



Planning Statement (including Design and Access Statement) Land off Dutton Lane, Eastleigh

1. Introduction

- 1.1 This Planning Statement (including Design and Access Statement) is prepared by Johnson Mowat Planning on behalf of Determinari-001 Ltd ("the Applicant"), to support a full, retrospective application for the development described below at Land off Dutton Lane, Eastleigh.

"Retrospective application for change of use to storage and distribution (B8) in the southern and central portions of the site and general industry/ storage and distribution (B2/B8) in the northern part of the site with all associated infrastructure."

- 1.2 The purpose of this Planning Statement is to describe the application site and the proposed development and to provide an assessment of it against the statutory development plan and other material considerations.

- 1.3 The following plans and documents accompany this submission:

- Application Forms and Certificates.
- Site Location Plan.
- Existing Site Plan.
- Existing Building Floor and Roof Plans.
- Existing Building Elevations.
- Site Plan Indicating Proposed Uses and New Security Camera Locations
- Lighting Impact Assessment – Hawkins Environmental.
- Air Quality Assessment – Hawkins Environmental.
- Transport Statement – Andrew Moseley Associates.
- Flood Risk Assessment and Drainage Strategy – Andrew Moseley Associates; and,
- Contamination Risk Assessment – ARP Geotechnical.

- 1.4 The following list of documents below will follow in due course:

- Acoustic Impact Assessment – Hawkins Environmental.

- 1.5 For ease of reference, the remainder of the Statement is structured as follows:

- **Section 2:** The Application Site – provides a description of the site and its surroundings.
- **Section 3:** Planning History – provides a summary of the site's planning history.
- **Section 4:** The Proposed Development – explains the development proposals and details the components of the proposed scheme.
- **Section 5:** Planning Policy Context – identifies relevant local and national policies.
- **Section 6:** Planning Assessment – provides an assessment of the planning considerations identified.

- **Section 7:** Summary and Conclusion – provides a summary outlining the key points from this supporting statement.

2. The Application Site

- 2.1 The site comprises brownfield land located to the north of Bishopstoke Road and to the west of Dutton Lane within Eastleigh.
- 2.2 The site is currently operated by 'Get Yards' and is used for open storage, which falls within Use Class B8 as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and subsequent amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2.3 The site is bounded by Bishopstoke Road to the south, residential dwellings and commercial development along Dutton Lane to the east, a rail depot to the north, and railway lines to the west.
- 2.4 Existing access to the site is from Dutton Lane to the east.
- 2.5 The surrounding area comprises a mix of industrial, commercial, and residential uses. To the east of the site, beyond Dutton Lane, there are playing fields. The site is in a highly sustainable location with excellent access to a range of shops, services, and facilities. A Lidl supermarket and an M&S Foodhall are situated to the west of the site, on the opposite side of the railway lines, providing convenient access to healthier food options.
- 2.6 Eastleigh Railway Station is located approximately 460m walking distance from Dutton Lane, offering future site users a genuine choice of sustainable travel modes to a wide range of destinations. There are two bus stops located within the recommended 400m walking distance from the site on Bishopstoke Road, which provide frequent services to destinations including Southampton, Eastleigh, and Fair Oak, further enhancing the site's sustainable credentials.
- 2.7 The site is located within Flood Zone 1 and is therefore considered to be at low risk of flooding from rivers and the sea. There are, however, pockets of the site that are at risk of surface water flooding.
- 2.8 There are no designated heritage assets within the site or its immediate vicinity. The closest designated heritage asset is the Grade II Listed Eastleigh Railway Station, located approximately 120 metres to the south-west at its nearest point. The nearest Conservation Area is Bishopstoke, situated to the east of the site on the opposite side of the river valley, screened from view by the housing on Dutton Lane.
- 2.9 The dwellings along Dutton Lane that back onto the site are identified within the Council's Local Plan as buildings of local importance.
- 2.10 Regarding ecology, the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) are located approximately 160 metres to the east of the site, and the site lies within nearby proximity to the Impact Risk Zone.

3. Planning History

- 3.1 This planning application is retrospective in nature, as the site is currently being used for storage and distribution purposes (Use Class B8) without the benefit of planning permission.
- 3.2 Determinari-001 Ltd are keen to work proactively with the Council to ensure that the use of the site is regularised as soon as possible.
- 3.3 A pre-application advice request was submitted to the Council on 9 June 2025, and a pre-application meeting was held on 22 August 2025. A formal written response to the request was received on 19 September 2025.
- 3.4 The pre-application response confirmed that the proposed B2/B8 use is acceptable in principle, subject to the development being considered appropriate in all other respects.
- 3.5 It is important to note that the site has a long-standing history of employment use, with its most recent permanent use being by UPS as a parcel distribution depot.
- 3.6 This use ceased in 2014, and the associated buildings were demolished, except for the building in the northern part of the site, which had been used by UPS for vehicle maintenance.
- 3.7 A summary of the site's relevant planning history is provided in Table 1 below.

TABLE 1: PLANNING APPLICATION HISTORY (SOURCE: EASTLEIGH BOROUGH COUNCIL PUBLIC ACCESS)

Application Ref No.	Description of Development	Decision	Date of Decision
LDC/24/98663	Lawful Development Certificate for Existing Use: Use of site for storage and distribution (B8)	CLEUD Certificate Not Issued	03/04/2025
F20/88034	Continued use as a long stay car park, for a further 5no. years, granted by planning permission F/15/75880	Approved	13/11/2020
F/15/75880	Change of use to create long stay permit holders car park of up to 150 spaces with ancillary lighting, landscaping and pedestrian access works for a temporary period of five years	Approved	15/06/2015
F/15/76368	Change of use from parcel distribution depot (Sui Generis) to open vehicle storage (B8) with ancillary portacabin/office for a temporary period of 5 years.	Approved	12/06/2015
F/15/75857	Change of use to provide council repair and maintenance depot, including storage, parking of vehicles and ancillary office accommodation.	Approved	17/04/2015

4. The Proposed Development

- 4.1 The description of the development to which this application relates is as follows: -
"Retrospective application for change of use to storage and distribution (B8) in the southern and central portions of the site and general industry/ storage and distribution (B2/B8) in the northern part of the site."
- 4.2 The planning application is accompanied by a suite of supporting plans and technical documents.
- 4.3 The site is currently being operated by 'Get Yards' and is being used for open storage.
- 4.4 The proposal seeks to utilise the southern and central portions of the site for open storage purposes which is a B8 use as defined by the Town and Country Planning (Use Classes) Amendment) (England) Regulations 2020 and further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015. This area is subdivided into separate yards which are leased to individual occupiers.
- 4.5 The northern part of the site, which incorporates an existing building, is proposed to be utilised for B2/B8 use to ensure flexibility.
- 4.6 The extent of the areas proposed for each use are shown on the submitted Site Layout Plan (dwg ref no. 1956/P-01 A).

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- 4.7 Vehicular, pedestrian and cycle access to the site will be provided via existing infrastructure from Dutton Lane to the east. No modifications to the current access arrangements are proposed.
- 4.8 The site is currently divided into 7 no. yards, as shown on the submitted Site Layout Plan (dwg ref no. 1956/P-01 A), which are leased to individual occupiers. Get Yards customers are currently using the site to store vehicles, building materials and car parts.
- 4.9 The existing building in the northern portion of the site is proposed to be retained. There are also a number of existing portakabins throughout the site.
- 4.10 With regard to boundary treatments, the perimeter of the site is secured by fencing, with a brick boundary wall along the majority of the site's eastern boundary.
- 4.11 The yards are secured by fencing and gates.
- 4.12 The submitted Site Layout Plan (dwg ref no. 1956/P-01 A) shows the location of 2 no. existing pole mounted security cameras, as well as 3 no. proposed pole mounted security cameras.
- 4.13 A number of Get Yards customers have already installed lights within the yards they rent. Further lighting is proposed as part of this retrospective application, as set out in the submitted Lighting Impact Assessment.
- 4.14 Existing boundary vegetation is present along part of the site's southern/ eastern boundaries and is proposed to be retained as part of the development proposals.

5. Planning Policy Context

- 5.1 The whole purpose and intention of the planning system is to deliver sustainable development as defined by the National Planning Policy Framework ('the NPPF') and in particular, consistent with the objectives set out at paragraph 8 of the NPPF.
- 5.2 The purpose of the planning system is to positively promote the spatial organisation of land to achieve long-term sustainable development. As set out in Paragraph 7 of the NPPF *"sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."*

Development Plan

- 5.3 The duty in Section 38(6) of The Planning and Compulsory Purchase Act (2004) ('the Act') enshrines in statute the primacy of the Development Plan.
- 5.4 The Act states:
- "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise."*
- 5.5 Further Section 70(2) of the Town and Country Planning Act (1990) states that *"in dealing with such an application the authority shall have regard to the provisions of the development plan, so far as material to the application, and any other material considerations"*.
- 5.6 The development plan in this case comprises the following local documents: -
- Eastleigh Borough Local Plan 2016-2036 (adopted 2022)
- 5.7 The following Local Plan policies are particularly relevant: -
- Policy S1 (Delivering Sustainable Development).
 - Policy S2 (Approach to New Development).
 - Policy S4 (Employment Provision).
 - Policy DM1 (General Criteria for New Development).
 - Policy DM3 (Adaptation to Climate Change).
 - Policy DM5 (Managing Flood Risk).
 - Policy DM8 (Pollution).
 - Policy DM11 (Nature Conservation).
 - Policy DM12 (Heritage Assets).
 - Policy DM13 (General Development Criteria – Transport); and,
 - Policy DM14 (Parking).

National Planning Policy

- 5.8 In December 2024, the Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated in 2019, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 5.9 Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development:

economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are: -

- Section 2 - Achieving sustainable development.
- Section 4 - Decision making.
- Section 6 - Building a strong, competitive economy.
- Section 8 - Promoting healthy and safe communities.
- Section 9 - Promoting sustainable transport.
- Section 11 - Making effective use of land.
- Section 12 - Achieving well-designed places.
- Section 14 - Meeting the challenge of climate change, flooding and coastal change.
- Section 15 - Conserving and enhancing the natural environment; and,
- Section 16 - Conserving and enhancing the historic environment.

5.10 The following NPPF paragraphs are particularly relevant.

- Paragraph 85 makes clear that planning 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.
- Paragraph 87 states that planning decisions should recognise and address the specific locational requirements of different sectors, including making provision for storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods.
- Policy 125 states that planning decision should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Emerging Planning Policy

Eastleigh Local Plan 2016-2036 Review

- 5.11 Eastleigh Borough Council is reviewing the Eastleigh Local Plan 2016-2036 (adopted April 22). The Local Plan Review will set out the policies and plans to guide future development in the Borough. It will be used to determine planning applications and will review and update the policies as required in the recently adopted Local Plan.
- 5.12 The Council are at an early stage of the review having undertaken an Issues and Options consultation (Regulation 18) between December 2024 and January 2025.

Revised National Planning Policy Framework

- 5.13 On 16 December 2025, the Government launched a consultation seeking views on a revised version of the National Planning Policy Framework. The consultation closes on 10th March 2026, with a revised version of the NPPF expected to take effect shortly after.

Other Material Considerations

- 5.14 Other relevant material considerations include:
- National Planning Practice Guidance (NPPG).
 - Parking SPD (2025); and,
 - Quality Spaces SPD (2011).

6. Planning Assessment

- 6.1 This section of this statement identifies the main planning considerations, provides an assessment of the scheme against the key policy considerations which have been identified above and evaluates the planning merits of the case in support of the proposed development.

Principle of Development

- 6.2 The principle of the change of use of the site to storage and distribution (B8) in the southern and central portions of the site and general industry/ storage and distribution (B2/B8) in the northern part of the site is considered acceptable.
- 6.3 The site is located within the 'urban edge' within which there is a presumption in favour of new development, subject to the policies contained within the LP.
- 6.4 While the site is not identified or designated as an employment site in the Local Plan proposals map, it has a longstanding history of usage for employment uses. The site was in use as a parcel distribution depot by UPS from the 1960s up to 2014. It has more recently been used for open storage which is a B8 use as defined by the Town and Country Planning (Use Classes) Amendment) (England) Regulations 2020 and further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 6.5 Policy S4 of the LP sets out a strategic approach to meeting the employment needs of the Borough over the plan period. The policy makes clear that 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 through new employment development within the urban edge and through retaining existing employment sites which have the potential to contribute towards future employment needs.
- 6.6 The proposals seek to deliver B2 and B8 uses which are defined as employment uses within Policy S4 and are therefore considered to be acceptable in principle, subject to the development being appropriate in other respects.
- 6.7 The proposals seek to deliver a scheme that will support economic growth and productivity and allow Get Yards to expand as a business, which is supported by Paragraph 85 of the NPPF.
- 6.8 The scheme seeks to deliver open storage in a highly accessible location that will allow for the efficient and reliable handling of goods. As noted in paragraph 4.8, current customers are currently using the site to store vehicles, building materials and car parts.
- 6.9 The proposed development will deliver employment development on a brownfield site, which should be given substantial weight in line with Paragraph 125 of the NPPF.
- 6.10 Thus, the proposals are in accordance with Policy S1, S2 and S4 of the LP and Chapter 6 of the NPPF and the principle of development is therefore established.

Residential Amenity

- 6.11 Policy DM1 of the Local Plan requires that new development should not have an unacceptable impact on, and where possible should enhance, residential amenities of existing residents.
- 6.12 The proposed development seeks to deliver B2 and B8 uses, with solely B8 use in the southern and central portions of the site and a mix of B2/B8 uses in the northern part. The scheme seeks to retain the existing building in the northern part of the site but does not propose any new buildings.
- 6.13 The height of the items to be stored on site are not anticipated to be unduly excessive and it is not considered that the proposals would result in loss of light or outlook for neighbouring residents.
- 6.14 The existing and proposed CCTV cameras have been carefully positioned to ensure the site is secure whilst protecting the residential amenity of existing residents.
- 6.15 Thus, the proposals are in accordance with Policy DM1 of the Local Plan and Chapter 12 of the NPPF.

Heritage

- 6.16 Policy DM12 of the LP requires that development within the setting of a heritage asset does not harm or detract from its special character or qualities.
- 6.17 Whilst there are no statutorily designated heritage assets within the site or in its immediate vicinity, it is noted that two terraces, 1-51, Dutton Lane, located to the east of the site, are included on the Council's list of buildings of special local architectural and historic interest and as such require consideration.
- 6.18 As noted above, the site has a long history of usage for employment purposes which includes, more recently, for open storage (albeit on a temporary basis). The scheme does not propose any new buildings, and it is not considered that the proposals would significantly alter the surroundings in which the locally listed buildings are experienced.
- 6.19 Thus, the proposals are in accordance with DM12 of the LP and Chapter 16 of the NPPF.

Contamination

- 6.20 Policy DM8 of the LP states that development will not be permitted if it is likely to cause impact on public health or other unacceptable environmental impacts through land contamination.
- 6.21 A Contamination Risk Assessment (CRA) has been prepared by ARP in support of the application.
- 6.22 The CRA report makes clear that whilst there is potential for localised contamination within the soil associated with historical land use, the existing hardcovers will prevent direct contact with current site operators.
- 6.23 The CRA flags that there is potential for oil/ fuel spillages to ground associated with vehicle storage. It is therefore recommended that tenant operations should include measures such as designated spill response procedures.
- 6.24 Thus, the proposals are in accordance with Policy DM8 of the LP and Chapter 15 of the NPPF.

Flood Risk and Drainage

- 6.25 Policy DM5 of the LP seeks to manage flood risk and sets out several criteria the development will have to meet in order to be permitted.
- 6.26 A Flood Risk Assessment (FRA) has been prepared by Andrew Moseley Associates (AMA) in support of this application.
- 6.27 With regard to flood risk, the FRA notes that the site is located within Flood Zone 1 and is at low risk of flooding from pluvial sources and ground water emergence.
- 6.28 The site is not at risk of tidal flooding, fluvial flooding, flooding from artificial sources or sewer flooding.
- 6.29 With regard to mitigation, the FRA makes clear that as the proposed use is for a change of use, mitigation is to remain the same as existing.
- 6.30 The FRA notes that the primary option for surface water disposal is to use the existing drainage infrastructure within the site.
- 6.31 With regard to foul water drainage, the FRA makes clear that due to the nature of the proposed development there is no requirement for a foul water connection.
- 6.32 Thus, the proposals are in accordance with Policy DM5 of the LP and Chapter 14 of the NPPF.

Highways

- 6.33 Policy DM13 of the LP sets out general development criteria in relation to transport.
- 6.34 A Transport Statement (TS) has been prepared by Andrew Moseley Associates (AMA) in support of this application.
- 6.35 The TS confirms that end users of the development will have the opportunity to travel for all key journey purposes by modes other than the private car, including walking, cycling and public transport.

- 6.36 Within a 2km walking catchment of the site, there are a number of facilities and amenities, including Eastleigh Town Centre which offers a range of retail outlets, supermarkets, cafes and restaurants. There are also a wide range of community facilities, educational facilities, health care services and areas of public open space and parks.
- 6.37 In addition to the above, the 5km cycle catchment includes Southampton Airport, Fair Oak and Chandlers Ford.
- 6.38 In terms of public transport, Eastleigh railway station is located approximately 460m walking distance from the site and offers services to a range of destinations. There are also 2 bus stops located within the recommended 400m walking distance from the site, which are served by services 2 and 3.
- 6.39 With regard to road safety, the TS confirms that the proposed development will not exacerbate collisions in the local area.
- 6.40 With regard to trip generation, the development proposals are anticipated to generate minus two-way trips in the AM peak hour and minus two-way trips in the PM peak hour and thus will have a net benefit on the local highway network when taking into account the permitted development.
- 6.41 The TS considers that each yard within the proposed development has sufficient open space for parking on an ad hoc basis.
- 6.42 Thus, it is concluded that the traffic associated with the development proposals can be accommodated on the surrounding highway network without having a severe impact in accordance with the NPPF.
- 6.43 The proposals are therefore in accordance with Policy DM13 of the LP and Chapter 9 of the NPPF.

Air Quality

- 6.44 Policy DM8 of the LP states that 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 air pollution (including odours or particulate emissions).
- 6.45 An Air Quality Assessment (AQA) has been prepared by Hawkins Environmental in support of this application.
- 6.46 The AQA confirms that the site is situated adjacent to the Eastleigh AQMA.
- 6.47 The AQA considers that if recent trends continue, air pollutant concentrations will remain compliant with the National Air Quality Objectives at the proposed development site. Mitigation measures to reduce the exposure of future occupiers of the proposed development are therefore not required.
- 6.48 With regard to the impact of the proposed development, the scoping stage of the AQA determined that due to the scale of the development, with limited traffic generation and no combustion processes, a full assessment of the impacts of the proposed development on local air quality is not required. Mitigation measures to reduce the air quality impacts of the proposed development are therefore not required.
- 6.49 The AQA concludes that the proposed development adheres to national, regional and local planning policy and therefore air quality concerns should not be a constraint on the proposed development.
- 6.50 The proposals are therefore in accordance with Policy DM8 of the LP and Chapter 15 of the NPPF.

Lighting

- 6.51 Policy DM8 of the LP states that 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 light intrusion.
- 6.52 A Lighting Impact Assessment (LIA) has been prepared by Hawkins Environmental in support of this application.
- 6.53 The LIA makes clear that the site is located within a semi urban environment which is assessed to be an E3 Environmental Zone.
- 6.54 The LIA confirms that all existing tenant-installed and communal lighting lies comfortably within the obtrusive light limits for Environmental Zone E3, with no adverse impacts on neighbouring dwellings. Accordingly, no additional mitigation is required for the current installation.

- 6.55 The LIA sets out a proposed lighting strategy which any communal lighting, as well as any external lighting that future tenants may wish to install, will be required to comply fully with.
- 6.56 This combined approach establishes a clear, enforceable framework that preserves flexibility for future users while safeguarding nearby residential amenity and ensuring continued compliance with environmental standards.
- 6.57 The LIA confirms that the residual effects are assessed to be insignificant for the identified residential receptors due to the low potential for obtrusive light to have a significant impact and through the implementation of the detailed lighting design.
- 6.58 The LIA also considers impacts in relation to human safety and sky glow to be insignificant.
- 6.59 Thus, the proposals are in accordance with Policy DM8 of the LP and Chapter 15 of the NPPF.

Noise

- 6.60 Policy DM8 of the LP states that 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 noise or vibration.
- 6.61 A Noise Impact Assessment (NIA) has been prepared by Hawkins Environmental in support of this application and will be submitted in due course.

7. Summary and Conclusion

- 7.1 This Planning Statement has been prepared in support of a retrospective planning application in relation to Land off Dutton Lane, Eastleigh.
- 7.2 The proposals seeks consent for *change of use to storage and distribution (B8) in the southern and central portions of the site and general industry/ storage and distribution (B2/B8) in the northern part of the site with all associated infrastructure.*
- 7.3 The site is located within the 'urban edge' within which there is a presumption in favour of new development and the proposals seek to deliver B2/B8 uses which are defined as employment uses within Policy S4 of the Eastleigh Borough Local Plan. Thus, the principle of development is considered to be acceptable.
- 7.4 The proposals would not result in any significant negative impacts on transport, flood risk, ground conditions, the historic environment or residential amenity.
- 7.5 This Statement, together with the accompanying plans and technical reports demonstrates that the proposal is compliant with the relevant policies contained within the Eastleigh Borough Local Plan 2016-2036 (adopted 2022) and National Planning Policy Framework (2024) and thus in accordance with Paragraph 11d of the NPPF should be approved without delay.