

# **PLANNING, DESIGN AND ACCESS STATEMENT**

**Barn Opposite Stroudwood Nursery  
Stroudwood Lane  
Upham  
SO32 1HG**

**Mr & Mrs Wyre**

**May 2026**

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## 1. Introduction

- 1.1 Nova Planning Ltd has been instructed by Mr & Mrs Wyre ('the Applicant') to prepare and submit a full detailed planning application to Eastleigh Borough Council ('EBC') for the erection of a store and associated yard (B8 use) pursuant to PN/24/98380 following demolition and site preparation, on land to the eastern side of Stroudwood Lane, opposite Stroudwood Nursery in Upham.
- 1.2 This Planning, Design and Access Statement ('PDAS') has been prepared to explain and justify the proposed development, having regard to the locational context of the Site and relevant planning policy background. The PDAS begins with a contextual analysis of the Site and its surroundings, followed by a summary of the relevant planning history and planning policy / guidance. It then describes the proposed development and sets out the key planning considerations that are relevant in the assessment of the scheme.
- 1.3 The PDAS should be read together with the plans and illustrative material that have been prepared in support of the application and associated technical and environmental reports.

## 2. Site Description and Contextual Analysis

- 2.1 The application site comprises of an existing barn and associated yard located on the eastern side of Stroudwood Lane, an unclassified adopted public highway.
- 2.2 The existing building is of modern steel frame construction comprising of an open sided hay barn with profiled steel roof, with three aisles and four bays. The building measures approximately 21m in width and 19m in depth. The building is agricultural in character and functional in appearance. An existing yard area wraps around the west and northern perimeter of the building where open storage of hay bales and equipment takes place. The site backs on to open farmland with the southern boundary of the site delineated by an existing hedgerow with scattered trees.
- 2.3 Stroudwood Lane serves a mixture of residential, agricultural, commercial and equestrian development reflecting its location close to the urban edge of Fair Oak. To the north, Stroudwood Lane forms a priority junction with the B2177 Winchester Road, whilst to the south Stroudwood Lane forms a priority junction with the B3037 Mortimers Lane. Winchester Road runs between Bishops Waltham to the south-east and Fishers Pond to the north-west, whilst Mortimers Lane links Lower Upham to the east with Fair Oak to the west.
- 2.4 The site benefits from an existing access onto Stroudwood Lane in the form of a simple verge crossing, and historically this has served agricultural operation without incident for many years. Visibility at this site access is good.
- 2.5 The site is located in flood zone 1 and there are no known issues of surface water flood risk on or adjacent the site that would impede safe ingress and egress from the site.
- 2.6 There are no listed buildings on or adjacent the site.

### 3. Planning History

3.1 A review of EBC's online portal confirms that the site has the following recent and relevant planning history:

- F/25/98967 - Erection of 1no. industrial storage building and associated yard (Use Class B8), following demolition of existing barn. Appeal Dismissed
- PN/24/98380 - Prior Notification Application Under Schedule 2, Part 3, Class R for a Change of Use of a Former Agricultural Building to a Flexible Use within Class B8 (Storage and Distribution). Prior Approval Granted
- PD/24/98242 - A permitted development enquiry has confirmed that under Class R up to 150m<sup>2</sup> of the barn could be covered to an office without requiring either a planning application or prior notification application.

3.2 Following the refusal of application F/25/98967 and subsequent dismissal at appeal, the applicant engaged proactively with Eastleigh Borough Council through the submission of a formal pre-application enquiry (ref. Q/26/100856) in order to address the concerns previously identified by the Local Planning Authority and Planning Inspector.

3.3 The pre-application process confirmed that the principle of replacing the existing non-residential building for storage and distribution purposes remains acceptable in principle, having regard to the established fallback position under Class R permitted development. The Council acknowledged that the amended scheme submitted through the pre-application enquiry represented a "marked improvement" over the previously refused proposal through the removal of the larger northern storage yard and a reduction in the extent of hardstanding, bringing the proposals closer in scale and character to the extant fallback position. The Council also provided constructive design guidance, including recommendations for reduced eaves height, removal of the glazed commercial entrance detailing, and the use of more recessive dark grey/brown materials to achieve a more agricultural appearance. These recommendations have positively informed the evolution of the current scheme.

## 4. Planning Policy Framework

4.1 Section 38 (5A, 5B and 5C) of The Planning and Compulsory Purchase Act 2004 (as amended) states that:

*“(5A) For the purposes of any area in England, subsections (5B) and (5C) apply if, for the purposes of any determination to be made under the planning Acts, regard is to be had to—*

- *the development plan, and*
- *any national development management policies.*

*(5B) Subject to subsections (5) and (5C), the determination must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise.*

*(5C) If to any extent the development plan conflicts with a national development management policy, the conflict must be resolved in favour of the national development management policy.”*

4.2 The policy framework relevant to the consideration of this proposal comprises the National Planning Policy Framework (NPPF) and the Eastleigh Borough Local Plan 2016-2036, which was adopted on 25 April 2022.

### National Planning Policy Framework

4.3 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these objectives are:

***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

***a social objective*** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and*

*by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

***an environmental objective*** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.4 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. The presumption is set out at paragraph 11.

4.5 For decision taking the presumption in favour of sustainable development means:

*c) approving development proposals that accord with an up-to-date development plan without delay;*  
*or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, 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.*

4.6 Section 4 has regard to decision-making and requires Local Planning Authorities to approach decisions on proposed development in a positive and creative way. Decision makers at all levels should seek to approve applications for sustainable development where possible. This section also highlights the importance of early engagement, suggesting that it has the potential to improve the efficiency of the planning process for both applicant and Council and result in a better outcome for the community.

4.7 Paragraph 88 of Section 6 confirms that planning policies and decisions should enable sustainable rural enterprise both through the conversion of existing buildings and well-designed, new buildings in the rural area, whilst paragraph 89 recognises that such development may be in locations that are not well served by public transport. In these circumstances the NPPF confirms that it will be important to ensure that the development is sensitive to its surroundings, does not have an unacceptable impact on local roads and

exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

- 4.8 Section 12 highlights the importance of achieving well-designed places, stating that it is fundamental to what the planning process should achieve.
- 4.9 Section 15 reinforces the importance of conserving and enhancing the natural environment, including creating and maintaining good quality habitats for the protection and recovery of priority species.
- 4.10 Paragraph 231 confirms that the Framework is a material consideration which should be taken into account in dealing with applications from the day of its publication.

### Eastleigh Borough Local Plan 2016-2036

- 4.11 The Council adopted a new Local Plan in April 2022. The Policies Map (North), shows the site located outside of the Urban Edge and within the countryside. A summary of the relevant strategic policies, is provided below.
- 4.12 Policy S1 sets out the Council's approach to delivering sustainable development. It states that new development should, "maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks".
- 4.13 Policy S2 promotes the delivery of 103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development).
- 4.14 Policy S4 provides a detailed policy setting out how sustainable economic growth will be supported through employment provision. As well as defining specific areas, criteria d) supports additional floorspace for employment generating uses through new development within the urban edge and by the re-use and/or redevelopment of buildings in the countryside (Policies DM18 and DM19).
- 4.15 The following Development Management policies are also relevant to this proposal:
  - DM1 - General criteria for new development
  - DM2 - Environmentally sustainable development
  - DM3 - Adaptation to climate change
  - DM5 - Managing flood risk
  - DM6 - Sustainable surface water management and watercourse management
  - DM8 - Pollution
  - DM11 - Nature conservation

- DM13 - General development criteria - transport
- DM14 - Parking
- DM16 - Workforce training requirements and new jobs
- DM18 - Extension and replacement of non-residential buildings in the countryside

4.16 Policy DM18 of particularly pertinent to the application and sets out as follows:

1. *The extension or replacement of non-residential buildings in the countryside will be permitted, subject to the general development criteria and transport policies of this Local Plan and provided that:*
  - a) *the existing building is in lawful use and is not subject to a temporary permission;*
  - b) *the extension or replacement building is for a non-residential use;*
  - c) *the extension or replacement building would not have an urbanising effect on the countryside in terms of its density, scale, massing, layout and height;*
  - d) *access, car parking, landscaping and services can be provided without having a detrimental impact on the character of the countryside;*
  - e) *so far as possible the property is sustainably located in terms of accessibility by means of transport other than the private car;*
  - f) *the extended building or its replacement would be located within the existing curtilage unless its relocation or extension would contribute to improving the character and quality of the local area;*
  - g) *in the case of a replacement building, the proposal also includes the demolition of the building to be replaced; and*
  - h) *the development would not by itself or cumulatively with other recently permitted schemes undermine the Council's strategy for the development of employment-related floorspace (see strategic policy S4).*
2. *Where the proposal also involves a change of use of the building, criteria (a), (b) and (c) of policy DM19 will apply. Notwithstanding this, where the proposal is for the development of town centre uses as defined in the National Planning Policy Framework (NPPF), criterion (b) of policy DM19 will apply.*

4.17 The way in which the proposals address the requirements and criteria set out in these policies is considered in more detail at Section 6 of this Statement.

### Planning Guidance

4.18 Eastleigh Borough Council has also published guidance and advice notes which are material considerations in the assessment of the proposed development, including the following:

- Trees and Development SPD (April 2022)
- Biodiversity SPD (September 2009)
- Environmentally Sustainable Development SPD (March 2009)
- Quality Places SPD (November 2011)

## 5. Application Proposal

- 5.1 This planning application seeks permission for the erection of a storage building and associated yard (Use Class B8) pursuant to the extant prior approval consent under reference PN/24/98380, following demolition of the existing barn and associated site preparation works, on land opposite Stroudwood Nursery, Upham.
- 5.2 The proposals have been positively informed by the site's planning history and subsequent pre-application discussions with Eastleigh Borough Council (ref. Q/26/100856), which were undertaken specifically to address the reasons for refusal and appeal dismissal relating to application F/25/98967. Through that process, the scheme was amended to reduce the extent of the yard area in line with the fallback position, lower the visual prominence of the building through revised design detailing and reduced eaves, and incorporate more recessive materials and landscaping reflective of the rural setting.

### Layout

- 5.3 The proposed development seeks to replace the existing agricultural building, which benefits from extant permission for B8 storage use, with a purpose-built structure positioned broadly within the footprint and established arrangement of the existing site. The layout has been revised following pre-application discussions with Eastleigh Borough Council to reduce the extent of hardstanding and outdoor storage areas, particularly to the north of the building, bringing the scheme closer in character and scale to the extant fallback position. Existing boundary vegetation, including the mature trees and hedgerow along the southern boundary, will be retained and protected.

### Scale

- 5.4 The scale of the proposed building has been carefully reconsidered in response to officer feedback received during the pre-application process. The building has been designed with reduced eaves and overall massing than the previous proposal to achieve a more agricultural appearance and minimise visual prominence within the rural landscape. The resulting proportions remain comparable to rural storage and agricultural buildings commonly found within the locality and ensure the development integrates appropriately within its countryside setting.

### Appearance & Materials

- 5.5 The appearance of the building has evolved directly from the recommendations provided by Eastleigh Borough Council through the pre-application process. Commercial-style design features, including prominent glazed entrance detailing, have been removed in favour of a simpler agricultural form and

appearance. The building will be finished in recessive dark grey cladding selected specifically to reduce visual impact within the landscape, with the roller shutter door finished to match the main building. The overall design approach ensures the structure reads as a rural storage building appropriate to its setting rather than an industrial unit.

### Access

5.6 The development will include the improvement and reconfiguration of the existing access onto Stroudwood Lane in accordance with the requirements outlined by the Highway Authority under application reference PN/24/98380. The revised access arrangement has been designed to safely accommodate vehicular movements associated with the approved B8 use, including the provision of a sliding gate that will enable a vehicle to enter the site clear of the public highway. The surfacing has been changed to a single surface in line with officer recommendations. A non-migratory surface will be used at the crossover to the highway.

### Landscaping

5.7 The proposed landscaping strategy has been developed to reinforce the rural character of the site and respond positively to the recommendations of the Local Planning Authority. Existing boundary vegetation, including the mature trees and hedgerows, will be retained and enhanced with additional native planting to strengthen visual containment and biodiversity value. Boundary treatments will remain informal and rural in character, incorporating post-and-rail style fencing and native planting rather than urban or commercial security features. Collectively, the landscaping proposals will soften the appearance of the development and assist in integrating the site into the surrounding countryside.

## 6. Key Planning Considerations

### Principle of Development

- 6.1 The application site comprises an existing agricultural building and associated yard area which benefits from extant prior approval consent for storage and distribution use under reference PN/24/98380. The current proposal seeks to replace the existing structure with a purpose-built storage facility that has been carefully revised following pre-application discussions with Eastleigh Borough Council to ensure a more rural and agricultural appearance consistent with the site's countryside setting.
- 6.2 The fallback position established by the extant permission is a significant material consideration in the determination of this application. Case law, including *Mansell v Tonbridge and Malling BC* [2017] EWCA Civ 1314, confirms that extant permissions must be afforded substantial weight when assessing replacement proposals. In this instance, the principle of B8 storage and distribution use has already been accepted at the site, substantially limiting any objection in principle to the proposed use itself.
- 6.3 The pre-application process undertaken with Eastleigh Borough Council (ref. Q/26/100856) specifically sought to address the concerns raised through the previous refusal and appeal dismissal. Through that process, the scheme evolved to reduce the extent of the yard and hardstanding areas in line with the fallback position, lower the visual prominence of the building through reduced eaves and simplified detailing, and incorporate recessive materials and enhanced landscaping. The Council acknowledged these revisions as a "marked improvement" over the previously refused scheme.
- 6.4 Furthermore, the judgment in *R (on the application of Samuel Smith Old Brewery) v North Yorkshire County Council* [2020] UKSC 3 confirms that the planning balance must consider the realistic fallback position and the comparative environmental effects of the proposed development. In this case, the revised proposals have been specifically informed by officer feedback to ensure that the replacement building and its setting have no materially greater impact upon the countryside than the extant fallback position.
- 6.5 Notwithstanding the fallback position, there is clear support within both the National Planning Policy Framework and the adopted Eastleigh Borough Local Plan for the redevelopment and continued economic use of rural sites where proposals are sensitively designed. The operative policy for determining the application is Policy DM18 of the adopted Local Plan, and the assessment below demonstrates that the revised proposals respond positively to the Council's pre-application guidance whilst complying with the relevant policy criteria.

A) Lawful Use and Temporary Permission

- 6.6 The existing agricultural building benefits from lawful use and is not subject to a temporary permission. The extant permission PN/24/98380 confirms the acceptability of the change of use, thereby ensuring compliance with this criterion.

B) Non-Residential Use

- 6.7 The replacement building is proposed for B8 storage purposes, which is a non-residential use, This criterion is met.

C) Urbanising Effect on the Countryside

- 6.8 As described in Section 5 above, the proposed replacement building and associated yard have been substantially revised following pre-application discussions with Eastleigh Borough Council to address previous concerns regarding urbanisation of the countryside. The extent of hardstanding and outdoor storage has been reduced to more closely reflect the extant fallback position, while the building itself has been redesigned with reduced eaves, simplified agricultural-style detailing, and recessive materials to minimise visual prominence. Collectively, these amendments ensure the development responds positively to its rural context and avoids the appearance of a modern industrial unit.

D) Impact on Character of the Countryside

- 6.9 The proposal has been carefully developed to respect and preserve the character of the surrounding countryside. Informed by detailed officer feedback received through the pre-application process, the scheme incorporates enhanced landscaping, native planting, and rural-style boundary treatments to soften the appearance of the development and integrate it into the landscape. Existing hedgerows and mature vegetation will be retained and reinforced, ensuring the development maintains the established rural character of Stroudwood Lane and results in no materially greater impact than the extant fallback position.

E) Sustainable Location and Accessibility

- 6.10 Paragraph 88 of the NPPF confirms that planning policies and decisions should enable sustainable rural enterprise both through the conversion of existing buildings and well-designed, new buildings in the rural area, whilst paragraph 89 recognises that such development may be in locations that are not well served by public transport. The site is accessible via existing rural road networks. While the predominant mode of transport may remain the private car, the building's use does not significantly alter travel demand patterns beyond those associated with the previously approved use. Additionally, any opportunities for sustainable travel measures will be explored where feasible.

F) Location Within Existing Curtilage

6.11 The proposed replacement building will be sited within the existing confines of the site, reflecting the layout and configuration of the existing building and its associated yard, thereby ensuring continuity of land use and avoiding unnecessary encroachment into open countryside.

G) Demolition of Existing Building

6.12 The proposal includes the demolition of the existing agricultural building, ensuring compliance with this criterion and ensuring that the proposed development will not lead to a proliferation of buildings in the countryside.

H) Impact on Employment Floorspace Strategy

6.13 The proposal does not undermine the Council's employment-related floorspace strategy, as it aligns with the existing use and does not introduce significant new employment-generating activity beyond what is already permitted under PN/24/98380.

6.14 The proposal satisfies all the criteria set out in Policy DM18 of the adopted Local Plan for the replacement of non-residential buildings in the countryside. The fallback position established by PN/24/98380 provides strong justification for approval. The development will enhance the functionality of the site while ensuring minimal impact on the rural character and landscape.

6.15 Accordingly, the proposal is considered to comply with relevant local and national planning policies, it is therefore acceptable in principle and should be supported.

Ecology and Biodiversity Net Gain

6.16 The Applicant's Ecologist, Ecosupport Ltd, has undertaken a Preliminary Ecological Assessment and a Biodiversity Net Gain (BNG) Assessment.

6.17 The PEA considers the potential ecological impacts and makes a number of recommendations including mitigation measures that would make the development acceptable, this is summarised below.

6.18 Existing hedgerows, tree lines, and bramble scrub along the western and northern boundaries will be retained and fenced off to prevent damage. Mature trees will be protected to safeguard species like dormice, reptiles, and nesting birds.

6.19 To minimise disturbance to bats, construction work will be limited to daylight hours, and lighting will be downward-facing, low-level, and sensor-operated.

- 6.20 To protect badgers and other terrestrial mammals, open excavations will be covered overnight, or escape ladders will be provided. Pipework will be checked and capped nightly to prevent animals from getting trapped.
- 6.21 For reptiles, vegetation will be gradually cleared using hand tools to encourage passive dispersal. This will take place during warmer months (April – September) to ensure reptiles can relocate safely.
- 6.22 Hazel dormice will be protected by preserving boundary vegetation and preventing light pollution.
- 6.23 To avoid disturbing breeding birds, an ecologist will check for nests before work begins. Construction should ideally take place outside the nesting season (March – August), and active nests must be left undisturbed with a 5m buffer zone.
- 6.24 Enhancements will include installing a bat box in a suitable sun-exposed location, a bird nest box designed for red-listed species, and planting native trees and hedgerows along the eastern boundary to improve biodiversity.
- 6.25 A Biodiversity Net Gain plan has been prepared separately to ensure habitat improvements, including a Habitat Management & Monitoring Plan. The on-site condition assessment undertaken on the 12th of December 2024 was carried out in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024) and the Statutory Biodiversity Metric calculation tool (DEFRA, 2024) was used to calculate biodiversity losses and gains.
- 6.26 This demonstrates that the proposed development will achieve a net gain of +12.85% in area habitats (or +0.04 habitat units) and the trading rules are satisfied. Furthermore, on-site there is a net gain of +38.34% in linear habitats (or +0.10 hedgerow units) and the trading rules are satisfied. As the targeted 10% net gain has been achieved for both area and linear habitats, no additional measures are required in regard to achieving biodiversity net gain on-site.
- 6.27 The proposed mitigation measures can be secured by appropriately worded planning condition. The proposed development is compliant with policy DM11 of the adopted Local Plan, as well as the NPPF.

## Trees

- 6.28 The application is accompanied by an Arboricultural Implications Assessment and Method Statement prepared by EcoUrban, which considers the impact of the development on retained trees and it makes recommendations for the protection of trees during construction. The requirements of this report can be secured by planning condition.

6.29 The proposed development is compliant with policy DM11 of the adopted Local Plan, the Trees and Development SPD as well as Sections 12 and 15 of the NPPF.

### Flood Risk and Drainage

6.30 The application is supported by a Drainage Strategy prepared by Aqua Callidus Consulting. In summary the strategy proposes the following elements:

i. Surface Water Drainage:

6.31 Surface water runoff from the site will be collected and temporarily stored in attenuation features to control the flow rate. This ensures that water is released slowly and does not overwhelm the drainage system during heavy rainfall, preventing flooding. The attenuated surface water will discharge at a controlled rate to the adjacent ditch.

ii. Foul Water Drainage:

6.32 The proposed storage building will have modest welfare facilities including toilet and tea point. The site is located remote from the public sewer and because infiltration to ground is not possible, wastewater generated by the proposed development will be collected in a sealed cesspool which will be emptied and maintained in accordance with the manufacture's recommendations.

6.33 This strategy provides efficient surface and foul water management while maintaining environmental and regulatory compliance in accordance with policies DM5 and DM6 of the adopted Local Plan and section 14 of the NPPF.

## 7. Conclusion

- 7.1 This PDAS has been prepared by Nova Planning Ltd on behalf of the applicant in support of a planning application to Eastleigh Borough Council for the erection of a storage building and associated yard (Use Class B8) pursuant to the extant prior approval consent under reference PN/24/98380, following demolition and site preparation works, on land to the eastern side of Stroudwood Lane opposite Stroudwood Nursery, Upham.
- 7.2 This PDAS demonstrates that the principle of the redevelopment of the site for employment purposes is established and acceptable having regard to the provisions of the adopted Development Plan and the extant fallback position under PN/24/98380. The proposals have also been positively informed by detailed pre-application discussions with Eastleigh Borough Council, through which the scheme evolved to reduce the extent of the yard area, simplify the building's appearance, reduce visual prominence, and incorporate enhanced landscaping reflective of the rural setting.
- 7.3 The revised proposals respond directly to the concerns identified through the previous refusal and appeal process and ensure that the replacement building and associated works would result in no materially greater impact on the character of the countryside than the lawful fallback position. The development will provide a high-quality and functional storage facility while maintaining an appropriate rural character and appearance.
- 7.4 As confirmed throughout this PDAS, there are no technical, environmental, highways, or landscape constraints which would prevent the redevelopment of the site in the manner proposed. Accordingly, it is respectfully requested that planning permission be granted without delay.