



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

Address Land off Brook Lane, Broadoak,
Botley, Eastleigh, Hampshire

New Build Property (3 bedrooms)

On Behalf of Mark Durrant

Application

Planning By Design (The agent) has been instructed to act on behalf of Mark Durrant (the applicant) to submit a planning application to Eastleigh Borough Council (the Local Planning Authority) for a new build property up to 3 bedrooms at: Land off Brook Lane, Broadoak, Botley, Eastleigh, Hampshire, England, SO30 2ER Grid Ref: X 450528 , Y 112768 (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The application site is located at Land off Brook Lane, Broadoak, Botley, Eastleigh, Hampshire, England, SO30 2ER at Grid Ref X 450528 , Y 112768. It incorporates an agricultural barn for the storage of hay and machinery that was approved in 2018.

The site is located to the southeast of Hedge End and to the west of Botley, positioned along Brook Lane. It sits in a semi-rural setting near suburban residential areas and is designated as countryside in the Local Plan. The nearby residential areas in Hedge End and Botley feature a mix of detached and semi-detached houses, forming a relatively dense urban grain that becomes more dispersed moving toward the site. The surrounding landscape includes open fields, patches of woodland such as Gould Copse, and scattered dwellings.

The site is conveniently positioned in relation to essential amenities. Hedge End, to the west, offers a range of services including schools, shops, and local businesses, while Botley to the east also provides similar facilities. Educational institutions such as Freegrounds Junior School in Hedge End and Botley Church of England Primary School are within reasonable proximity. The A334, running west-east through both towns, provides access to further commercial services. Public transport options are available along the main roads, with bus routes linking Hedge End, Botley, and further afield.

Access to the site is via Brook Lane, a local road that connects to the A334 to the north, providing good connectivity to the surrounding areas. The site is located on the western side of Brook Lane, with access from the roadside via a track leading into the plot. The road network connects efficiently with the broader transport infrastructure, including access to the M27 motorway, which facilitates travel to larger urban centres.

The Proposal

The proposed development is for a new three bedroom build. The purpose of the new build house will be to manage the field work operations and for security purposes as many people try to break into the land / adjacent barn.

The new development aims to provide a well-designed and functional home that meets modern living standards while respecting the surrounding rural character. The proposed dwelling is positioned to optimise the use of available land, ensuring convenient access from the adjacent road while also maintaining an appropriate relationship with neighbouring structures. The design incorporates a logical layout that enhances internal living conditions, natural light penetration, and energy efficiency.

It consists of a single-storey structure with a pitched roof and gable features, designed to reflect a traditional aesthetic while incorporating contemporary elements. The footprint is near rectangular. The south elevation features a prominent glazed gable section, which serves as the main focal point, allowing generous daylight into the living areas. The east elevation includes large bi-folding doors, creating a strong connection between indoor and outdoor spaces. The north and west elevations are more restrained, with evenly spaced windows to maintain privacy while providing adequate ventilation and daylight. The roof incorporates a combination of simple gable forms to create visual interest and coherence.

The proposed materials include a stone-clad façade, which ensures durability and a strong relationship with the local architectural character. The roof will be finished with slate tiles, chosen for their aesthetic appeal and weather-resistant properties. Timber elements, such as the front door and selected detailing, introduce a natural texture that complements the stonework. The use of large glazed openings with powder-coated aluminium frames enhances the contemporary feel while allowing for high thermal efficiency. These materials collectively contribute to a high-quality, low-maintenance finish that aligns with modern building regulations and sustainability standards.

The proposed floor plan illustrates a well-organised internal layout comprising three bedrooms, including a master suite with an en-suite bathroom. The central hallway provides access to all key spaces, leading to an open-plan living, dining, and kitchen area positioned towards the south to maximise natural light. Additional functional spaces, such as a utility room and a dedicated storage area, improve the overall practicality of the dwelling in relation to its intended use. The external landscaping strategy includes a designated parking area at the front, with a clear access route from the main road.

The client also has future plans to add a septic tank to act as an underground wastewater treatment system.

Planning History

F/17/82143 Erection of an agricultural barn for the storage of hay and machinery.
[Approved 2018]
<https://planning.eastleigh.gov.uk/s/papplication/a1M0Y0000039VOU/f1782143>

F/13/73798 Erection of detached agricultural building. [Refused 2014]
<https://planning.eastleigh.gov.uk/s/papplication/a1M0Y000001PTtu/f1373798>

Planning Policy

National Planning Policy Framework 2024 (NPPF)

The new National Planning Policy Framework was revised in 2024 and the following paragraphs are considered to be relevant.

Paragraph 39 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 48 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 56 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 58 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Supply of homes

Paragraph 73 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of Sites local planning authorities should:

- a) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on Sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized Sites forward;

- c) Support the development of windfall Sites through their policies and decisions – giving great weight to the benefits of using suitable Sites within existing settlements for homes; and
- d) Work with developers to encourage the sub-division of large Sites where this could help to speed up the delivery of homes.

Paragraph 124 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 129 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Strong and competitive economy

Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Paragraph 88 states that 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.

Paragraph 89 states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that 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). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

High quality places

Paragraph 135 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Natural and Local Environment

Paragraph 187. States that Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Eastleigh Borough Local Plan 2016-2036

Strategic policy S5, New development in the countryside states that 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 DM26), 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 (policy 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).

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 S6, Protection of settlement gaps states that development within a Settlement Gap as set out in the policies map will be permitted provided that

- a. It would not undermine the physical extent and/or visual separation of settlements; and
- b. It would not have an urbanising effect detrimental to:
 - i. The character of the countryside; or
 - ii. The separate identity of the adjoining settlements.

Any new development within a settlement gap should not physically and/or visually undermine the gap between settlements. Any new development, including the intensification or redevelopment of existing activities within gaps, should seek opportunities to enhance the function of the gap. Consideration will be given to how the proposed siting, design, colours, materials, storage of materials, lighting, boundary treatment, landscape features, landscape improvements, and/or appropriate long-term management arrangements serve to ensure the proposed development meets the criteria in policy S6.

While development is very restricted in this area, agricultural buildings are often considered acceptable since they are necessary and must be located there.

Policy DM27, Rural workers' dwellings states that the provision of dwellings for rural workers in the countryside will only be permitted where:

- a. It is essential for the worker to live at their place of work;
- b. The work is an activity that can only be carried out in a rural area and supports 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;
- d. There are no suitable alternative dwellings or buildings available for use or conversion in the immediate locality;
- e. No dwellings connected with the enterprise have been sold off in the past 5 years;
- f. The dwelling is sited and designed so as to limit its impact on the countryside; and
- g. The internal floor area of the dwelling does not exceed 120 sq.m unless special justification is provided in terms of the operation of the agricultural enterprise.

Conditions will be imposed on any permission for a rural workers' dwelling limiting the occupancy of the dwelling to workers engaged in the enterprise for which the dwelling was sought. These conditions will be removed only where the Borough Council is satisfied that:

- a) There is no longer-term need for a rural workers dwelling in the locality;
- b) Reasonable efforts have been made to sell or lease the property with the occupancy restriction; and
- c) The property is not suitable or needed as a rural affordable dwelling.

Permission will not normally be given for extensions to or replacement of rural workers' dwellings which result in the internal floor area exceeding 120 sq.m, unless special justification is provided.

Assessment

Development Principle

The proposed development of a three-bedroom dwelling at Land off Brook Lane, Broadoak, Botley responds to an identified need for on-site accommodation to support agricultural fieldwork operations and provide enhanced security for the existing barn and land. The National Planning Policy Framework (NPPF 2024) recognises the importance of sustaining and growing rural businesses and the need to provide appropriate infrastructure—including housing—to facilitate agricultural and land-based enterprises.

The Eastleigh Borough Local Plan (2016-2036) also supports development that enables rural economic activity, provided it does not have a detrimental impact on the countryside. Policy DM27 (Rural Workers' Dwellings) states that rural workers' dwellings may be permitted where it is demonstrated that an essential need exists, and the enterprise is economically viable. In this case, the proposal meets both of these criteria.

Essential Need for On-Site Security and Field Management

The site incorporates an agricultural barn for hay and machinery storage, which was approved in 2018 in connection with ongoing agricultural activity on the site. These ongoing activities now require a permanent member of staff to reside on site.

The NPPF supports rural economic growth by encouraging development that facilitates the continued operation of agricultural enterprises. Paragraph 85 states that planning decisions should support the sustainable growth of all types of businesses in rural areas, including through the construction of new well-designed buildings where necessary. The proposed dwelling directly aligns with this principle by allowing for the efficient management of land and resources.

Paragraph 88 of the National Planning Policy Framework (NPPF) 2024 explicitly supports the sustainable growth and expansion of all types of rural business, including the development of well-designed new buildings where necessary.

Policy DM27 (Rural Workers' Dwellings) of the Eastleigh Borough Local Plan (2016-2036) allows for new dwellings in the countryside where it can be demonstrated that they are essential for the operation of an agricultural or land-based business.

The agricultural activities on-site require regular, unpredictable hours of attendance, particularly during certain seasons when crops, livestock, or machinery require intensive management. Many agricultural processes—such as irrigation, seasonal harvesting, and land maintenance—demand a level of responsiveness that is impractical for a worker commuting from an off-site location.

In addition, no alternative accommodation exists within close proximity to fulfil these essential requirements. The proposal therefore satisfies Policy DM27 of the Eastleigh Borough Local Plan, aligns with the NPPF's support for rural enterprise, and meets the tests of sustainability, security, and necessity that justify rural worker dwellings.

Essential Need for On-Site Management of Oyster Mushroom Cultivation

The cultivation of oyster mushrooms is a highly technical and time-sensitive process that requires continuous monitoring and environmental control. Unlike conventional field crops, oyster mushrooms thrive in carefully managed conditions, including specific humidity, temperature, and air circulation levels. Any deviation from these conditions—even for a short period—can lead to significant crop loss, making frequent site visits impractical. The need for round-the-clock attention means that a remote working arrangement would not be feasible.

Polytunnels will also be required to optimise the use of areas where the soil is infertile. These structures demand continuous oversight, as adverse weather conditions such as extreme heat, frost, or heavy rainfall can rapidly affect crop viability. The presence of a full-time occupant would allow for real-time adjustments, improving the efficiency and sustainability of the agricultural operation.

Furthermore, the ability to perform routine maintenance, including hedge cutting and drainage clearance, is crucial for ensuring the land remains productive. Over the years, ditches on the site have become obstructed, preventing proper drainage and leading to waterlogging, which can be detrimental to crop health. Regular on-site attention would mitigate this risk and contribute to long-term land stewardship.

Policy DM27 (Rural Workers' Dwellings) of the Eastleigh Borough Local Plan (2016-2036) allows for new dwellings in the countryside where it can be demonstrated that they are essential for the operation of an agricultural or land-based business. In this case, the necessity for on-site accommodation is evident due to the highly sensitive nature of the mushroom cultivation process and the requirement for intensive land management.

Security Justification: Why On-Site Presence is Essential

The site includes an agricultural barn approved in 2018 for hay and machinery storage, which makes it a target for criminal activity. Repeated break-ins and thefts threaten the viability of the agricultural operations and highlight the need for an on-site presence to deter crime.

Numerous break-ins have resulted in damage to machinery and infrastructure, while fly-tipping has been an ongoing issue, further degrading the land. More alarmingly, instances of illegal hunting have been recorded, with trespassers using dogs and firearms to poach local wildlife.

This site is particularly vulnerable due to its isolation and the difficulty in providing rapid police response. The presence of a full-time occupant would act as a strong deterrent, reducing the risk of theft and vandalism, safeguarding the investment in agricultural equipment, and ensuring continuity in farming operations.

The necessity for on-site security has been established in case law and appeal decisions where it has been demonstrated that certain rural enterprises require a physical presence to prevent economic loss. In this case, without a dwelling, the applicant would have to rely on infrequent visits, which have proven ineffective in preventing security incidents. Installing CCTV or alarms, while helpful, would not provide the same level of immediate intervention as a permanent resident. The proposal, therefore, aligns with Paragraph 189 of the NPPF, which states that developments should contribute to safe and secure environments where crime and disorder do not undermine the quality of life.

Local Character and Rural Context

The proposed three-bedroom dwelling at Land off Brook Lane, Broadoak, Botley, has been designed to integrate harmoniously with the semi-rural surroundings while ensuring that it meets the functional requirements of an agricultural enterprise. The design takes into account the need to respect the existing rural character while incorporating high-quality materials and architectural detailing that reflect traditional countryside dwellings.

The National Planning Policy Framework (NPPF 2024) highlights the importance of good design as a key aspect of sustainable development, with paragraph 135 stating that new buildings should function well, contribute positively to the area, and be visually attractive. Similarly, the Eastleigh Borough Local Plan (2016-2036) outlines in Policy S6 that new development in the countryside must avoid creating an urbanising effect that would be detrimental to the openness of the landscape.

The proposed dwelling has been carefully designed to reflect the local character by adopting a single-storey form with a pitched roof, which ensures a low visual profile that does not dominate the surrounding environment. The gable-end design, combined with natural stone cladding and slate roof tiles, ensures that the dwelling sits comfortably within its setting and does not appear as an incongruous addition to the landscape.

Timber detailing on doors and key features further enhances its traditional aesthetic, allowing it to blend with the natural materials commonly found in rural properties. The use of large glazed openings on the south elevation introduces a contemporary aspect, but this is balanced with traditional forms to maintain coherence with the existing character of the area. The design achieves a careful balance between modern living standards and rural architectural principles, aligning with paragraph 129 of the NPPF, which encourages innovative and sustainable design solutions that respect local distinctiveness.

The proposal has been positioned within the plot to minimise its impact on the wider landscape. It is set back from Brook Lane, and the retention of natural boundary treatments, including existing hedgerows and trees, ensures that it remains discreet and does not disrupt the openness of the countryside. The siting and scale of the dwelling have been informed by the need to avoid unnecessary intrusion into the landscape, while still allowing for functional access and usability in relation to agricultural operations. The use of permeable surfacing for driveways and pathways further reduces the visual and environmental impact, ensuring that the development retains the natural qualities of the site. By maintaining the low-rise character of the proposal and avoiding excessive hard landscaping, the development remains in keeping with the local settlement pattern.

The proposal ensures that the dwelling does not contribute to ribbon development or cause the coalescence of settlements. Its scale and siting maintain the prevailing pattern of development ensures that it does not introduce a sense of urbanisation or undermine the distinct identity of the rural landscape.

The proposal avoids the unnecessary loss of existing vegetation and instead seeks to enhance biodiversity through soft landscaping measures, including native planting around the dwelling. By maintaining green buffers and open space, the development preserves the rural setting and ensures that the wider visual impact is mitigated. Furthermore, the dwelling does not encroach upon the best and most versatile agricultural land, ensuring that the proposal does not compromise future land productivity or agricultural use.

Residential Amenity

The proposed three-bedroom dwelling at Land off Brook Lane, Broadoak, Botley has been designed to provide a high standard of residential amenity for its future occupants, ensuring that it meets modern living requirements while respecting the amenity of neighbouring properties and the wider rural environment. The design and layout of the dwelling comply with the Nationally Described Space Standards (NDSS) 2015, which set minimum space requirements for new residential development to ensure comfortable and functional living conditions.

The NDSS outlines minimum internal space requirements based on the number of bedrooms and occupants. For a three-bedroom, single-storey dwelling accommodating up to five people, the minimum internal floor area required is 86 square metres, with at least 2.5 square metres of built-in storage space. The proposed dwelling meets or exceeds these standards, ensuring that all rooms provide sufficient space for movement, furniture, and day-to-day activities.

The internal layout has been carefully designed to optimise space and functionality. The open-plan living, dining, and kitchen area is positioned towards the south-facing elevation, maximising natural light penetration and enhancing the sense of space. The layout ensures that each bedroom meets the NDSS minimum size requirements, with the master bedroom benefiting from an en-suite bathroom for additional convenience. A separate utility room and storage area are also included, ensuring that the dwelling provides ample facilities to support

everyday living. The design prioritises a logical flow between spaces, avoiding cramped or inefficient layouts.

The proposed dwelling has been designed to minimise any adverse impact on the residential amenity of neighbouring properties. Given the rural nature of the site and the low-density settlement pattern, there is no immediate overlooking or overbearing impact on adjacent dwellings. The single-storey form of the building further ensures that it does not dominate the surrounding landscape or reduce privacy for nearby properties.

The separation distances between the proposed dwelling and existing buildings are well in excess of minimum guidelines, ensuring that issues such as overlooking, overshadowing, and loss of light do not arise. The careful positioning of windows and outdoor spaces further prevents any undue impact on neighbouring amenity.

Ecology and Biodiversity Net Gain

The Preliminary Ecological Appraisal and Biodiversity Net Gain Report prepared by Aware Ecology Ltd provides a detailed assessment of the ecological value of the site at Land West of Brook Lane, Botley, Hampshire. The report confirms that the site does not contain any protected species or irreplaceable habitats that would be adversely impacted by the proposed development. While suitable habitats for nesting birds, reptiles, great crested newts (GCN), and badgers exist adjacent to the site, no direct impact is expected, provided that appropriate avoidance measures are followed. A potential outlier badger sett was identified within scrubland approximately 30 metres from the proposed dwelling; however, it showed no signs of recent activity, and no further surveys are required.

The report establishes that the development will not cause significant harm to biodiversity, in accordance with Paragraph 186 of the National Planning Policy Framework (NPPF 2024). There are no Sites of Special Scientific Interest (SSSIs) within the immediate vicinity that would be affected, and no loss of irreplaceable habitats will result from the proposal. Furthermore, the site falls within a SSSI Impact Risk Zone, but the scale and nature of the development ensure that there will be no harmful effect on designated ecological sites.

Although the proposal is exempt from the mandatory 10% Biodiversity Net Gain (BNG) requirement under the Self-Build and Custom Housebuilding Act 2015, it nonetheless incorporates a range of ecological enhancements to improve the biodiversity value of the site. The inclusion of bat boxes, bird nesting features such as swift bricks, insect bricks, and native species planting will enhance the local ecosystem and contribute positively to the site's ecological function. The mitigation strategy also ensures that construction activities will avoid disturbance to protected species by adhering to measures such as avoiding works during the bird nesting season, maintaining a 30-metre buffer around the badger sett, implementing a sensitive lighting plan to protect foraging bats, and ensuring appropriate storage of materials to prevent harm to reptiles or amphibians.

The proposal complies with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), which requires development to conserve, restore, and enhance biodiversity. The development provides opportunities for habitat creation and enhancement while ensuring

that no harm is caused to existing ecological features. The incorporation of biodiversity enhancement measures further aligns with the principles of sustainable development outlined in the NPPF, ensuring that the proposal supports environmental objectives while delivering a necessary dwelling for agricultural and security purposes.

Given the findings of the ecological assessment, there is no justifiable reason to refuse planning permission on ecological grounds. The development will not result in any significant loss of biodiversity, and through appropriate mitigation and enhancement, it will contribute positively to the local natural environment. The proposal represents a responsible and well-considered form of development that adheres to national and local policy objectives, and as such, planning permission should be granted.

Access and Parking

Policy DM13 states that all new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate.

Policy DM14 states that 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. Three on-site parking spaces are provided, exceeding the requirement stipulated by Eastleigh's Residential Parking Standards SPD for a 3 bedroom dwelling.

Access to the site is via Brook Lane, a local road that connects to the A334, providing good links to the surrounding towns of Hedge End and Botley. The access point is an existing track leading from Brook Lane, ensuring that no new highway infrastructure is required. The site's proximity to the A334 allows for convenient access to local amenities, employment opportunities, and public transport, supporting sustainable development objectives.

The entrance has been designed to allow for safe ingress and egress for vehicles, with adequate visibility splays ensuring that drivers can enter and exit the site without causing disruption to other road users. The low volume of traffic on Brook Lane further reduces the likelihood of conflict between vehicles, cyclists, and pedestrians. The access arrangements comply with Manual for Streets (DfT, 2007) guidance, which requires that new residential developments provide safe access points with sufficient sightlines.

Sufficient provision has been made for off-road parking, in accordance with local parking standards. A designated parking area is located at the front of the property, ensuring convenient and safe access from Brook Lane while maintaining a low visual impact on the rural setting. The layout ensures that vehicles can manoeuvre safely without obstructing access to the dwelling or the surrounding landscape.

Sustainable Development

Policy DM2 states that all new build residential development must achieve a 19% improvement in predicted carbon emissions and a mains water consumption of no more than

110 litres/person/day. Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy.

The proposed development will be built to in accordance with the latest building regulations standards and therefore will meet the sustainability requirements of Policy DM2.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.