

PLANNING STAGE DESIGN & ACCESS STATEMENT: COMMERCIAL DEVELOPMENT

Project Name: Unit 13

Site Address: Unit 13, Deer Park Farm Industrial Estate, Knowle Lane, Fair Oak,
SO50 7DZ

Local Planning Authority: [Eastleigh Borough Council](#)

Proposed Use Class: Class E(g)(iii) (Industrial Processes) / B8 (Storage or
Distribution)

Planning Reference:

Date: 10 June 2026

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1. Executive Summary

This Planning Stage Report has been compiled to support the planning application for the redevelopment and optimization of **Unit 13, Deer Park Farm Industrial Estate**. The proposal seeks to introduce an additional roller shutter door, personnel door and ground floor window to deliver a modern, high-efficiency commercial unit.

2. Site Context & Local Policy Integration

The application site concerns Unit 13, located inside the established **Deer Park Farm Industrial Estate** off Knowle Lane.

- **Strategic Access:** The site occupies a prime logistical location on **Knowle Lane**, connecting directly to the **B3037 (Fair Oak Road)** and providing commercial traffic with rapid access to the **M27 (Junction 5)** and the primary commercial corridors of Eastleigh, Hedge End, and Southampton.
 - **Immediate Surroundings:** The site sits inside an active commercial hub, bordered directly by neighbouring business.
 - **Policy Alignment:** The scheme complies with the economic diversification objectives of the Eastleigh Borough Council Local Plan. It maximizes employment output on designated employment land without encroaching upon the surrounding gaps separating Fair Oak and Horton Heath.
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3. Scheme Design & Layout Principles

3.1 Amount, Scale & Massing

The proposal delivers a high-specification commercial workspace encompassing 197 square metres of existing clear, flexible floor space. The building height is unchanged and set at a maximum of 5.9 metres to the eaves and aligns with the established architectural profile of adjacent units inside Deer Park Farm, avoiding any visual dominance over the local landscape.

3.2 Appearance & Materiality

The architectural palette has been curated to ensure structural longevity and thermal efficiency:

- **Elevations:** High-performance composite vertical cladding panels finished in **Anthracite Grey**, accented with a facing brick plinth to match the industrial estate's vernacular.
- **Roofing:** Insulated profile steel sheeting featuring optimized pitch orientations.

3.3 Landscaping & Perimeter Design

The design treats the plot edges as functional green infrastructure. The existing concrete block paved yard boundary will be stepped back slightly to make room for soft landscaping borders that isolate yard operations from view while serving a dual purpose for localized habitat creation.

4. Access, Logistics & Transport Statement

4.1 Commercial Vehicular Movement

- **Site Entry:** Primary HGV and staff entry remains secured via the existing main access spine serving Deer Park Farm Industrial Estate off Knowle Lane.
- **Logistical Tracking:** Autoturn tracking software verifies that a standard **12m rigid HGV or 16.5m artic** can enter the Unit 13 service apron, execute a clean turn, access the loading doors, and safely egress the estate in a forward gear.

4.2 Parking Allocation

The proposed external site plan layout details a sustainable, dedicated parking matrix:

Parking Category	Allocation Quantity	Infrastructure Specifications
Standard Staff/Visitor	2 spaces	Permeable block paving to reduce surface water runoff
Accessible (Disabled)	2 spaces	Fully demarcated level transfer zone within 10m of entry
Commercial Delivery	1 site wide bay / turning area	Heavy-duty concrete block paving

- **Sustainable Commuting:** A secure, covered bicycle shelter accommodating 3 cycles will be installed to support employees utilizing the local cycle networks along the B3037 and surrounding Fair Oak routes.

4.3 Inclusive & Emergency Accessibility

- **Step-Free Access:** The primary office entrance features a flush threshold complying with **Part M** of the Building Regulations.
- **Emergency Vehicle Access:** The site approach layout maintains a clear width of 3.7 metres with adequate turning clearance to easily accommodate an Eastleigh-based fire appliance tender.

5. Conclusion

The proposed redevelopment of Unit 13 represents a sustainable industrial advancement that maximizes the efficiency of an existing employment asset. By systematically weaving functional logistics with on-site BNG landscaping, the development complies with all strategic policies of Eastleigh Borough Council while successfully discharging the general Biodiversity Gain Condition.