



Planning, Design and Access Statement

Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH

24 May 2024

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1 INTRODUCTION

- 1.1 This planning, design and access statement has been prepared by Wessex Planning Ltd on behalf of Mr Stephen Pryor in support of a retrospective planning application for the conversion of first floor of existing detached garage to C1 holiday let at Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH.
- 1.2 This application is a re-submission following the recent refusal of planning application reference F/23/95117 by the LPA, subsequently dismissed at appeal (appeal reference APP/W1715/W/23/3329709).
- 1.3 The original planning application F/23/95117 was refused by the Hedge End, West End & Botley Local Area Committee, despite the officer recommendation to permit, for the following reasons.
 - *Insufficient information has been submitted to demonstrate whether the originally approved first floor ancillary store and office was implemented and lawfully established for a reasonable period of time prior to the proposed holiday let use, thus would not be considered 're-use' in terms of Policy S5. The change of use would therefore result in an intensification of development within the countryside. The proposals would therefore be contrary to Policies S1, S2, S5 and DM26 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the NPPF (2021).*
 - *The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), the provisions of the NPPF (2021) and the Conservation of Habitats and Species Regulations 2017.*
- 1.4 In dismissing the appeal, the Inspector found that;
 - The financial contribution paid by the applicant to the Council in December 2023 would mitigate the likely adverse effect of the Solent and Southampton SPA;
 - Following Natural England's objection, the financial contribution paid by the applicant in December 2023 in accordance with the Council's Interim Mitigation Strategy to offset the adverse impact on the New Forest SPA, would not provide an appropriate mechanism to offset the impact on the New Forest SPA;
 - Nitrate credits are available to ensure that the nutrient loading in the area would not be increased by these proposals;
 - That a material change of use took place after the building was completed;
 - The impact of the proposal on the character of the site and its surroundings would be negligible;
 - The proposal would preserve the setting of the adjacent listed building (Moorgreen Farmhouse).
- 1.5 This re-submission seeks to address the reason that the appeal was dismissed, namely that as the competent authority under the Habitats Regulations, the Council can conclude that the Council's Interim Mitigation Strategy to mitigate likely impacts on the New Forest SPA does provide an appropriate mechanism to offset the impact on the New Forest SPA.
- 1.6 The submission includes the following:
 - Location Plan and Block Plan
 - Existing and Proposed Elevations and Floorplans

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 Moorgreen Farm lies within the countryside as designated by the Local Plan.
- 2.2 Access to the farm is off Burnetts Lane via a private track which traverses the farm.
- 2.3 It is understood that the premises ceased to be run as a commercial farm sometime in the 1980's. The large barn was principally used as a cow shed for milking, and the coach house for general farm use. A link building was attached to the farmhouse and large barn, this was removed when the main farmhouse was rebuilt/refurbished. Since then, a new kitchen extension has been granted planning permission and built.
- 2.4 The main farmhouse is a Grade II Listed building with the details listed as C16 origin with C18 and C19 extensions/alterations. Two storeys. Half-timber exposed on first floor at one end; old chimney stack. Red tile with catslide at rear. Walling generally red brickwork. Mixture of casements and sashes.
- 2.5 Planning permission for the detached garage with storage and office above and new stone driveway was granted November 2021 (planning application reference H/21/91427).
- 2.6 Following completion of the construction of the garage in accordance with the above permission, the first floor of the garage was refurbished such that the first floor could be let as a holiday let.
- 2.7 The LPA requested a planning application to formalise this change of use and, despite an officer recommendation for approval, the planning committee subsequently refused planning permission.
- 2.8 The refusal was appealed and dismissed only on the basis that the Inspector attached weight to Natural England's objection to EBC's mitigation project for increased recreational pressure upon the New Forest.



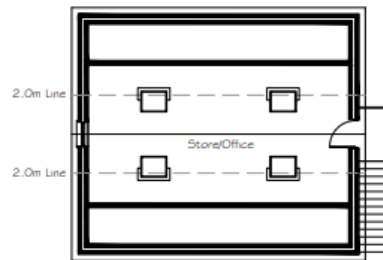
2.9 The relevant planning history for this site is;

- *F/23/95117 | Conversion of first floor of existing detached garage to C1 AirBnB | **DISMISSED AT APPEAL** | 02 May 2024*
- *H/22/93563 | Installation of solar panels on garage roof | **PERMIT** | 07 Oct 2022*
- *L/22/93565 | Listed Building Consent: Installation of solar panels on garage roof | **GRANT LISTED BUILDING CONSENT** | 07 Oct 2022*
- *H/21/91427 | Detached garage with storage and office above and new stone driveway | **PERMIT** | 05 Nov 2021*
- *L/17/82196 | Listed Building Consent: Single storey side extension | **GRANT LISTED BUILDING CONSENT** | 13 Feb 2018*
- *H/17/81675 | **Single storey side extension** | **PERMIT** | 19 Dec 2017*

3 PROPOSAL

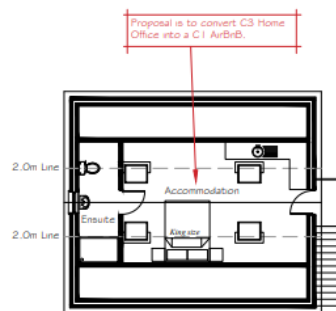
PROPOSAL

- 3.1 The proposal remains for the change of use of the existing first floor garage office/store space to a holiday let.
- 3.2 Planning permission was granted for the detached garage with first floor office/storage space in November 2021 (reference H/21/91427).
- 3.3 The approved layout of the first floor is shown below.



Existing First Floor Plan

- 3.4 Following completion and implementation of this planning permission, the first floor was subsequently converted to a C1 holiday let, as shown below.



Proposed First Floor Plan

- 3.5 The main dwelling is not connected to the public sewer network and is therefore served by an ageing sewage treatment plant (STP).
- 3.6 To accommodate both the existing dwelling and the new holiday let, a new Klargestar Biodisc+P STP will be installed.
- 3.7 The supporting nutrient assessment and budget confirms that the new STP will yield a net nitrogen nutrient reduction of 4.11 KgTN/yr and a net phosphorus nutrient reduction of 0.96 KgTN/yr.
- 3.8 As such, the proposal will be nutrient neutral.

4 POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.



- Policy DM13, General development criteria – transport
- Policy DM14, Parking
- Policy DM19, Change of use of buildings in the countryside

- 4.2 The most relevant policies of the adopted Local Plan are detailed below, with the full policy text provided as Appendix 1:

- Strategic policy S1, Delivering sustainable development
- Strategic policy S2, Approach to new development
- Strategic Policy S5, New development in the countryside
- Strategic policy S8, Historic Environment
- Policy DM1, General criteria for new development
- Policy DM8, Pollution
- Policy DM12, Heritage assets

5 OTHER MATERIAL CONSIDERATIONS

OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework

Paragraph 88 states Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Planning Appeal Decision

5.1 The Planning Inspector in referring to the change of use stated:

“The LP establishes the Council’s approach to the distribution of new development across the borough. This seeks to focus development within its key settlements. For policy purposes the site would be away from settlements, within the open countryside. LP policy S5 restricts development in the countryside to a list of suitable types of development. This includes at (b) residential extensions and (c) tourist uses through the re-use of buildings. The Framework, at paragraph 88, supports well-designed, beautiful new buildings and sustainable rural tourism which respects the character of the countryside.

23. During my site visit I observed that the first-floor space, above the garage, included a shower and toilet in a small room at the end. The main room had a kitchenette, consisting of a sink and fridge, and some storage cabinets. It appears that the en-suite and kitchenette were not shown on the approved plans. However, the carrying out of operations to change the internal appearance or layout of a building does not constitute development, whether the purpose of the works is to meet the needs of the present user or facilitate a change of use of the building.

24. The Appellant states that the facility was never used as an office and acknowledges that as the proposal is not a reuse it would clearly conflict with LP policy S5. Nonetheless, the building was built and completed as a garage with office above. Once the building was substantially complete its form

and purpose would have been deemed to be implemented, there would have been a short period of time before the holiday let commenced. Once the holiday let use commenced, the first-floor space was subject to a material change of use. This approach aligns with the information given at the time on the application form which described the proposal as a conversion “from C3 office use to C1 AirBnB use”. Therefore, it is evident that a material change of use took place after the building was completed. Consequently, the scheme should be considered as a change of use rather than ‘new build’, a finding also consistent with the description of development.

25. The Council’s concerns, with respect to intensification, do not relate to traffic generation but rather increased patronage altering the character of the family home. The proposed residential use would attract guests to the site. Nonetheless, the site is at the end of a long driveway and visually connected to a large dwelling, and the garage already exists. As such, external visual effects and any alteration to the character of the dwelling would be minimal. Consequently, the impact of the proposal on the character of the site and its surroundings would be negligible in comparison to the existing activities associated with the dwelling.

26. The proposed conversion to tourist accommodation would be an acceptable use in a suitable location as a reuse and it would not result in a substantive intensification of the site. Accordingly, the proposal would comply with LP policies S1, S2 and S5 and the Framework. These seek, among other matters, for tourism development to result from the reuse of a building and for development to meet community needs without compromising the identity of the Borough. Furthermore, as the building was not previously occupied by a dwelling LP policy DM26, for a replacement dwelling, would not be relevant. This policy therefore weighs neither for nor against the proposal.”

6 PLANNING ASSESSMENT

Principle

- 6.1 Strategic policies S1, S2 and S5, together with the NPPF seek, among other matters, for tourism development to result from the reuse of a building and for development to meet community needs without compromising the identity of the Borough.
- 6.2 In considering the recently dismissed appeal, the Inspector found that the proposal complies with these policies and therefore it can be considered that in principle, the proposed change of use accords with the relevant policies of the local plan.

Design, Appearance and Impact upon Listed Buildings and the Countryside

- 6.3 Policy DM1 states that all new development should respect the character and appearance of areas, taking full and proper account of the context of the site.
- 6.4 Strategic Policy S5 requires new development in the countryside to seek to avoid adverse impact upon the intrinsic character of the landscape.
- 6.5 Policy DM12 requires development within the setting of a heritage asset to not harm or detract from the significance of the asset.
- 6.6 As a change of use to an existing building with no external alterations, there is no impact as a result of the proposals upon neighbouring listed buildings, nor the wider surrounding countryside.
- 6.7 Indeed, in considering this matter during the recently dismissed appeal, the Inspector concluded that the impact of the proposal on the character of the site and its surroundings would be negligible in comparison to the existing activities associated with the dwelling and as a low intensity change of use, the proposal would preserve the setting of the listed building.
- 6.8 Accordingly, the proposals accord with Strategic Policy S5 and Policies DM1 and DM12 of the local Plan.

Amenity

- 6.9 Policy DM1 states, among other matters, that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- 6.10 As an existing detached garage situated to the east of the main dwelling which provides some screening to the closest neighbouring amenities situated to the west of Moorgreen Farmhouse, the separation distance and nature of the proposals ensure that there is no adverse impact upon neighbouring amenity.
- 6.11 Accordingly, the proposals accord with Policy DM1 of the local plan.

Highways and Parking

- 6.12 Policy DM13 requires that development is well served by public transport, cycling and walking, and includes measures which minimise its impact on the existing highways network.
- 6.13 Policy DM14 requires that appropriate parking is provided in accordance with the Council's adopted standards.
- 6.14 No alterations to the existing access and onsite parking result from these proposals with the application site comprising an existing garage with two car parking spaces at ground floor.
- 6.15 Moorgreen Farmhouse itself benefits from a large driveway capable of accommodating additional vehicles.
- 6.16 The proposed change of use to a one bedroomed holiday let will result in minimal uplift in vehicular trips and therefore it is considered that the proposals accord with policies DM13 and DM14 of the local plan.

Impact upon Special Protection Areas

- 6.17 The Council, as the competent authority for Habitats Regulations Assessment must ensure that the development will not have an adverse impact upon any European protected sites.
- 6.18 In terms of this proposal, it is accepted that the addition of a one bedroomed holiday let is likely to have an adverse impact on the Solent and Southampton SPA and the New Forest SPA.
- 6.19 In terms of the Solent and Southampton SPA, the HRA conducted as part of the previous application concluded that a payment of £443 towards the Solent Recreation Mitigation Strategy mitigates the impact of this development on the Solent and Southampton SPA.
- 6.20 Indeed, the appeal inspector also confirmed that such a payment would mitigate the likely adverse effect on the Solent and Southampton SPA.
- 6.21 The applicant paid the mitigation sum in December 2023 and therefore it can be concluded that the likely adverse impact on the Solent and Southampton SPA has been mitigated.
- 6.22 In terms of the New Forest SPA, Natural England and the Council are not in agreement as to how any adverse impact on the New Forest SPA can be mitigated.
- 6.23 The Council has an Interim Mitigation Strategy to address these impacts, requiring a contribution towards the mitigation strategy such that 2 ha of Suitable Alternative Natural Greenspace (SANG) per 1,000 population increase can be delivered by the Council, and indeed has granted permission for various other developments on this basis.
- 6.24 The applicant paid the mitigation sum of £2,200 to the Council in December 2023.
- 6.25 Natural England, on the other hand, state that 8 ha of SANG per 1,000 population increase is required to mitigate any likely adverse impact and indeed at the appeal, the Inspector, as the responsible person for the Appropriate Assessment, concluded that the applicant had not demonstrated that the secured mitigation sum for the New Forest SPA would provide an appropriate mechanism to ensure that the proposed development would not have a likely significant effect on the integrity of the New Forest SPA.
- 6.26 Notwithstanding this, in considering this new application, the Council becomes the competent authority under the Habitats Regulations and can therefore legitimately conclude that the previously paid contribution to the Interim Mitigation Strategy will mitigate any likely adverse impact on the New Forest SPA.
- 6.27 As such, it can be concluded that any adverse impact on the New Forest SPA resulting from these proposals has been mitigated by virtue of the sums paid by the applicant in December 2023.
- 6.28 In terms of nitrates, the proposal includes the replacement of the existing sewage treatment plant (STP) with a new Klargester Biodisc + P (STP).
- 6.29 The supporting Nutrient Assessment and Budget concludes that with the installation of the new STP, there is a net nitrogen nutrient reduction of 4.11 KgTN/yr and a net phosphorus nutrient reduction of 0.96 KgTN/yr. These are significant reductions.
- 6.30 The nutrient assessment includes a performance certificate for the new STP (carried out by an independent assessor) which, together with the maintenance plan, Natural England state is sufficient evidence of long term performance (see their response to the Planning Inspectorate at **Appendix 1**).
- 6.31 As such, the proposed development will not have an adverse impact on the water quality of the Solent Area.

7 CONCLUSION

CONCLUSION

- 7.1 The appeal confirmed that the change of use was acceptable in planning terms.
- 7.2 The only reason for dismissal was that the inspector was not satisfied with the EBC New Forest SPA mitigation scheme.
- 7.3 As EBC are the competent authority for this application, and are satisfied that their mitigation scheme is acceptable, there is now no reason to refuse this application.
- 7.4 On this basis, it is respectfully requested that this application is granted planning permission without delay.

8 APPENDIX 1 - POLICIES

Strategic policy S1, Delivering sustainable development

1. To be sustainable, new development in the Borough should:
 - a. meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;
 - b. enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;
 - c. 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;
 - d. have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;
 - e. minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;
 - f. avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;
 - g. seek opportunities to optimise density of new development and redevelopments;
 - h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;
 - i. maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;

- j. have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and
 - k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.
2. Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.
3. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
4. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
 - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b. where specific policies in that Framework or other international or national legislation indicate that development should be restricted

Strategic policy S2, Approach to new development

1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:
 - a. 14,580 new dwellings;
 - i. The pattern of delivery is expected to involve:
 - 2,572 dwellings completed 1st April 2016 to 31st March 2019;
 - 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;
 - 1,475 allowance for windfall development
 - 732 dwellings on new sites allocated in this plan

- ii. *The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.*
- iii. *The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).*
- iv. *The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.*
- b. *103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);*
- c. *and related transport infrastructure, open space, sports facilities and other community facilities.*
- 2. *The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.*

Strategic Policy S5, New development in the countryside

- 1. *Planning permission will be granted for new development in the countryside provided it is related to:*
 - a. *the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);*
 - b. *residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);*
 - c. *community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);*
 - d. *outdoor recreation and open space (policies DM32 and DM33);*
 - e. *allotments and community farms (policy DM32);*
 - f. *cemeteries (policy DM37); and*
 - g. *essential public utilities (policy DM9).*
- 2. *In permitting new development in the countryside the Borough Council will seek to:*
 - a. *avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance*

of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;

- b. *secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;*
- c. *avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;*
- d. *safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and*
- e. *protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.*

Strategic policy S8, Historic Environment

- 1. *The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*
 - a. *identifying the assets by means of an on-going programme of survey and review;*
 - b. *identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
 - c. *restricting development likely to harm them or their settings through management of development proposals; and*
 - d. *encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.*

Policy DM1, General criteria for new development

- 1. *All new development should (as relevant):*
 - a. *not have an unacceptable impact on, and where possible should enhance:*
 - i. *residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*

- ii. *biodiversity (avoiding significant adverse impacts); and*
- iii. *the significance of heritage assets;*
- b. *make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
- c. *take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, 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. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;*
- d. *not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);*
- e. *include a landscape scheme covering the design and layout of external space;*
- f. *protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. *provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. *incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. *incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. *incorporate provision for on-site waste management; and*
- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.*

Policy DM8, Pollution

1. *Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through:*
 - a. *air pollution (including odours or particulate emissions);*

- b. *pollution of surface, underground, coastal waters or other watercourses;*
 - c. *noise or vibration;*
 - d. *light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or*
 - e. *land contamination.*
2. *Development susceptible to particular forms of pollution will not be permitted:*
 - a. *where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects; or*
 - b. *where it would inhibit existing economic or other activities giving rise to acceptable polluting effects.*
 3. *Where a development site is known or suspected to be contaminated, before the site is developed the Borough Council will require the contamination to be remediated to a standard where as a minimum it cannot be defined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990.*

Policy DM12, Heritage assets

1. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.*
 - a. *Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:*
 - i. *if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved*

- by any other means is sufficient to outweigh the value of the remains; and*
 - ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;*
- b. It achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);*
- c. Where necessary, it secures the long-term future maintenance and management of the asset;*
- d. Where possible, it enables public enjoyment and interpretation of the asset; and*
- e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*
- 2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.*
- 3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.*

Policy DM13, General development criteria - transport

- 1. 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. Access arrangements to the highway network must:*
 - a. meet national and local guidance and standards with all highway improvements meeting the standard required to be adopted by the Highway Authority;*

- b. not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network; and*
 - c. be provided without unacceptable environmental impact.*
- 2. All new development will be assessed to establish whether it should contribute to off-site improvements to transport infrastructure in accordance with Hampshire County Council's Transport Contributions Policy, to the extent that these are necessitated by the development and proportionate to the scale of development.*
- 3. Development proposals that will generate vehicle movements likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the development site must be subject to Transport Assessment and will be required to incorporate and implement mitigation measures such as:*
 - a. provision of/contribution towards on and off-site highway improvements such as junction improvements and potentially new road links*
 - b. on-site pedestrian, cycle and public transport infrastructure*
 - c. contributions towards relevant off-site sustainable transport infrastructure, public rights of way and service improvements where appropriate*
 - d. on-site measures aimed at increasing uptake of non-car travel options (e.g.Travel Plans) to reduce car use.*
- 4. New development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access.*

Policy DM14, Parking

- 1. New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be*

substantiated by robust evidence contained within the transport statement/assessment/travel plan.

2. *For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.*
3. *Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.*
4. *Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:*
 - a. *it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;*
 - b. *the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and*
 - c. *transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and*
 - d. *the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and*
 - e. *the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and*
 - f. *for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in exceptional cases (see strategic policy S6).*

Policy DM19, Change of use of buildings in the countryside

1. *The change of use of existing buildings in the countryside that are demonstrably unsuitable for continued use for their existing purpose will be permitted subject to the general development criteria and transport policies of the Local Plan and provided that:*

- a. *the proposed use is compatible with neighbouring uses and does not have an urbanising effect on the countryside in terms of external layout, lighting, noise or traffic;*
- b. *any proposals for developments over 500 sq.m or that would lead to, or consolidate more than, a 30% increase in the floorspace of an established use (measured against floorspace at April 2011), in use classes E(b), E(c), E(d), E(g)(i), C1, F.2(c)/(d), or in use as a cinema, concert hall, bingo hall or dance hall are subject to a sequential test to demonstrate that they cannot be accommodated in more sustainable locations in the town, district or local centres or failing this in edge of centre or out of centre locations within the urban edge. E(a) uses will not be supported;*
- c. *the building is of permanent construction and can be re-used without works detrimental to its character or that of its surroundings. For the purposes of this policy 'buildings' do not include open-sided barns or glasshouses;*
- d. *access, car parking and services can be provided without having a detrimental impact on the character of the countryside; and*
- e. *the property is sustainably located in terms of accessibility by modes of transport other than the private car.*
2. *Change of use to residential, where this is not permitted development, will only be permitted if:*
 - a. *the building is demonstrably unsuitable for other uses allowed under this policy; or*
 - b. *the proposal is for an agricultural worker's dwelling and the terms of policy DM27 are met; or*
 - c. *the building is of architectural or historic interest and there are no other means of securing its preservation (see also policy DM12); or*
 - d. *it would achieve amenity, environmental or traffic benefits.*
3. *Where the proposal also involves extension or replacement of the building, policy DM18 will apply. In boatyards outside the urban edge, policy DM20 applies.*