proposed site plan extract is below and shows that the large majority of the site will remain undeveloped.



The proposed site plan

- 4.3 The proposed house is of two storey height and will therefore be of a scale in keeping with the prevailing character of Woolston Road. The house will have a tiled, hipped roof and be finished in brick. It will have a traditional layout with living rooms on the ground floor and bedrooms at first floor. The house exceeds the relevant nationally prescribed minimum space standards and will therefore provide a high level of amenity for its occupants.



Front elevation of the proposed building

- 4.4 The new house is located on the opposite side of Woolston Road to the nearest existing homes and as such ample separation distances to those existing surrounding homes are provided and will protect the privacy, daylight and amenity of both the new dwelling and existing homes.
- 4.5 The proposed development will make a more efficient use of this otherwise lightly used site by providing an additional home adjacent to the existing built-up area. The density of housing on the plot is considered to strike an appropriate balance between making a more efficient use of the land whilst also ensuring that the contribution that its mature trees make to the Woolston Road street scene and the wider landscape is preserved.

5. Relevant planning policies

National Planning Policy

- 5.1 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined as encompassing economic, social and environmental factors. The economic involves building a strong, responsive and competitive economy. The social role entails supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment. The environmental role requires protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change.

- 5.2 The NPPF confirms that there is a presumption in favour of sustainable development, for decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 Paragraph 11(d) of the NPPF states in situations of relevant planning policies for the supply of housing being out of date planning permission should be granted unless *'any adverse impacts of doing so would **significantly and demonstrably** outweigh the benefits'...**'having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination'* (bold text our emphasis).
- 5.4 Paragraph 61 of the NPPF confirms the Government's objective of *'significantly boosting the supply of housing'*. That is to be achieved by ensuring that a sufficient amount and variety of land comes forward where it is needed and that land with permission is developed without unnecessary delay. Paragraph 73 promotes the development of small and medium-sized sites, which *'can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly'*. Local planning authorities are expected to support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 5.5 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 125 states policies and decisions should *'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively'*.
- 5.6 Paragraph 129 states *"Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services –*

both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.”

- 5.7 Paragraph 130 states that development should take place at appropriate densities, making ‘optimal use of the potential of each site’. It is especially important to avoid low densities where there is an existing or anticipated shortage of housing land.
- 5.8 Paragraph 131 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.
- 5.9 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments will function well and add to the quality of an area in the short and long-term of its lifetime, developments are visually attractive as a result of good architecture, layout and landscaping, developments are sympathetic to local character and history whilst not preventing appropriate innovation, and development should establish a strong sense of place and optimise the potential of the site.
- 5.10 Paragraph 136 of the NPPF focuses on the importance of trees and their contribution to the character and quality of urban environments.
- 5.11 Planning Practice Guidance (PPG) provides further context on design principles via the National Design Guide (2021). It talks about well-designed places being achieved through making the right choices at all levels including; the layout, the form and scale of buildings, their appearance, landscape, materials and their detailing. Part two of the guide sets out the ten characteristics that work together in a well-designed place to create its physical character, to nurture and sustain a sense of community and to positively address environmental issues affecting climate.

The Local Development Plan

- 5.12 In this instance, the Local Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 (adopted April 2022), Residential Parking Standards SPD (2009) and the Quality Places SPD (2011).
- 5.13 Policy S1 'Delivering Sustainable Development', this policy confirms, amongst other things, that the Council will take a positive approach that reflects the presumption in favour of sustainable development in the NPPF. To be sustainable development should have regard to the potential impacts of climate change, minimise the need to travel, avoid impacts on the Hamble and Itchen catchments by preserving water quality, seek opportunities to optimise density, maintain local environment quality and maintain or enhance natural habitats.
- 5.14 Policy S2 aims to deliver 14,580 new dwellings over the plan period 2016-2036, which includes windfall development. There is a presumption in favour of new development, including residential, within the 'urban edge' as defined on the policies map and as set out in policy DM23. Netley is listed as a 'tier 3' settlement for new development.
- 5.15 Policy S3 states that the Council '*will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs*'. Of these, around 732 homes are expected to come forward on 'new smaller greenfield and urban sites within and adjoining the main settlements, including Netley.
- 5.16 Policy S5 refers to new development in the countryside. There is a general policy of restraint of new development with limited exceptions including (though not being limited to) the conversion of existing buildings, extensions of existing buildings and open space uses.
- 5.17 Policy S6 states that development within a settlement gap will be permitted provided that it would not undermine the physical extent and/or visual separation of settlements and it would not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements.
- 5.18 Policy DM1 'General criteria for new development' expects proposals to enhance residential amenities, the character and appearance of urban areas and biodiversity. Development should make efficient use of the site, maximising opportunities to increase density, take account of the site context and be compatible with adjoining uses. Development should integrate with adjoining

buildings and spaces in terms of mass, scale, materials, layout, density, design and siting. The Council is strongly committed to promoting good design in all new developments.

- 5.19 Policy DM2 requires all new build residential development must achieve a 19% improvement in predicted carbon emissions through increased energy efficiency of the building fabric, and a predicted mains water consumption of no more than 110 litres/person/day. Policy DM3 goes on to require all development to be designed to adapt to the predicted climate change impacts for the Borough.
- 5.20 Policy DM6 states that new development will only be permitted if it incorporates Sustainable Urban Drainage. Where feasible, naturalized filtration should be included within the treatment train.
- 5.21 Policy DM11 sets out the Council's approach to protect, conserve and enhance international, national and local nature conservation designations, including seeking biodiversity net gains.
- 5.22 Policy DM13 states that all new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Policy DM14 'Parking' requires new residential development to provide parking in accordance with the adopted parking standards SPD.
- 5.23 Policy DM24 requires that applicants for market residential developments demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock.
- 5.24 Policy DM29 requires new homes to meet at least 'Part M4(1)' standard.
- 5.25 Policy DM30 requires all new dwellings to meet as a minimum the Nationally Described Space Standards.
- 5.26 The Quality Places SPD, with regards to rear privacy the guidance states "*Some overlooking of gardens from the upper storeys of adjoining dwellings will be unavoidable in most urban and suburban housing layouts*". Key Design Principle 11 (Residential Amenity): New development should be designed to respect the residential amenity of existing and new occupiers and all dwellings should have adequate private amenity space.

5 Year Housing Land Supply

- 5.27 NPPF paragraph 11 applies the presumption in favour of sustainable development to decision making where there are no relevant development plan policies or the local plan is classed as out of date. The NPPF requires LPAs to identify and update annually a supply of 5 years deliverable housing sites, and to include a buffer of 20% where the housing delivery test indicates that delivery was below 85% of the housing requirement for the preceding 3 years.
- 5.28 Eastleigh Borough Council's latest Five Year Housing Land Supply position as at April 2025 was published in January 2026. The report concludes a current level of supply equivalent to 4.2 years. This confirms that there is a current shortfall in housing delivery and land supply for Eastleigh and the presumption in favour of sustainable development applies.

The emerging Eastleigh Local Plan Review

- 5.29 Eastleigh Borough Council have embarked on a review of their 2022 Local Plan. The Review is at an early stage and the LPA consulted on 'Issues and Options' for the Local Plan in 2025. As a part of the Review the LPA has begun conducting surveys to inform the evidence base and one such paper is their Settlement Gaps Background Paper (December 2024). The document assesses all the Strategic Development Options (SDOs), and the Small and Medium Site Options (SMSOs) which lie within the designated settlement gaps.
- 5.30 Of particular note to this application, the Settlement Gaps Background Paper assesses the characteristics of the wider Netley-Bursledon gap but also the application site in isolation. Paragraph 22.87 of the paper states that;

'A small part of site 39 (land adjacent to the former Roll Call public house) has a different character. The defined settlement edge along Woolston Road at this point consists of a mature tree line. However this small site is itself bounded on both its boundaries to the wider countryside (e.g. the rest of site 39) by a mature treeline, and is connected to the urban area to the south east which has already extended north-east of Woolston Road.'

Paragraph 22.89 and 22.98 go on to state that;

'Development of just the small site adjacent to the Roll Call would generate virtually no reduction in the size of this gap.'... 'Development of just the small site adjacent to the Roll Call would not affect boundary strength or separation. Therefore, the development of this small site would have no impact on the gap.'

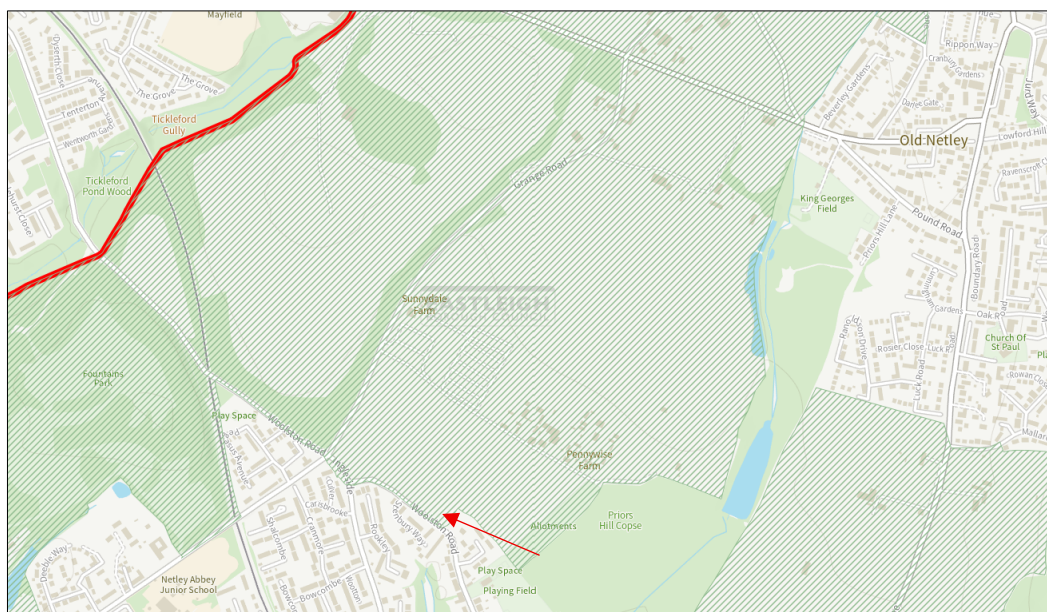
6. Design and Policy Assessment

Use

- 6.1 The application proposes the development of the site with housing. Although the site is outside of the current settlement as defined in the Eastleigh Local Plan it is nonetheless adjacent to the settlement boundary and therefore a residential use will be in keeping with the character of neighbouring development.
- 6.2 By reason of its position outside of the settlement boundary the land constitutes 'countryside' wherein residential development would generally be resisted by policy S5 except in certain circumstances. None of the exemptions listed in policy S5 apply to the proposals. However, this should also be considered in the context of policy S3 and which envisages a proportion of new housing supply in the District coming forward on sites adjacent to the settlement boundaries. In this case, the most recent housing supply assessment by Eastleigh Council shows that there is a housing supply shortfall and as such, and as required under paragraph 11 the presumption in favour of development applies and permission should only be refused if the adverse impacts of the proposals significantly and demonstrably outweigh the benefits.
- 6.3 A key benefit of the development is that the application site constitutes an available and deliverable site to help boost the supply of housing. The site is a logical candidate for providing new development within Netley by reason of its position at the settlement edge and proximity to village facilities. Netley is one of the main built-up areas in Eastleigh Borough where the Local Plan is supportive of new development in principle. A small site of this type can be delivered relatively quickly and help to boost the supply of new homes. Whilst the application proposed is small scale in being for a single house nevertheless, it is available and deliverable, and this needs to be set against policy S5, the weighting of which is reduced by reason of the housing supply shortfall.

Relationship to the Strategic Gap

- 6.4 The application site falls within the strategic gap at the boundary between Netley and Bursledon. The extent of the gap is shown below.



Extract from the Eastleigh Local Plan showing the wider strategic gap hatched green. Location of the site marked with a red arrow.

- 6.5 It is notable that Local Plan Policy S6 does not expressly prohibit new development within the strategic gap. Rather, it states that development within a settlement gap should not undermine the physical extent of the gap, the visual separation of settlements and not have an urbanising effect detrimental to the character of the countryside of the separate identity of adjoining settlements. In this case the nature of the site, which is contained by trees on its side and rear boundaries, is such that it cannot reasonably be classified as contributing to the wider openness of the settlement gap. Rather, it is a small parcel of land that is visually and functionally separate from the remainder of the gap.
- 6.6 In considering the impact of the development on the gap as seen from Woolston Road a new house will be visible where there isn't one now. However, this makes up only a small portion of the Woolston Road frontage. The treed boundaries will remain and will be unaffected. From Woolston Road the new building will be seen within the context of the existing buildings close by. Travelling north west along Woolston Road the north side of the road will remain unaffected.
- 6.7 Moving on to consider the impact on the wider strategic gap, in views from the north (across the gap) the site is well screened by the trees on its western and northern boundaries. On approach towards the site (travelling along the public footpath) the boundary trees obscure views of the site. This is evidenced in the photographs below.



- 6.8 It should be noted that the above photographs were taken during the late winter when trees were not in leaf. They therefore represent the 'worst case scenario' in terms of screening, and the site is even better screened when the trees are in leaf. The google earth image below is a summer time photograph providing a longer distance view across the gap and seen from outside of Millview Barn. From here the site, which is on the horizon and at the centre of the picture, is completely obscured by trees.



View across the gap seen from outside Millview Barn (www.google.co.uk)

- 6.9 It is noted the LPA's own Settlement Gaps Background Paper has already reached the same conclusions as to the appropriateness of the application site for small scale residential development in concluding that *'Development of just the small site adjacent to the Roll Call would not affect boundary strength or separation. Therefore, the development of this small site would have no impact on the gap'*.

- 6.10 Based upon the wording of policy S6 it may be concluded that development in the gap that does not damage its open, undeveloped, countryside nature can proceed. As explained above, this site is already partially developed and not 'open'. Nor does it read as being a part of the countryside. The site makes little material contribution to the wider countryside nature of the gap as a result of the degree to which it is screened from the remainder of the gap. Taking all of these factors into consideration, it is concluded that the proposals meet the requirements of policy S6.
- 6.11 The Applicants are of course aware of the outcome of the 2017 appeal that did raise objection to the development of a house on this site based upon its impact on the gap. However, in the intervening time period between 2017 and now, planning policy has moved on. Of further note, there was no housing shortfall in 2017 whereas there now is. Finally and perhaps most significantly the LPAs Settlement Gaps analysis has reached the same conclusion as the Applicants that development of this site would have no material impact upon the gap. Therefore, whilst the 2017 appeal decision is acknowledged, an alternative conclusion is now justified.

Amount

- 6.12 The application site is 0.2Ha which gives a proposed overall density of development on the site as 10 dwellings per hectare. This represents a low density of development by contemporary standards but is considered appropriate in this case given that the developable area of the site is constrained by the mature trees at its edges.
- 6.13 The gross internal floor areas of the proposed house will exceed the nationally prescribed minimum space standards for five-bedroom, six person dwellings. The new house will also have private rear gardens and a parking area at the front. It is considered that the living accommodation provided both in terms of internal and external space is more than sufficient to offer the properties a high standard of residential amenity, and this further endorses the amount of development proposed as being appropriate.

Layout

- 6.14 The proposed layout of development on the site has been informed by the existing site configuration (primarily the existing trees) and the need to respect the existing street scene. To that end the new house is set centrally within the plot where it is outside of the root protection zones of the trees. The house is well removed from existing buildings with the closest homes

being on the south side of Woolston Road. Therefore, the proposals will not result in overlooking or a loss of daylight to any of the surrounding homes.

- 6.15 Parking for the new house will be the front of the plot as is the pattern of development for the street. There is sufficient space to allow for both parking and on-site turning so that cars can enter and leave the site in forward gear.

Scale

- 6.16 The prevailing character of Woolston Road is buildings of one or two storey height. The proposed house is likewise two storey, and of a domestic scale. Its scale and mass is appropriate for the plot size and to the character of surrounding development.

Appearance

- 6.17 The plans show that the house has been designed to take the form of domestically proportioned, modern house. It will be finished in brickwork with a tiled roof. The materials will be similar to those already seen on existing buildings within Woolston Road and will therefore provide continuity of the street scene. Local Plan Policy DM1 requires that new proposals reflect or enhance local patterns of development and neighbouring buildings in terms of design details, materials and visual impact, and that can clearly be achieved in this case.

Landscaping

- 6.18 The site is relatively level and, other than the mature trees, contains little landscaping of note. Those trees will be protected and retained during the construction phase and an Arboricultural Assessment accompanies the application. The proposed parking areas will be enhanced with soft landscaping as well as along the new access drive.
- 6.19 By reason of being a self build project by the applicants the proposals are exempt from mandatory Biodiversity Net Gain requirements. Nevertheless, the plans show ample space for the preservation of landscaping and trees to preserve the ecology interests of the site.

Access

- 6.20 The existing access to the site will be utilised and altered where necessary as part of the development. The driveway will lead to a forecourt in front of the house capable of providing for

residents parking plus turning space. Therefore, cars will be able to enter and leave the site in forward gear. It is not anticipated that there will be significant additional traffic generated by the proposed development that will adversely affect road safety in the vicinity.

- 6.21 The site is in a highly accessible location. The garden is large enough to provide space for sheds to store bikes and parking is close enough to the house to provide EV charging points. Buses and trains serve Netley giving access further afield. Therefore, multiple, and sustainable transport options are available to residents.

Relationship to Neighbouring Properties

- 6.22 As already noted above, the proposals will not result in any overlooking or loss of privacy to the surrounding homes because the house is well spaced from existing properties which are located on the opposite side of Woolston Road. That the proposed building is sited well away from, and to the north of existing homes means that the daylighting of the surrounding homes will be preserved. Taking these factors into account the proposals are considered to have no material impacts on existing homes nearby the site.

7. Planning Obligations

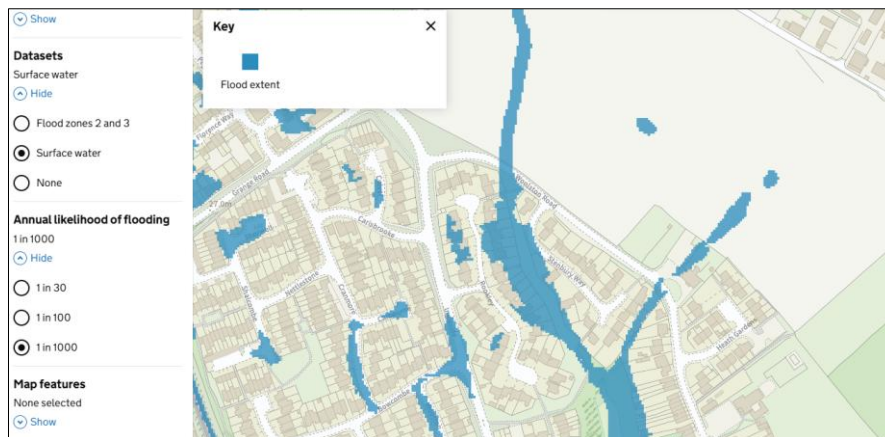
- 7.1 The applicants are aware that, due to a net increase in dwellings on the site the application will have to achieve nutrient neutrality. The applicants are willing to make the necessary arrangements following the approval of planning permission and prior to the commencement of development.

8. Flood Risk

- 8.1 A search of the Environment Agency flood map shows that the site is not at current or future risk of flooding from rivers, the sea or surface water. Extracts of the relevant flood maps are shown below. Therefore, the site falls within flood zone 1 and is not subject to the sequential test.



EA flood map for rivers and the sea



EA flood map for surface water

8.2 The LPA's Strategic Flood Risk Assessment has also been consulted and also identifies the site as falling with flood zone 1, as shown on the plan below.



Eastleigh Borough Council SFRA Level 1 Figure 1 map showing flood zones (light purple is flood zone 1)

8.3 It is noted that figure 5 of the LPAs SFRA Level 1 includes the site in an area that potentially could be subject to groundwater flooding at surface. However, paragraph 3.4.2 of the SFRA report states that *'The 'Susceptibility to Groundwater Flooding' should be used, in conjunction with other relevant information, to establish the relative risk of groundwater flooding, and is most suitable for informing land use planning decisions at the strategic scale. The dataset should not be employed in isolation to inform land-use planning decisions at any scale and should not be utilised for this purpose at the site scale'*. Nevertheless, the applicants are amenable to providing a drainage strategy for the site prior to the commencement of the development and as a condition of planning permission being granted should this be requested.

9. Energy and Resources Statement

9.1 Policy DM2 requires all new build residential development must achieve a 19% improvement in predicted carbon emissions through increased energy efficiency of the building fabric, and a predicted mains water consumption of no more than 110 litres/person/day. The proposals meet that requirement in the following ways;

- The house is south facing and will benefit from ample natural daylight, minimising the need for artificial light and heating.
- The homes will be constructed to current building regulation standards on energy efficiency and insulation.
- In accordance with the requirements of policy DM2, the Applicant will incorporate measures aimed at achieving the necessary 19% improvement on carbon emissions and water consumption of no more than 110 litres/person/day. Those measures can be agreed by condition in advance of the development commencing.

10. Summary of compliance with planning policies and Planning Balance

10.1 Compliance with the relevant planning policies are confirmed in the table below.

Policy	Response	Policy met?
Policy S1: Sustainable Development	The site is in a sustainable location and the site is adjacent to the built up area. Water Quality in the Hamble will be preserved through the development achieving nutrient neutrality. The proposals maintain	

	the local character and make better use of this site.	
Policy S2: Approach to New Development	The proposals contribute towards housing delivery within Eastleigh Borough and in an appropriate location at the settlement edge.	
Policy S3: Location of New Housing	Of the new homes to be provided in the Borough policy S3 anticipates around 732 coming forward on new smaller greenfield and urban sites within and adjoining the main settlements, including Netley.	
Policy S5: New Developments in the Countryside	The development is not one of the types of development deemed acceptable in principle in the countryside. Nevertheless, its countryside impact is limited.	
Policy S6: Protection of Settlement Gaps	The development preserves the countryside character and visual and spatial integrity of the settlement gap.	
Policy DM1: General Criteria for New Development	It has been described above how the development is appropriate in design for its location. Furthermore, the development will have no material impact on existing homes.	
Policy DM2: Environmentally Sustainable Development	The development will meet the relevant building regulations standards for energy efficiency and water usage.	
Policy DM6: Sustainable Surface Water Management and Watercourse Management	The proposals will provide for appropriate means of drainage and a drainage plan can be agreed by condition.	
Policy DM11: Nature Conservation	The application is accompanied by a detailed ecology report setting out what the current biodiversity interests of the site are and how they can be protected. The application is not subject to mandatory biodiversity net gain but nevertheless the plans show ample landscaping as retained on the site. Measures will be taken to achieve nutrient neutrality in accordance with the Council's procedures.	

Policy DM13: Transport	Provision is made for safe and convenient access to the highway network. The development is accessible by a range of transport modes.	
Policy DM24: Creating a Mix of Housing	The proposals have been designed as a self build house by the applicants and to their own specification. Local Authorities are encouraged to provide for self build homes.	
Policy DM29: Dwellings with Higher Access Standards	The house will meet Part M4(1) standard.	
Policy DM30: Internal Space Standards for New Residential Development	The proposed house exceeds the nationally prescribed minimum space standards.	

It is clear therefore that all relevant policy requirements of the Local Development Plan are met by the proposals.

10.2 It is clear that the proposals in design, transport and ecology terms are compliant with the policies in the development plan. The proposals also provide for much needed housing against a backdrop of a shortfall in housing supply across the Borough as a whole. As such, and as required by the National Planning Policy Framework planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

10.3 In this case the planning balance may be summarised as follows;

- The proposals provide for a new home on land adjacent to the settlement edge helping to address the already established demonstrable need for this type of housing.
- The proposals will benefit the local economy as a result of the construction of the development and consequential employment created.
- Notwithstanding the location of the site within the strategic gap, the open, undeveloped, countryside nature of the strategic gap is preserved.
- The proposals raise no transport, ecology or drainage concerns.
- The proposals have no material impact on the amenity of nearby homes.

Therefore, whilst the proposals do result in a small scale development outside of the settlement edge, in view of the very limited impact of the development on both the countryside and the settlement gap the benefits of the proposed development are considered to outweigh any adverse impacts.

11. Conclusion

11.1 In accordance with the NPPF consideration needs to be given as to whether the proposal constitutes sustainable development. In this case the development is sustainable for the following reasons:

- The proposal will provide a new self build home that is of an appropriate design and will respond well to the character of the area,
- The dwelling exceeds the national minimum space standards, has parking and private gardens and therefore provides a high standard of amenity for residents,
- The proposal preserves the setting of the local area, the significant boundary trees and the amenity of neighbouring properties,
- The development of a new home makes a contribution towards housing needs in Eastleigh, and a contribution towards addressing the local housing supply shortfall in previous years. In being a small scheme the development can be delivered quickly, and
- The proposal will make better use of this highly accessible site.

11.2 It is therefore considered that the planning justifications and design rationale identified in this Planning Statement demonstrate that the development is acceptable.