



Planning, Design and Access Statement

Hall Lands Farm, Hall Lands Lane, Fair Oak, Eastleigh, SO50 7EF

30 January 2026

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1 INTRODUCTION

INTRODUCTION

- 1.1 This planning, design and access statement has been prepared by Wessex Planning Ltd on behalf of Mr George Miles in respect of Hall Lands Farm, Hall Lands Lane, Fair Oak, Eastleigh, S050 7EF. The application is for:
- the conversion of an existing agricultural barn to a wheelchair accessible agricultural workers dwelling for farm succession purposes, and
 - the extension to an existing hay, straw and machinery storage barn
- 1.2 The application is to support farm succession objectives and to provide a larger barn area for hay, straw and machinery storage.
- 1.3 Occupied for many years by the Miles family, Mr and Mrs Derek and Gillian Miles reside in the existing farmhouse but have now reached retirement age. Derek's mobility is significantly reduced and, whilst still involved, he can no longer provide his previous level of day-to-day on-site management and security presence, nor the level of out-of-hours presence for animal welfare purposes. Their sons, George and Alec, will be taking on this responsibility.
- 1.4 The proposal is for George and his family to move into an existing farm building, converting it to residential use, and take on 'majority control' of the farm business.
- 1.5 George and his family currently reside in a two bedroomed dwelling approximately 2 miles away. The ages of their two children, a boy and a girl mean that the children can no longer share a bedroom. A 3 bedroom dwelling is now required. Their farm income (as demonstrated in the accompanying Rural Workers Dwelling Appraisal), does not allow the purchase of a 3-bedroomed dwelling within the local area. Alec, the other son, lives approximately 1 mile from the farm.
- 1.6 In future years, the option for Derek and Gillian to swap residences with George and Katie would be available, with George, Katie and their family occupying the larger farmhouse, and Derek and Gillian 'downsizing' to the converted agricultural building. The proposed conversion of the existing farm building is therefore futureproofed in terms of wheelchair accessibility.
- 1.7 The submission includes the following:
- Rural Workers Dwelling Appraisal
 - Location Plan
 - Block Plan
 - Existing and Proposed Floor Plans of Barn Extension and Conversion of Agricultural Building
 - Existing and Proposed Elevations of Barn Extension and Conversion of Agricultural Building

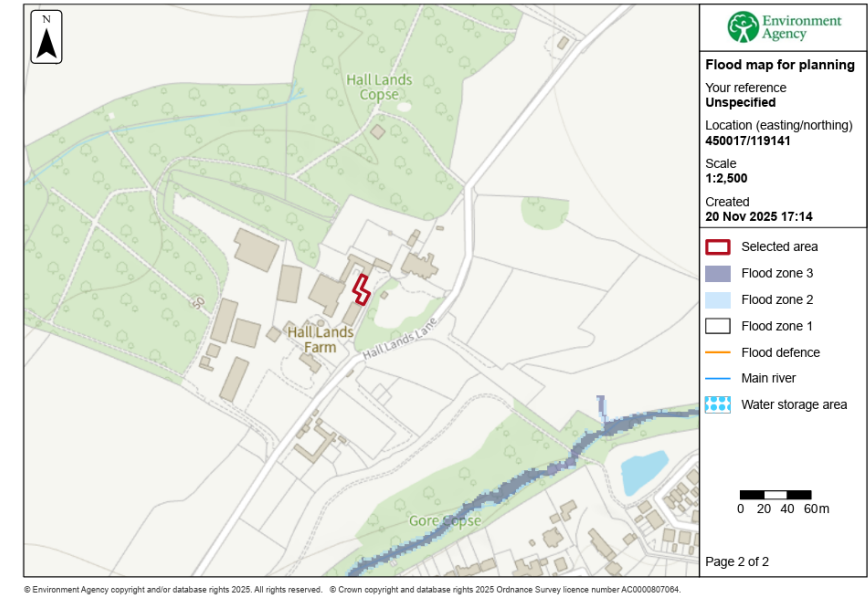
2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

- 2.1 Hall Lands Farm is a 60 acre farm that lies outside of the Urban Edge of Fair Oak and is therefore located in the countryside, as designated by the adopted local plan.
- 2.2 In relation to the conversion of an existing agricultural barn to an agricultural dwelling, the existing building is located within a courtyard of buildings of varying ages associated with Hall Lands Farm, which is now a large arable farm and equine livery operation.
- 2.3 The site is accessible via an existing access from Hall Lands Lane.



- 2.4 The site lies within flood zone 1 and therefore has a low probability of flooding from rivers and/or the sea.



- 2.5 The relevant planning history for this site, before the farm was split into two;
- PN/25/100431 – Prior notification for a steel portal framed agricultural hay storage shed extension – **Refused** 17/12/25
 - F/21/90740 | Replacement agricultural barn following storm damage | **PERMIT** | 27 Jul 2021
 - PN/20/87581 | Extension to existing steel portal framed agricultural hay storage building | **PRIOR APPROVAL NOT REQUIRED** | 09 Apr 2020
 - PN/19/86769 | Prior notification for erection of proposed steel portal framed agricultural hay storage shed | **PRIOR APPROVAL NOT REQUIRED** | 13 Nov 2019

- F/14/74945 | Erection of agricultural building | **REFUSED** | 19 Nov 2014
- F/13/73727 | Erection of storage barn and new access road | **WITHDRAWN** | 10 Feb 2014
- F/13/73090 | Single storey rear extension and dormer window to front | **PERMIT** | 07 Oct 2013

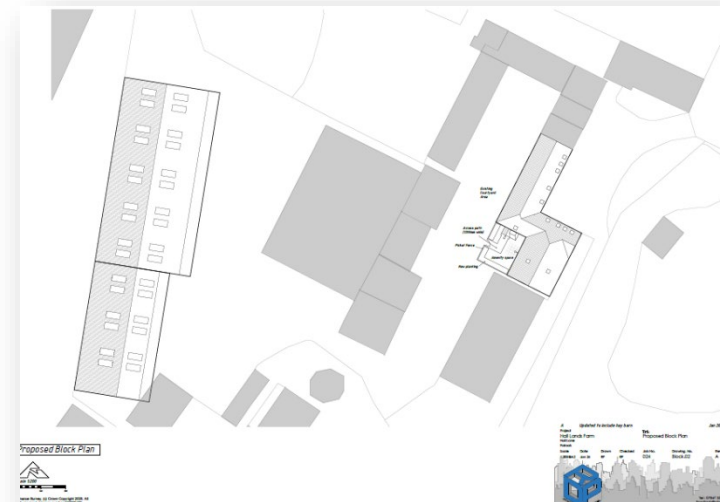
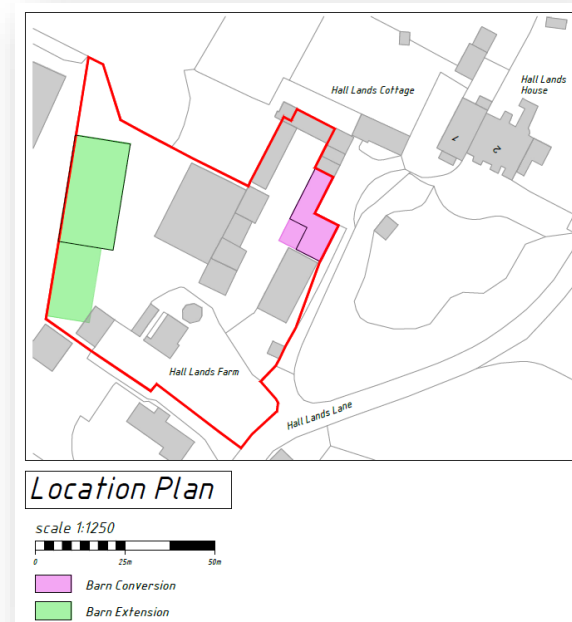
3 PROPOSAL

3.1 The proposal is for the

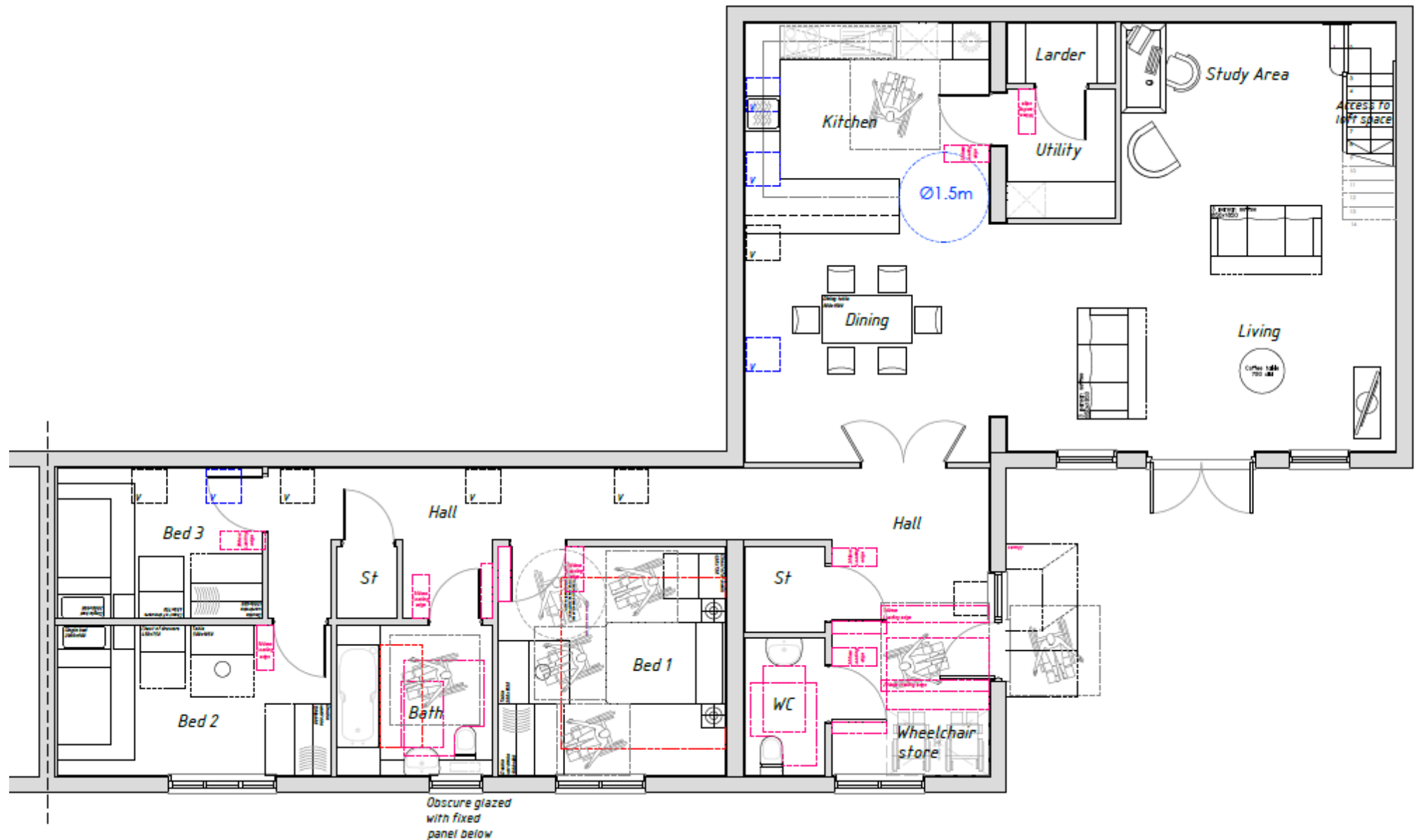
- the conversion of an existing agricultural barn to a wheelchair accessible agricultural workers dwelling for farm succession purposes, and
- the extension to an existing hay, straw and machinery storage barn

Agricultural Workers Dwelling

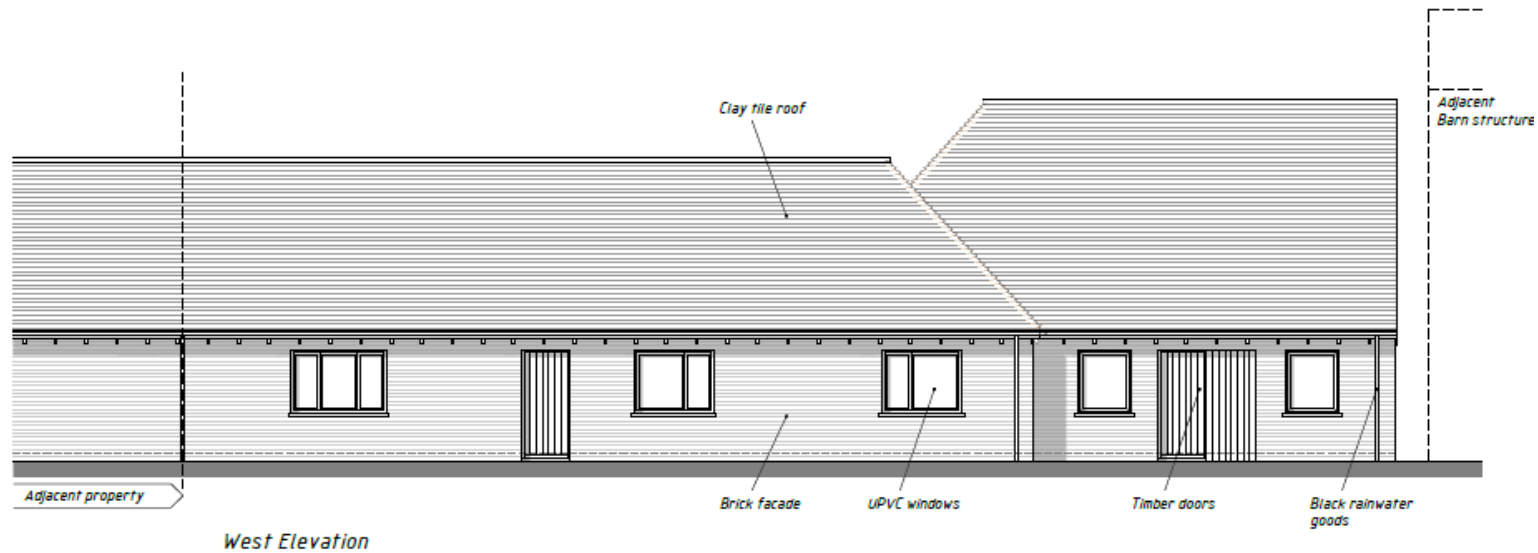
- 3.2 The conversion of the existing agricultural barn to a farmworkers' dwelling will utilise the same footprint as the existing barn and will have an internal floor area of 158.72sqm. Additionally, a mezzanine floor will be constructed above the proposed living area to provide 34.6sqm of storage space, accessible via a staircase leading from the living area up to the storage space.
- 3.3 The farmworker's dwelling will include a living area, kitchen/dining room, utility room, WC, 3 bedrooms and a bathroom.
- 3.4 Externally, a private amenity space will be created to the western corner of the converted building, albeit the whole of the farm is available to the family for work and recreation.
- 3.5 In terms of appearance, the finished materials will remain unchanged, namely brick façade beneath clay roof tiles, with timber doors and UPVC windows.
- 3.6 The location, block, floor and elevational plans are included below.



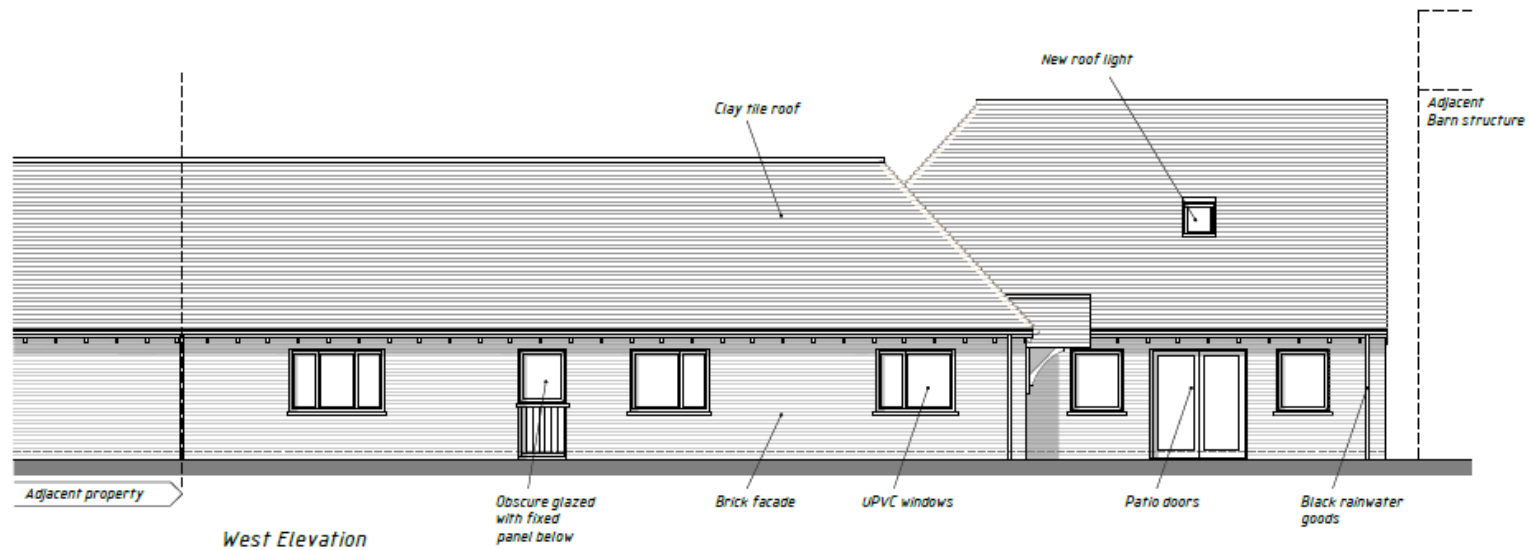
Proposed agricultural dwelling floor plan



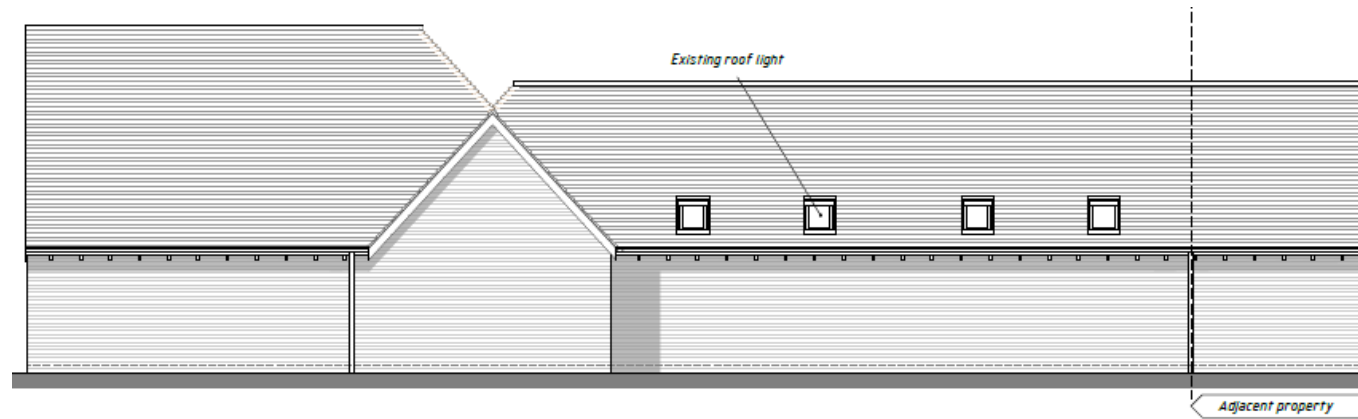
Existing West Elevation



Proposed West Elevation

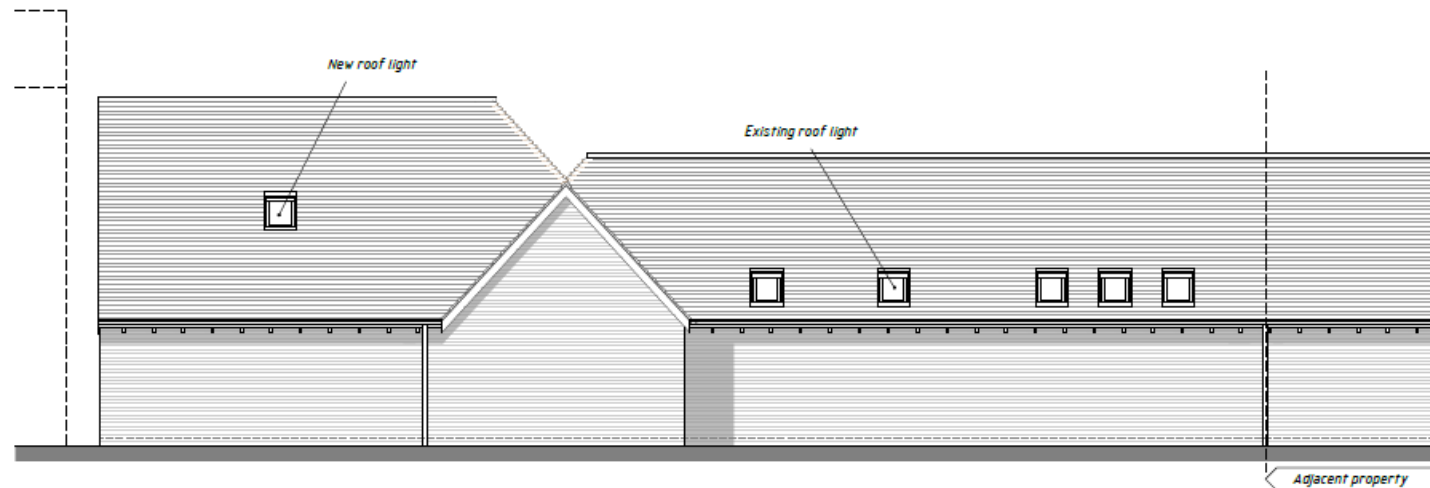


Existing East Elevation



East Elevation

Proposed West Elevation

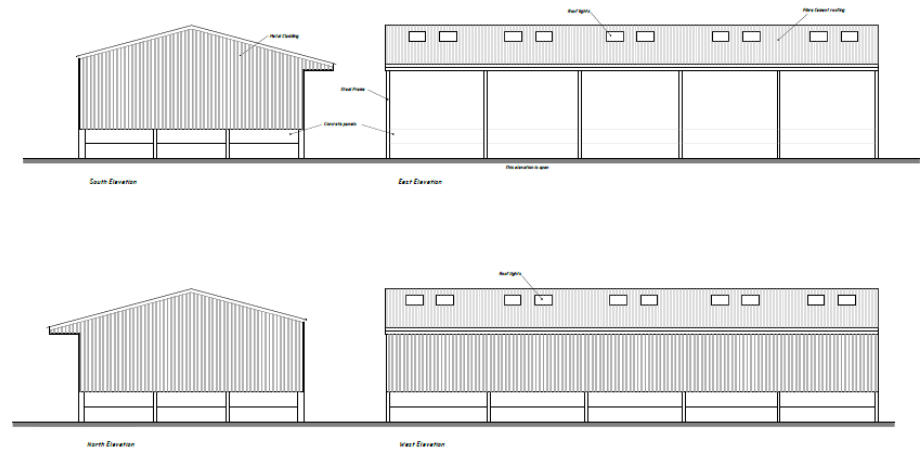


East Elevation

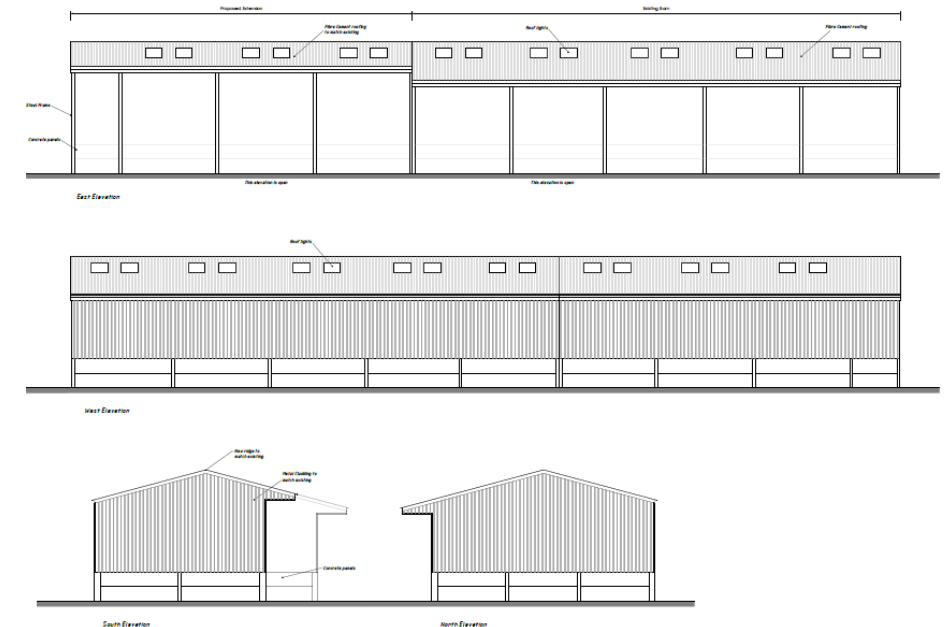
Hay Barn Extension

- 3.7 The hay barn extension is included within this application because, as a second extension to the haybarn, it did not fulfil the criteria for a prior notification application.
- 3.8 As described in the accompanying agricultural appraisal, the haylage operation is expanding. Additional storage is now required for this growing operation.
- 3.9 The extension would measure 256.2 square metres and have a ridge height of 8.1m, designed to match the height of the existing hay barn.
- 3.10 The extension would be constructed in green steel sheets with a grey, fibre cement roof, to match the materials of the existing barn
- 3.11 The additional three and a half bays would allow significant additional storage appropriate for the needs of the agricultural enterprise.
- 3.12 The existing and proposed elevations are included below.

Existing Barn



Proposed barn



4 POLICY CONTEXT

- 4.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022).



- Policy DM30, Internal space standards for new residential development

- 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 S5, New development in the countryside
- Policy DM1, General criteria for new development
- Policy DM8, Pollution
- Policy DM19, Change of use of buildings in the countryside
- Policy DM27, Rural workers' dwellings
- Policy DM29, Dwellings with higher access standards

5 OTHER MATERIAL CONSIDERATIONS

OTHER MATERIAL CONSIDERATIONS

The National Planning Policy Framework

5.1 The National Planning Policy Framework (NPPF) is a material consideration in the decision making process. The relevant paragraphs include:

Paragraph 8 – explains the 3 principles of sustainable development – economic, environmental and social.

Paragraph 11 – explains the presumption in favour of development that accords with a Local Plan

Paragraph 84 - explains various exceptions to countryside policy including agricultural dwellings

Paragraph 85 – explains the need to support agricultural enterprise

Paragraph 130-134 – explains the need for good design

Planning Practice Guidance

5.2 Planning Practice Guidance provides advice to planners in their assessment of applications for agricultural worker's dwellings. At Paragraph 10, the advice states that the following could be relevant in such assessments:

- evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);
- the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;

- whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
- whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

Case Law and Appeal Precedent

5.3 Case Law is particularly relevant to this application in that the Courts have established that it is unreasonable to require an existing agricultural worker to vacate his existing home for farm success purposes. The cases of particular relevance are the following:

- Keen v Secretary of State for the Environment and Aylesbury Vale DC [1996]
- J R Cussons & Son v Secretary of State for Communities and Local Government [2008]

6 PLANNING ASSESSMENT

Principle of Development

- 6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied, with the overarching objective of contributing to the achievement of sustainable development.
- 6.2 Paragraph 8 of the NPPF identifies the three overarching objectives of sustainable development: economic, social and environmental. The proposal supports these objectives by:
- Economically: Supporting the operational needs and viability of an agricultural enterprise;
 - Socially: Providing a dwelling to meet an identified functional agricultural need;
 - Environmentally: Reusing an existing building, thereby reducing construction impacts and conserving the rural landscape.
- 6.3 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development, requiring proposals that accord with the development plan to be approved without delay unless material considerations indicate otherwise.
- 6.4 Paragraph 84 of the NPPF advises that planning decisions should avoid the development of isolated homes in the countryside unless specific circumstances apply, one of which is where it can be demonstrated that there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work. As the accompanying rural workers appraisal demonstrates, the retirement of Derek and Gillian generates the need for farm succession with George and Katie taking majority control of the farm holding.
- 6.5 The proposal seeks to convert an existing barn of permanent and substantial construction, retaining its form and character, and thereby aligns with the objectives of paragraph 84 by reusing an existing structure rather than introducing new isolated development.
- 6.6 Paragraph 85 of the NPPF confirms that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, including through the development and diversification of agricultural enterprises. The proposal involves the conversion of an existing agricultural barn to a dwelling associated with the ongoing agricultural use of Hall Lands Farm, supporting the functional needs of the rural enterprise and contributing to the long-term viability of the holding. The extension to the hay barn would also support these aims.
- 6.7 In addition, paragraph 119 of the NPPF places significant weight on the effective use of land, including the reuse of previously developed land and existing buildings. The proposed conversion represents an efficient and sustainable form of development, minimising land take and making optimal use of existing resources.
- 6.8 Overall, in relation to the NPPF, the proposed conversion of the existing barn at Hall Lands Farm accords with its relevant provisions. The proposal represents a sustainable form of development that supports the rural economy, makes efficient use of an existing building, and respects the character of the countryside. As such, the proposals are consistent with national planning policy and should be supported in principle.
- 6.9 In relation to Local Plan policy, the application site lies within the countryside (outside the defined urban edge) where the principle of new residential development is strictly controlled. Strategic Policy S5 (New development in the countryside) confirms a presumption against new development in the countryside, with development only supported where it falls within the categories identified by the Local Plan, including limited residential conversions (Policy DM19) and rural workers' dwellings (Policy DM29).

6.10 In this context, the proposal is advanced specifically as a rural worker's dwelling for agricultural occupancy, secured by condition, with the intent of meeting an essential on-site functional requirement of the farm enterprise and supporting the effective management of the holding. The proposal is therefore assessed principally against Policy DM29 (Rural workers' dwellings), alongside the countryside strategy in Policy S7, and the Local Plan's general development criteria (Policy DM1).

6.11 In relation to Policy DM29: Rural workers' dwellings, the tests to be satisfied relate to the functional need for a dwelling as a result of the farm enterprise.

6.12 Policy DM29 states that dwellings for rural workers in the countryside will only be permitted where all of the following are demonstrated:

i) Essential need to live at the place of work (functional test).

The submitted functional need evidence, which accompanies the submission demonstrates that, due to the retirement of Derek and Gillian Miles, a new agricultural dwelling is required for farm succession purposes, and to meet the needs of animal welfare, time-critical husbandry, security for high value equipment and to deal with out of hours customers/deliveries.

ii) Rural-only activity supporting countryside management. The enterprise must be of a type that can only be carried out in a rural area and supports management of the countryside.

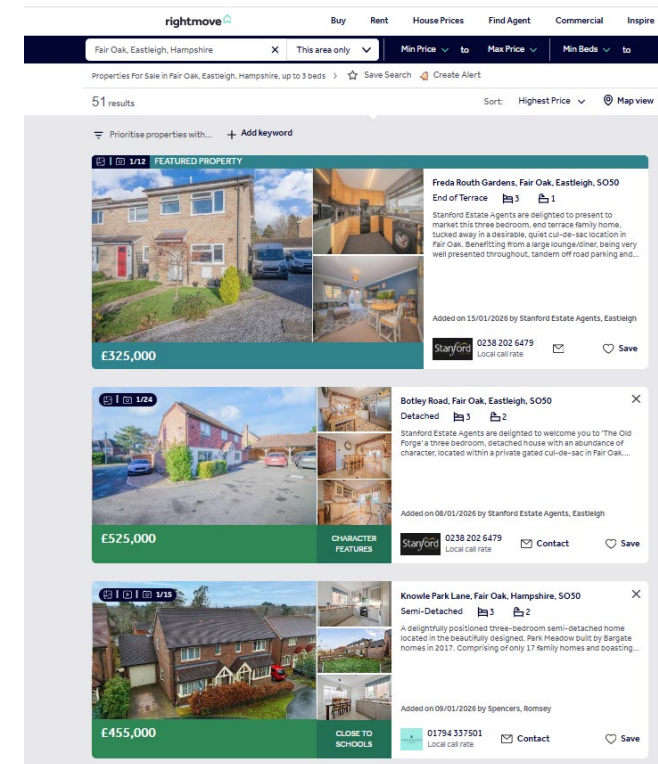
Haylage and Equestrian operations are countryside activities.

iii) Long Term Viability of Agricultural Operations

The submitted evidence accompanying this statement demonstrates the long-term economic viability of the farm and equestrian enterprise with the dwelling being essential to that continued viability.

iv) No suitable alternative dwellings/buildings available for use or conversion in the immediate locality.

The accompanying information demonstrates that the income from the farm, whilst viable for its long term operation, is insufficient for George and Katie to purchase or rent a 3 bedroomed family home in the immediate locality. Any cursory examination of on-line property search sites substantiates this position. The maximum purchase price (at 5 x net farm income) would be £250K. 3 bedroom properties nearby are valued beginning at approximately £325k upwards.



In addition, there are benefits in terms of having younger generations in close proximity in terms of the provision of care for the older outgoing generation. Appeal precedent and case law demonstrates that such outgoing farmers are entitled to remain in their home for as long as they wish and should not be required to leave their homes simply due to retirement. Over time, the proposal also provides the opportunity for a house-swap between family members.

v) No disposal of existing dwellings connected with the enterprise within the last five years.

No farm-associated dwellings have been sold/removed from the holding.

vi) Siting and design should limit countryside impact.

As this is a conversion of an existing barn within an existing courtyard of farm buildings, the scheme will be completely visually contained and therefore retain an agricultural character.

vii) Floorspace limit (120 sq.m).

Policy DM29 includes a threshold that the internal floor area should not exceed 120 sq.m unless special justification is provided in terms of the operation of the agricultural enterprise. It is considered that the new agricultural dwelling is, at 158 square metres, only 38 square metres over the required limit. However, it is the loft storage area that takes the floor area over the limit. It is not practical to remove this storage area, or to remove an area of conversion within this existing building simply to disingenuously meet the 120 square metre target.

- 6.13 As the proposed conversion of the existing barn is to accommodate a rural worker solely employed in relation to the farm's agricultural business, the proposals fully accord with Policies S5, DM19 and DM27.

Design and Appearance

- 6.14 Paragraphs 130 and 134 of the NPPF emphasise the importance of achieving well-designed places that are sympathetic to local character and landscape setting. The proposed conversion would retain the agricultural character of the barn, with limited and sensitive alterations to facilitate residential use, ensuring that the development responds positively to its rural context and does not result in harm to the character or appearance of the countryside. The barn extension is designed to continue the existing functional design of the existing barn, and would not represent any incongruity in this agricultural context.

- 6.15 In relation to Local Plan policy, policy DM1 seeks to ensure high quality development within the Borough and Policy DM29 states that all specialist housing for older people and adults with disabilities meet the Part M4(3) standard. The conversion of an existing agricultural barn to a dwelling, with little change to the external appearance of the existing structure, save for the addition of a small, open porch to the front door, and the addition of several roof lights, would not have an unacceptable impact on residential amenities of either new or existing residents, or in terms of the appearance of the countryside.

- 6.16 Designed to meet Building Regulations M4(3) standards, the proposed residential conversion of an existing barn incorporates provision for people with disabilities.

- 6.17 Accordingly, the proposal fully accords with Policy DM1 and DM29.

- 6.18 Policy DM30 requires that all new dwellings meet as a minimum the Nationally Described Space Standards (NDSS). The accompanying floor plans contain a table detailing the dwelling's compliance with the NDSS. Accordingly, the proposals are in full accordance with Policy DM30.

Residential Amenity

6.19 The key provision in the NPPF with regard to amenity is contained within Paragraph 130. This sets out the characteristics of well-designed places. In particular, paragraph 130(f) states that development should:

“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...”

6.20 In Local Plan policy terms, Policy DM8 states that development will not be permitted if it is likely to cause loss of amenity or impact on public health through air pollution, pollution of watercourses, noise or vibration, light intrusion or land contamination.

6.21 As a conversion of an existing building with no changes to the external appearance, there will be no loss of amenity in terms of pollution, light intrusion or land contamination.

6.22 As such, the proposals fully accord with Policy DM8.

7 CONCLUSION

CONCLUSION

- 7.1 Overall, the proposed conversion of the existing barn to an agricultural dwelling, and the extension to the existing hay barn at Hall Lands Farm accords with all the relevant provisions of the National Planning Policy Framework, Planning Practice Guidance, and Local Plan policy.
- 7.2 The proposals represent a sustainable form of development that supports the rural economy, makes efficient use of an existing building, and respects the character of the countryside.
- 7.3 The dwelling proposal fulfils all the required criteria for an agricultural dwelling and the applicants expect the dwelling to be tied to the agricultural/equestrian enterprise in perpetuity through a planning condition.
- 7.4 As such, the proposal is consistent with national planning policy, in its support for family farm succession, and therefore is capable of attracting national and local planning policy support.

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 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'.

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 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.

Policy DM27, Rural workers' dwellings

1. 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.
2. 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 not be removed unless 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 restrictions; and
 - c. the property is not suitable or needed as a rural affordable dwelling.
- 3. 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.

Policy DM29, Dwellings with higher access standards

- 1. The Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development (or future equivalent):
 - a. 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including
 - b. a target of 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)
For major new-build development of 40 residential units and above, b. should include:
 - i. at least 2 dwellings or 7% (if higher number) of all market housing meeting the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings;
 - ii. at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3)(2)(b) standard for wheelchair accessible dwellings; and
- 2. 100% of all specialist housing for older people and adults with disabilities meet the Part M4(3) standard (Wheelchair user dwellings).

Policy DM30, Internal space standards for new residential development

- 1. The Borough Council requires that all new dwellings meet as a minimum the Nationally Described Space Standards (or future equivalent).
- 2. Development proposals should be accompanied by a table setting out for every dwelling:
 - a. the gross internal floorspace;
 - b. extent of built-in storage (sq.m);
 - c. number of twin/double bedrooms with their minimum room widths; and
 - d. minimum floor to ceiling height for at least 75% of the Gross Internal Area.