

Planning, Design and Access Statement

**Unit 3 Peacock Trading Estate, Goodwood Road, Eastleigh,
SO50 4NT**

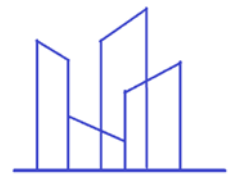
Change of Use of existing building from Sui Generis Funeral Directors Facility to B8 (storage and distribution) and provision of external signage/advertisement

July 2025



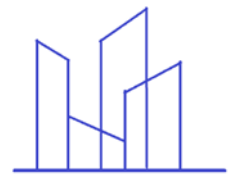
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Contents

1.0	Introduction.....	3
2.0	Site and Surrounding Context.....	3
3.0	Description of the Proposal.....	4
4.0	Planning Policy Context.....	4
5.0	Assessment of the Proposal.....	6
6.0	Conclusion.....	8



1.0 Introduction

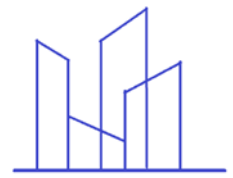
- 1.1 This Planning Statement has been prepared in support of an application for the change of use of the premises from Funeral Directors Facility (sui generis) to B8 (storage and distribution).
- 1.2 This statement describes the proposal and the application site, provides a summary of relevant planning policies and assesses the proposal against relevant considerations. The details within this statement should be read alongside the submitted drawings including:
- Site Location Plan;
 - Existing Floor Plans;
 - Existing Elevations.

2.0 Site and Surrounding Context

- 2.1 The application site (the Site) is located on Goodwood Road on the established Peacock Trading Estate which is accessed via Woodside Lane and sits within the larger Boyatt Wood Industrial Estate. The site area is characterised by commercial units of varying sizes and uses. The site has good road links via Leigh Road to Junction 13 of the M3 Motorway and then East/West via Junction 4 of the M27 Motorway.
- 2.2 The site is a central unit in a terrace of 5 industrial/warehouse units constructed of traditional steel portal frames with brick & profiled sheet cladding elevations. To the front the property has a main entrance door, loading bay roller shutter door and windows for the ground-floor accommodation. The rear elevation has a single fire exit door and faces the boundary with the Woodside Road Industrial Estate. Hardstanding and parking areas are located to the front of the building.

Relevant Planning History

- 2.3 Planning permission was granted in 2023 for change of use from B2 to Sui Generis Funeral Directors Facility to include 24 hour access (ref: F/23/95052).



3.0 Description of the Proposal

- 3.1 This application seeks a change of use from a Funeral Directors Facility (sui generis), as consented in 2023, to B8 (storage and distribution) and provision of external signage.
- 3.2 The proposed use would allow space for the storage of goods/products to be installed/sold or distributed.

4.0 Planning Policy Context

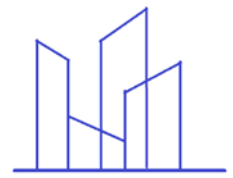
- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan for Eastleigh comprises of the Adopted Eastleigh Borough Local Plan (2016-2036) April 2022.
- 4.2 The National Planning Policy Framework (the Framework) and the Planning Practice Guidance are also significant material considerations.

National Planning Policy Framework

- 4.3 The Framework (December 2024) sets out the Government's planning policies for England and how these should be applied.

Achieving sustainable development

- 4.4 Paragraphs 7 to 10 set out that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and



- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.5 The Framework is clear that these objectives need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. The Framework adds that the planning system should play an active role in guiding development to sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The presumption in favour of sustainable development

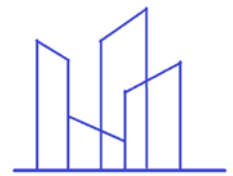
- 4.6 Paragraph 11 explains that at the heart of the Framework is the “*presumption in favour of sustainable development*”, described as a golden thread running through Plan-making and Decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless any adverse impacts of doing so will significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or where specific policies in the Framework indicate development should be restricted.

Decision-making

- 4.7 Paragraph 39 is generally relevant to the determination of planning applications, stating that “*Local planning authorities should approach decisions on proposed development in a positive and creative way (...) and 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*”.

Eastleigh Borough Local Plan (2016-2036) April 2022

- 4.8 Strategic Policy S4 (Employment Provision) sets out, in summary, that its aim is to contribute towards sustainable economic growth, provision will be made for additional floorspace for uses in the B2, B8 and E(g) use classes and other employment-generating uses.

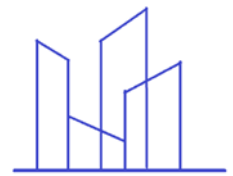


- 4.9 Policy DM1 (General criteria for new development) in summary, seeks to protect the amenity of neighbouring existing and future occupiers by ensuring noise, hours and design are acceptable.
- 4.10 Policy DM13 (General development criteria - transport) seeks to protect the amenity of neighbouring existing and future occupiers, together with ensuring safe and convenient access to the highway network.
- 4.11 Policy DM15 (Safeguarding Existing Employment Sites) sets out that major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit:
- a. The redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses;
 - b. changes of use between use classes B2, B8 and E(g)(ii)/(iii); and
 - c. workforce training opportunities as defined in policy DM16 and subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas.

5.0 Assessment of Proposal

Principle of Development

- 5.1 Policies Map (North) shows the site is centrally located within the Boyatt Wood Industrial Estate area which is an Existing Employment area. Therefore, although not allocated as a Major Existing Employment Site the site should be treated as an employment area when assessing the proposed change of use.
- 5.2 As noted earlier within this statement, the historic use of the site has been B2 (General Industrial Use) with its current use now being Sui Generis as a Funeral Directors Facility. The historic and current use possess many activities and employment levels which are in line with the proposed B8 Use Class.
- 5.3 Strategic Local Plan Policy S4 supports retaining existing employment sites such as the proposals and Local Plan Policy DM15 goes on to state, in summary, that the council will support changes of use between use classes B2, B8 and E(g)(ii)/(iii). Although the currently consented use is Sui Generis, it can be argued that it is akin to B2 and given its historic use, Policy DM15 would support the proposed change of use



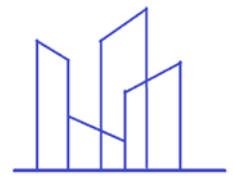
to B8. Given this, and for the reasons set out in the paragraphs below, the change of use is considered to be entirely appropriate within the context of the site and its surroundings. The following paragraphs will assess the potential impact of the proposed change of use in detail.

Impact on Residential Amenity

- 5.4 Policy DM1 relates in essence to proposals not giving rise to unacceptable harm to users within the area and states that development and uses, whether they involve the installation of plant and machinery or not, will not be permitted where it would result in a material disturbance or nuisance to occupiers of surrounding properties by reason of noise, design etc.
- 5.5 The proposed change of use would not involve the installation of any plant or machinery and would not result in a material disturbance or nuisance to nearby residential properties, due to the proposed use not resulting in any significant increase of noise, vibrations, dust, light fumes, electromagnetic radiation or exposure to other pollutants.
- 5.6 The signage/advertisement being proposed would only be on the front facing north elevation, it would be unlit and of a scale that does not impact upon the street scene of the industrial area which already includes similar signage on buildings within the employment area. As such, it would not affect the visual amenity of the area.
- 5.7 The proposed use would operate within the approved hours and no changes to the layout of the site or the building are proposed. This coupled with the distance between the premises and the nearest residential properties, would ensure that the proposed use would not result in any loss of amenity to nearby residential properties and thus comply with the requirements of Policy DM1.

Highway Matters

- 5.8 No changes are proposed to the access serving the approved building, which is capable of accommodating the vehicles associated with the proposed use which is in compliance with Policy DM13.
- 5.9 In terms of parking, Policy DM14 states that the number, design and layout of parking spaces needs to be appropriate for the location. The site benefits from adequate car parking. The spaces are conveniently located directly to the front of the building, which would allow the loading and unloading of vehicles associated with the proposed B8 use. The proposal is therefore held to comply with the criteria of Policy DM14.



- 5.10 As noted above, the signage is not illuminated, would only be seen within the industrial area, replacing signage already placed on the frontage of the building and would not affecting public safety.

Landscape Impacts

- 5.11 By virtue of the application being a change of use, with only signage being proposed on the north facing elevation that fronts into the established industrial area, the proposal would have no material impact on the character or appearance of the surrounding area. The vehicle movements associated with the proposal would not be materially different from the lawful use of the building and thus not cause any material harm to the wider landscape in accordance with Policy DM1.

Sustainability

- 5.12 Paragraph 85 of the Framework supports sustainable economic growth. With the proposal having a minor economic benefit, but no material impact on environmental or social aspects, the proposal would represent sustainable development and re-use of an existing employment building.

6.0 Conclusion

- 6.1 The proposal would secure the longer term use of the building and provide continued employment opportunities on this site. It would have no material impact on nearby residential uses or the surrounding area and adequate parking is provided. The proposal complies with relevant national and local planning policy and it is therefore respectfully requested that the Local Planning Authority approve this application.