

DELEGATED OFFICER REPORT

Application Ref: F/26/100843

Site Address: HALL LANDS FARM, HALL LANDS LANE, FAIR OAK, EASTLEIGH, SO50 7EF

Case Officer: Katie Lasham

Description: Extension to existing hay barn for additional hay storage purposes, and conversion of an existing agricultural barn for use as a tied agricultural or equestrian dwelling for farm succession purposes.

Particular Site Constraints?	Yes ☒	No ☐
Within designated countryside Environment Agency 1 in 100 year flood event Great Crested Newts (Impact Risk Zone - Red) River Itchen SAC Nutrient Neutrality Catchment Solent Nutrient Neutrality Catchment Tree Preservation Order on site Public Rights of Way 25m buffer Within waste / minerals site.		

Planning History?	Yes ☒	No ☐
The site has many previous planning applications across the site including tree works, however those of most relevance are listed below: PN/25/100431: Prior notification for a steel portal framed agricultural hay storage shed extension. Prior approval refused December 2025. PN/20/87581: Extension to existing steel portal framed agricultural hay storage building. Prior Approval Not Required April 2020. F/13/73090: Single storey rear extension and dormer window to front. Approved October 2013. Z/25646/012/00: Conversion of agricultural building into a private livery yard comprising stables, tack room, hay/straw/shavings store, indoor menage, outdoor menage and feed room. Approved March 2002.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	No Comment		
BIFOH local ward members:	No Objection or concerns raised.		
Independent Agricultural Consultant:	There is an existing dwelling on site, Hall Lands Farmhouse, so a second dwelling for the farm been proposed on succession grounds and as the applicant considers there is an essential need. There has been some demonstration of succession of the business, by way of the retired agricultural workers handing over some control of the business albeit majority control still remains with the parents. The justification provided for the essential need of a dwelling on site for agricultural purposes in isolation of the equestrian business would not meet the necessary tests to be considered essential, as the business for haylage does not justify residing on site.		

	The justification provided for the essential need of a dwelling on site for equestrian purposes would meet the necessary tests of 'essential need', as a duty of care exists towards all animals, and as the parents are no longer able to provide this level of care, a new dwelling on site for one of the sons of the parents is proposed. An assessment of Policy DM27 is provided to demonstrate whether each of the criteria set out in the policy are complied with (full details within relevant section of report).
Ecology:	No Objection: This site is in a red impact risk zone for great crested newts. There are records of bats, slow worms, grass snakes and badgers nearby with nesting swifts in the wider area. Barns often have the potential to support nesting birds such as swallows, house sparrows and barn owls. Ecology officer reviewed the photos of the new build (existing) storage barn which is proposed to be converted to a tied agricultural dwelling. No potential bat roost features. No objection to extension of existing barn, as roosting bats are not likely to be using the hay barn due to light and lack of crevices. The existing hay barn proposed to be extended is on hardstanding which does not provide suitable habitat for great crested newts or hedgehogs, slow worms, grass snakes and badgers. De minimis exception applied as dwelling and barn built on existing hardstanding, so 10% biodiversity net gain not required. Biodiversity enhancements to be conditioned. Any changes to existing surface water drainage must be shown on a plan.
Hampshire Highways:	No Objection: No proposed changes to existing vehicle and pedestrian access from the site onto the highway. Proposed alterations to the new agricultural barn and dwelling are not considered to create significant additional vehicle trips, and as the dwelling will serve a worker of the farm, this will reduce vehicle trips as no commute is required.
Environmental Health:	No objection on proposal or PTPs. Recommend that a watching brief for unexpected land contamination is followed during construction works.
Natural England:	No objection subject to appropriate mitigation secured. The proposal is outside of the zone of influence surrounding the New Forest. No mitigation measures are therefore required for New Forest Designated Sites and Solent and Southampton Water Special Protection Area. For a budget that includes use of an onsite Package Treatment Plant (PTP), the competent authority should be satisfied that any bespoke effluent discharge figure has been suitably evidenced. This could be through using a performance test certificate, via adequate robust real-world monitoring data, or if these are not available then through use of the precautionary default figure within the nutrients budget calculator. The planning application should be supported by a PTP monitoring and maintenance plan.

	Please refer to the Environment Agency for comments on wider environmental consideration associated with PTPs and any advice in relation to permits.
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Site Visit:	Yes ☒	No ☐
Details: 25 March 2026		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S5; and Development Management policies DM1, DM8, DM11, DM14, DM18 and DM27.

Supplementary Planning Documents:

Quality Places (June 2026); Parking Standards (September 2025); Biodiversity (December 2009); Trees and Development (April 2022); Environmentally Sustainable Development (March 2009); Planning Obligations (June 2026).

Assessment:

Summary of application site and farming business

The application site is Hall Lands Farm; a family run farming business that operates as a farming partnership and is located within the outskirts of Fair Oak on land designated as countryside as set out within Eastleigh Local Plan. Ownership of the land extends to approximately 56 acres (approx. 22.66 hectares) of pasture and the 'built environment' including agricultural & equestrian building complexes.

The site comprises both traditional and modern farm buildings within the farmyard complex, with the farm buildings utilised for machinery and equipment, hay, haylage, straw and woodchip storage.

The submitted Rural Workers Dwelling Report (RAC) details the current farming enterprise includes the production of hay (2000t) and haylage (2600 bales), together with straw production (100t). In addition, it is understood the business purchases additional forage and equine woodchip for resale.

The RAC also confirms that an equestrian enterprise as a full livery accommodation for up to 21 horses, with the yard operating at full capacity. Current horse numbers are understood to stand at 26, with 16 on full livery, 2 in training and 8 owned horses, for training, competing, breeding and personal use.

One existing dwelling on the property, Hall Lands Farmhouse is occupied by the parents of the family, and that the Applicant (son) and his family live in Horton Heath (approx. 2 miles away) and the applicant's brother and his family live in Fair Oak (approx. 1 mile away).

Summary of proposal

This application proposes an extension to the existing hay barn to the west of the site to create an additional 256.2sqm of floor space to support increased operational needs. The application also includes the conversion of an existing barn to create 1no. 3. bedroom dwelling to serve as an equestrian and agricultural tied dwelling to serve as residential accommodation for the son and his partner who currently lives in Horton Heath. A small garden area to the front of the barn being converted is to be used as a modest garden area for the occupants of the dwelling. The proposed dwelling is to be an additional residential dwelling to the existing farmhouse already on site, Hall Lands Farmhouse.

As a way to mitigate the nutrients created by the new dwelling, two package treatment plants (PTPs) are proposed; one to replace the existing PTP serving Hall Lands Farmhouse and one serving the new dwelling.

Principle of development

The application site is located within the designated countryside as set out within the Local Plan. The extension of a barn for agricultural use, in this proposal specifically for the storage of hay bales, is supported by Policy DM18 of the Local Plan and the proposal meets the criteria of 1.a and 1.b of the policy as the non-residential building has an existing lawful use and is not subject to a temporary use. Relevant criteria of Policy DM18 of the Local Plan are assessed within the relevant parts of the report.

The principle of a rural workers dwelling is supported by Policy DM27 of the local plan, subject to the dwelling meeting criteria set out within the policy. Each of these criteria are assessed in turn below.

a. it is essential for the worker to live at their place of work

It is noted that there are full-time workers associated with both farming and equestrian businesses, however labour requirements and essential need requirements differ in interpretation (a full-time labour requirement does not prove an essential need in isolation, but where an essential need for a worker is proven it is usual for that worker to be employed full time).

The dwelling is to be occupied by two occupants, one is the son of the retired parents who works within the farming business, and his partner who works for the equestrian business as out-of-hours checking on the welfare of horses.

For the farming (forage production business), there are operational benefits to residing close by, and the applicant has explained there is a need for residing on site for the haylage business due to security protection. However, no evidence has been provided to substantiate this claim and therefore on this reasoning alone the independent consultant is not convinced a dwelling would demonstrate an essential need.

However, the other occupant of the proposed dwelling works for the equestrian business and monitors the welfare of the horses out-of-hours. A duty of care exists towards all animals (certain welfare standards are required under The Animals Act 2006 and are referred to in the DEFRA Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids (Code). However, the Act and Code do not state that a residential presence is required in every circumstance where livestock is present. The nature of the stock in question and their number will impact on whether incidents will occur that may require a prompt response and these factors will also directly influence the frequency that such events may occur.

In general terms, unforeseen incidents can occur at any time of day or night and cover a wide range of situations, from dealing with emergencies such as a horse cast in its box or a horse with colic, to damage to the stables from stray horses or severe weather conditions or third-party interference with horses. Responsible staff need to be available to recognise and deal swiftly with any emergencies that may occur, either through their own actions or by calling the assistance of third parties, such as the vet, to mitigate losses.

Having regard to the horse numbers, nature of livery operation and horse type and activity, it is considered there is an essential need for a residential presence on site or near the stables.

There is an existing dwelling on site at Hall Lands Farm where the retired parents reside. Case law provided by the agent and concurred by the independent consultant establishes that it is unreasonable for agricultural workers to vacate their existing home for farm success

purposes. Mr & Mrs Miles have retired from physical operation of the farming business and are stepping back from the provision of out of hours oversight of the equestrian business, although remain in the farming partnership, in terms of property ownership and sharing the farm profit. There has been some succession to the next generation in terms of the two businesses now operated and it is understood that the Applicant is in the process of taking on greater management control of the farming business. Therefore, whilst there has been some progress towards succession, true succession where majority control of the business rests with the sons has not yet happened.

Overall and on balance, it has been demonstrated that there is an essential need for the equestrian worker to reside at the site and that the existing dwelling is to be retained by the retired parents. In this particular circumstance, as the son who works for the agricultural business is also proposed to reside at the dwelling, whilst substantive need is based on the equestrian reasoning, there is a reasonableness in this case that based on both of the occupants working on these two business, that both an agricultural and equestrian tie is reasonable to be secured.

b. the work is an activity that can only be carried out in a rural area and supports management of the countryside

Both the agricultural and equestrian businesses operated from Hall Lands Farm are such that they need to be carried out in a rural area and elements of the operation will support management of the countryside.

c. the enterprise can be demonstrated to be economically viable in the long term, and the dwelling is essential to its continued viability

The independent agricultural needs consultant has reviewed accounts submitted by the applicant for year ending 31st March 2024 and 2025 for the both the equestrian and agricultural businesses and has confirmed that both of these are economically viable in the long term and there is a net profit.

d. there are no suitable alternative dwellings or buildings available for use or conversion in the immediate locality

It is understood that the existing farmhouse is occupied by the Applicant's parents, who are understood to have retired from physical operation of the farming business and are stepping back from the provision of out of hours oversight of the equestrian business, although remain in the farming partnership. It is considered that the existing farmhouse should not be treated as suitable and available, having regard to relevant case law as referred to within the application submissions.

A search of Rightmove website has been undertaken for properties to rent and buy in the locality (within a mile radius of the postcode). There are properties available to buy and rent (including a property subject to an agricultural occupancy condition), some are not considered suitable for a rural worker and none are, considered to be, sufficiently close enough, if an essential need for a residential presence either on site or in close proximity to the site is established.

A barn conversion is proposed which would meet criteria requirements where a suitable alternative dwelling is not available.

e. no dwellings connected with the enterprise have been sold off in the past 5 years

The Design and Access Statement states that no dwellings connected with the enterprise have been sold off within five years, and no evidence has been found on the contrary to this.

f. the dwelling is sited and designed so as to limit its impact on the countryside;

The new residential dwelling is a barn conversion, rather than a new build and therefore there is no new built form proposed, as such the dwelling is sited so as to limit its impact on the countryside. A small external garden area to the front of the barn is proposed for occupants that will create associated residential paraphernalia, however as this is sited to the front of the barn, and within the working farm area, it is screened from any wider views of the countryside and in this regard is therefore acceptable to limit its impacts on the countryside.

g. the internal floor area of the dwelling does not exceed 120 sqm unless special justification is provided in terms of the operation of the agricultural enterprise.

The dwelling does exceed 120sqm and extends closer to 200sqm, however as this is a barn conversion rather than a new build, it is reasonable in this isolated instance to allow for a larger footprint where there is no compounding impact on the wider countryside by permitting a larger footprint.

Impact on character and appearance of the area

NDMP DP3 of the NPPF and Policy DM1 of the Local Plan requires development to take full and proper account of the context of the site (including the character and appearance of the locality) and be compatible with adjoining uses and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting) both in itself and in relation to adjoining buildings, spaces and views.

Hay barn extension

The hay barn extension is proposed to create an additional floorspace of 256sqm. The ridge height of the extension matches that of the existing barn, and the roof material will comprise fibre cement roofing to match the existing roof. Whilst the eaves height of the roof sits higher than that of the eaves of the existing hay barn, this does not create an unduly harmful impact on the barn and the surrounding wider countryside views. The hay barn extension is sited to be set well back from any prominent visible lines of sight lines of the Public Right of Way (PROW) to ensure the views of users of the PROW are safeguarded.

The proposed block plan shows a small overlap of the roof form of the hay barn extension on an existing agricultural barn. This small overlap is the roof space of the barn overlapping onto the barn directly below. Whilst this creates a lot of built form in close proximity, it is not considered to create an unduly harmful impact on the surrounding countryside views and will permit space for the hay storage as required by the haylage business.

Barn conversion to dwelling

The barn conversion requires the installation of roof lights to offer daylight provision to serve the dwelling. A small courtyard for external space serving the residential unit is also proposed to the front of the site. It is segregated from the working farm courtyard by way of a picket fence and the introduction of new planting. The alterations to the dwelling and the external amenity space are considered appropriate to preserve the character and appearance of this countryside location, noting the proposed barn conversion and the outdoor amenity space are not visible from the wider street scene and countryside views.

Impact on residential amenity and on future occupiers

NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

Hall Lands Farm is a large agricultural and equestrian business that extends to approximately 56 acres, with roughly 22.66 hectares of this land utilised as pasture and the 'built environment' including the agricultural and equestrian building complexes. Due to the significant expanse of land in ownership of the occupants, and as the residential dwelling

and the associated package treatment plan are set a sufficient distance from the existing dwelling at Hall Lands Farm, the proposal is considered to ensure the residential amenity of neighbouring occupants is safeguarded.

With regards to the proposed 1no. 3. bedroom dwelling conversion from a barn, the dwelling provides a suitable living environment for future occupiers, with sufficient daylight serving each habitable room. For bedroom 3, natural daylight relies on the installation of two roof lights, which will provide an appropriate amount of daylight. Proposed floor plans show the scheme accords with the National Described Space Standards, as this 3-bed 4-person dwelling, set across one floor level, is above the minimum space standards of 74sqm. A small garden to the site frontage is also proposed to allow some external amenity space for the occupants. The outdoor space is not considered to be of a high quality as it fronts onto a working farmyard, however some provision of this external space does provide improved living conditions for future occupants.

For the reasons outlined, the scheme is in accordance with NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan.

Impact on highways and parking

NDMP TR6.4. makes clear that where a development proposal creates severe adverse impacts on the transport network or unacceptable highway safety concerns, it should be refused, taking into account possible mitigation measures and measure to support sustainable development. Policy DM13 of the Local Plan requires that all new development has safe and convenient access to the highway network and makes provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Policy DM14 of the Local Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted Parking Standards SPD.

The existing vehicular and pedestrian access is not proposed to be altered, therefore there are no highway safety issues created in this regard.

A 256.2 sqm barn extension is proposed, and 158.72 sqm of existing barn will be lost for the conversion into a single 3-bed dwelling. As such, the overall increase in barn space equates to just 97.48 sqm. The highway officer therefore confirms that the proposal is unlikely to create significant numbers of additional trips to and from the site. Furthermore, conversion to a dwelling of part of the existing barn will result in a reduction of trips as the associated farm worker will live on site, rather than commuting into it daily (potentially multiple times).

With regards to parking provision, the three-bed dwelling requires two parking spaces and a visitor space to be provided to meet the minimum requirements of the Parking Standards SPD. A parking plan was provided, showing that the two parking spaces can be provided on site without any displacement on-road parking. There is ample room within the remainder of the site to ensure that any visitors can park within close proximity of the dwelling, without the need for reliance of on-road parking.

NDMP TR3 1.e seeks for development within rural areas to improve walking, wheeling, cycling and public transport and enhance connectivity where possible. As this proposal is for a dwelling tied to the farming business, improved connectivity is not considered reasonable or necessary, with a dwelling proposed at the occupant's place of working making transport to the site a lesser concern.

For the reasons outlined, the scheme is considered in accordance with the aims of the NPPF and Policies DM1, DM13 and DM14 of the Local Plan, as well as the Parking Standards SPD.

Impact on ecology

NDMP N2.1 and N6 of the NPPF and Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats. It also requires an enhancement of biodiversity on all development sites.

Impact on protected species

This site is in a red impact risk zone for great crested newts. There are records of bats, slow worms, grass snakes and badgers nearby with nesting swifts in the wider area. Barns often have the potential to support nesting birds such as swallows, house sparrows and barn owls.

The ecology officer has confirmed that as the existing hay barn is to be extended is on hardstanding which does not provide suitable habitat for great crested newts or hedgehogs, slow worms, grass snakes and badgers, and that as roosting bats are not likely to use the hay barn due to light and lack of crevices, there is no ecological concern raised with this proposed extension.

With regards to the conversion of the barn to a dwellinghouse, further to photographic evidence of the barn provided by the agent, the ecology officer is satisfied that there are no potential bat roost features within the existing barn and therefore raises no objection to the proposed conversion.

An informative note has been added for the applicant to be aware that in the unlikely event of any bats being found, works must stop immediately and Natural England must be informed.

Biodiversity net gain

The proposal is exempt from the legislative 10% biodiversity net gain due to the extension of the hay barn being proposed on existing hardstanding within the far yard and the proposed dwelling being a conversion of an existing barn. A biodiversity enhancement should however be provided, and this has been added as a condition.

For the reasons discussed, the proposal meets the policy aims of NDMP N2.1 and N6 of the NPPF and Policy DM11 of the Local Plan.

Impact on trees

NDMP N2.1(d) of the NPPF, Policy DM11 of the Local Plan and the Trees and Development SPD requires development to conserve and enhance existing natural features including established trees.

A Tree preservation Order (TPO) oak tree is located towards the front of the site and to the rear curtilage of the site set just outside of the applicant's ownership is a TPO woodland. The proposed hay barn extension and change of use of the barn to a dwelling is not considered to have any harmful impact on the TPO tree and woodland, nor any unprotected trees, with all trees and their root protection areas (RPAs) set well away from proposed built form, particularly as these buildings are to be built on existing hardstanding.

For these reasons the scheme is considered to accord with NDMP N2.1(d) of the NPPF, Policy DM11 of the Local Plan and the Trees and Development SPD.

Land Contamination

NDMP P2 of the NPPF and Policy DM8 of the Local Plan require a site proposed for development to comprise suitable ground conditions, including any risks arising from land contamination.

Although the site is not in a designated land contamination area, the Environmental Health Officer has recommended a "watching brief" condition. This ensures that ground disruption during the construction of the hay barn extension does not create any health or safety risks. If any contamination is discovered, it must be reported immediately to the Local Planning Authority (LPA). In this event, all work must stop until an investigation, risk assessment, and remediation plan are submitted to and approved by the LPA.

With the addition of this condition, the proposal is acceptable and in accordance with the aims of NDMP P2 of the NPPF and Policy DM8 of the Local Plan.

Surface Water Drainage and Foul Drainage

Policies DM6 of the Local Plan requires any new development to be permitted if it incorporates Sustainable Drainage Systems. The policy requires development to manage surface water runoff as close to the source as possible and that discharge rates should reflect those for that of a greenfield site.

This proposal seeks the conversion of an existing barn to a dwelling, with no additional footprint created, and an extension to an existing hay barn. The site is located within an area at risk of surface water flooding (1 in 100-year event), however as all built form is already located on existing impermeable hardstanding, the proposal is not considered to create harmful additional surface water runoff. However, as the barn is proposed to be used as a dwelling, it is imperative that appropriate drainage is installed to ensure that surface water is managed at source in perpetuity. Therefore, a condition requiring a surface water drainage strategy to be submitted, approved and installed prior to occupation has been added to the proposal.

Foul drainage is to be managed by way of an on-site package treatment plant (PTP) that will ensure that foul drainage is effectively managed at source. A monitoring and management plan for the proposed PTP has been provided, to ensure the PTP can manage all foul waste in perpetuity.

For the reasons discussed, the scheme is considered to appropriately ensure surface water drainage and foul drainage are suitably controlled subject to compliance with the conditions, in accordance with Policy DM6 of the Local Plan.

Impact upon European Protected Sites

The Council, as the responsible body under the Habitats Regulations, must ensure as part of a planning application that a development will not have an adverse impact on any European protected sites and specifically in this case upon the European protected Solent Complex (SPA, SAC and Ramsar sites) and the New Forest SPA, SAC and Ramsar sites.

The site sits outside of both the New Forest SPA, SAC and Ramsar sites and also outside of the Solent Complex, therefore no harm is created to these European protected sites and no mitigation is required to be secured.

Nutrients

The site is within the impact zone for nitrogen and phosphorus, which has been shown to have a determinantal impact on the water quality of the River Itchen Special Protection Area and the Solent Catchment. A nutrient budget has been submitted for the development, and this has a positive output for nitrogen and phosphates. The applicant intends to build two package treatment plants (PTPs) for the proposal to mitigate for its increase in phosphates and nitrates. One PTP is proposed to replace the existing PTP serving Hall Lands Farmhouse and a second PTP is proposed to be installed to serve the new dwelling. This will be secured by way of a pre-occupation condition to include ongoing management and maintenance.

The calculations demonstrate an existing nutrient discharge for nitrates of 7.46 KgTN/yr from the existing farmhouse on the current default treatment plant, and a post development discharge of 1.38 KgTN/yr for the proposed dwelling and existing dwelling served by the proposed Graf One2Clean PTPs. The proposed development would therefore yield a net nitrogen reduction of 6.08 KgTN/yr.

The calculations demonstrate an existing nutrient discharge of 1.02 KgTP/yr from the existing farmhouse on the current default treatment plant, and a post development discharge of 0.36 KgTP/yr for the proposed dwelling and existing dwelling served by the proposed Graf One2Clean PTPs. The proposed development would therefore yield a net phosphorus reduction of 0.66 KgTP/yr.

The mitigation proposed for the two PTPs will appropriately mitigate all increase in nitrates of phosphates for the development and no further mitigation is required to fully offset the nutrient loading this proposal will create.

Appropriate Assessment

An appropriate assessment under the habitat regulations has been completed for the development. Natural England has raised no objection to the proposal subject to appropriate mitigation being secured. The Local Planning Authority consider that the proposal, with the mitigation outlined which includes the installation of a replacement package treatment for Hall Lands Farmhouse, and a new package treatment plant serving the new dwelling, nutrients can be wholly mitigated for both phosphates and nitrates, therefore it is not likely to have a detrimental impact on the Special Protection Area or Solent Complex, in terms of an increase in nutrients.

Climate Change

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2030; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		