REF. NO. F/12/70982

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Alterations to vehicular entrance/exit and amendments to car park layout. Asda Supermarket, Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3YJ.

SITE VISIT DATE - ?

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to help alleviate traffic issues during busy periods.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	n/a
TREES	None should be affected.
BOUNDARY TREATMENT	Generally quite open around the main entrance area and car park.
SITE CHARACTERISTICS	Large supermarket with extensive car park, petrol station and other facilities.
CHARACTER OF LOCALITY	The site sits towards the southern end of Chandler's Ford with residential development to the north and east, and mainly office developments to the south and west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various applications since the store was built in the early 1970s.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Chilworth House, Hampshire Corporate Park	No objection to works but wishes to ensure that there is minimal disruption to traffic in the area during construction.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation and Engineering	No objection to loss of 5 spaces given the overall number and would be an improvement to the existing internal car park layout. Suggests that the main access off the roundabout is reviewed to see how traffic

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	speed can be reduced in order to assist pedestrians crossing the entrance.
Head of Environmental Health	No objection.
Chandler's Ford Parish	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE & 104.T
Supplementary Planning Document : Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, parking and highway safety issue, impact on amenity and upon the general character and appearance of the area.

COMMENT ON CONSULTATION RESPONSES

See below.

COMMENT ON REPRESENTATIONS RECEIVED

At this stage it is not know what the intended timetable or duration of the works will be. However, it is most likely that Asda will want to ensure that their store remains open and that customers will still be able to access the site easily. This should therefore prevent any additional traffic problems during the construction phase.

PLANNING OBLIGATION/CONSIDERATIONS

The works will not increase parking space numbers and are unlikely to result in any real additional traffic to and from the store. Planning obligations and in particular transport contributions are therefore not deemed necessary in this instance.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Parking & Highway Issues – The comments from the Head of Transportation and Engineering have been considered and as a result the proposals amended to make the entrance spur off the roundabout narrower, which in turn will reduce traffic speeds into the site and provide a safer environment for pedestrians trying to cross the main entrance and exit into the store. A condition requiring these works to be completed within a certain timescale is recommended.

Amenity – In terms of the general amenity of the area, the proposed works should hopefully lessen congestion around the site entrance and in turn improve the amenity of the immediate area by reducing traffic queues and standing traffic.

Character & Appearance – Generally there would be little change to the appearance of the entrance area and in turn therefore little real impact upon the existing character of the area. The better flow of traffic should hopefully help improve the area in this respect.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.