

PLANNING DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A PLANNING APPLICATION ON BEHALF

WADWORTH & CO LTD - THE BRIGADIER GERRARD PUBLIC HOUSE

DESIGN AND ACCESS STATEMENT

Scheme Name: The Brigadier Gerard Public House

Address: Botley Road Horton Heath Eastleigh SO50 7DQ

Project Description: Car park extension to provide additional spaces.

INTRODUCTION

This Design and Access Statement has been prepared by Propertyplans(SW) Ltd to accompany and explain the planning application for the proposed car park extension at the above premises

PLANNING HISTORY – APPLICATION REF. F/16/78980

The Local Planning Authority granted consent for a similar scheme on the 27 September 2016. The application description was 'Enlargement of car park and relocation of existing play area'. The works did not commence before consent elapsed on 27 September 2019.

The new proposal, in the same site location on amenity grassland, is for a reduced enlargement of car park and does not include the play area.

SITE & SURROUNDING AREA

The application site is situated adjacent to the B3354 Botley Road on land owned by the public house Brigadier Gerrard. The site comprises a former gravel carpark which has become amenity grass that is regularly mown. The site itself offers negligible value to wildlife with mostly amenity grass which is a negligible receptor. There are no trees on site.

The site is bordered on the east by land classified as broad-leaved woodland and site of importance for nature conservation (SINC). To the north is the public house and existing tarmac car park. To the south of the application is a recently constructed small housing development of 5 No. residential units. To the western boundary there is a hawthorn hedge screening the B3354 Botley Road and street scene of residential properties, as shown on the accompanying plans.

USE

The property is currently a licensed public house including external drinking area and car park. The intended use of the car park is to provide overspill for the public house to enable current under capacity and congestion issues to be resolved and prevent cars from parking on the side of the busy highway road.

AREA

The increase to the existing car park area would be by approximately 368m² as shown on the accompanying plans. This will provide 11no. additional parking spaces and upgrade two existing spaces for disabled use closer to the rear entrance of the public house.

LAYOUT

The public house layout and external drinking area would be unaffected by the works. The proposed car park would be formed to the side of the existing car park. The proposals will not affect any trees or native hedgerows as it is amenity grass. The car park will be screened from the residential housing with the erection of 1.8m high close boarded fencing positioned inside the existing boundary wooden post rail fence.

SCALE

The new proposed car park extension will provide 11 car parking spaces utilising existing land within the site. Its scale is proportionate with current requirements and available space.

LANDSCAPING

Existing Hawthorn hedges situated within the site will be retained to provide screening for the proposal. The southern boundary owned by the neighbouring landowner consists of close boarded and timber post rail fences. The car park edging kerb will offset minimum 900mm from the boundary and low level soft landscaping planted. The new close boarded boundary fence will match existing.

APPEARANCE

The car park will be constructed using unbonded aggregate gravel well rolled and compacted to the specification shown on the accompanying plans in order that drainage can be natural and as existing.

ACCESS STATEMENT CUSTOMER ACCESS

The main entrance access to the property will be unaffected by the proposals. Access to the car park extension will be through the existing car park entrance – all as existing.

STAFF ACCESS

Access for staff will be unaffected by proposals.

DELIVERY ACCESS

Access for deliveries will be unaffected by proposals.

ACCESS FOR EMERGENCY SERVICES

Access for emergency services will be unaffected by the proposals.

FLOOD STATEMENT

The Environment Agency Flood Map identifies the site as falling outside Flood Zone Areas 2 & 3 and very low risk.