

Planning, Landscape, Design & Access Statement

***'The Stables', Grange Road,
Bursledon, Eastleigh SO31 8GD.***

***Retention of the replacement entrance
gates, fence and hardstanding area.***



Prepared by
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on behalf of Mr M. Back

1. Introduction

This statement supports the full planning application for the retention of the replacement entrance gates, fence and hardstanding area at 'The Stables', Grange Road, Bursledon.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and socio-economic contexts. It has regard to key national and local planning policies relating to site entrances and design and should be read in conjunction with the other supporting documents.



The approach to the site from the north, on Grange Road.

2. Context

This irregular-shaped site of **1.02 hectare** lies at the junction of Grange Road with Portsmouth Road in Bursledon, within Eastleigh Borough Council's administrative area.

Impressions of the application subject in the approach to the site from the northeast on Grange Road are blocked by frontage vegetation. Views of the site from the southwest on Portsmouth Road also are blocked by substantial boundary vegetation. The site is contained on its southeast boundary by a chain-link fence and sizeable frontage vegetation.



The site entrance, view from Grange Road.

Vehicular and pedestrian access is afforded via a gated driveway in the southeast boundary (the application subject). Clear views to the northeast and southwest along Grange Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. A surfaced forecourt area affords access and parking for several vehicles inside the entrance gates.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the 'Government's clear expectation is that the answer to

development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'. Paragraph 11 of the 'National Planning Policy Framework' 2021 ('NPPF') reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 130 of the NPPF regarding 'Achieving well-designed places' provides for the grant of planning permission for development of good design.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material

considerations indicate otherwise - an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

The development plan for Bursledon comprises the 'Eastleigh Borough Local Plan (2016-2036)' (2022). The Policies Map of the development plan shows this site within 'Countryside' and the Bursledon 'Settlement Gap'; it does *not* fall within a Flood Zone.

Policy DM1 ('General criteria for new development') calls for new development to meet eleven tests. Strategic Policy S5 ('New development in the countryside') records that: *'(2) In permitting new development in the countryside the Borough Council will seek to: (a) avoid adverse impacts on the rural...character...and on the biodiversity of the area'*. Strategic Policy S6 ('Protection of settlement gaps') provides for the grant of planning permission for development within a Settlement Gap, provided that: *'(a) it would not undermine the physical extent and/or visual separation of settlements; and (b) it would not have an urbanising effect detrimental to...The character of the countryside' or 'The separate identity of the adjoining settlements'* - that is the case with this proposal. Policy DM13 ('General development criteria – transport') states that *'1. All new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate.'*

This locality is characterised by agricultural buildings and holdings, detached family dwellings and substantial commercial premises, in a variety of formats, styles and plot sizes (see aerial photograph on cover page); notably, it includes large entrances and entrance gates eg 'Olleco' (opposite the application site, beyond Grange Road) and 'Corringham House' (100 metres to the northeast, on the east side of Grange Road).



The entrance and gate of 'Olleco', opposite the application site.



The entrance gates of 'Corringham House'.

The application site comprises a large agricultural/equestrian holding that lies at the junction of Grange Road and Portsmouth Road. A sizable stable building stands to the northeast of the site entrance, with a large storage building beyond; a pair of substantial paddocks lie to the northwest. To the southwest of the entrance lies a large hardstanding and turning area (ie the application subject). The site entrance (ie the application subject) comprises a pair of gates (finished in black metal railings), with a timber fence panel on each side; they were erected in **December 2022**, to enhance security.

It is submitted that the constructed site entrance would accord with the character of its surroundings and not compromise *any* key sustainable development principles of national or local planning policy.

3. Consultation

No consultations have been undertaken with Officers of Eastleigh Borough Council or neighbours.

4. Amount, Layout, Scale & Appearance

In view of the area's character and the favourable presumption set down in the development plan, it is submitted that the site entrance, fence and hardstanding be retained in their present form.

The view is taken that pedestrian and vehicular traffic associated with the proposal would not cause danger or inconvenience to users of the public highway.

Respect for the character of the area has been accorded priority in the formulation of this proposal, from concept stage. Although the application site is largely screened from Grange Road, it is also proposed that existing boundary vegetation be reinforced where required. The applicant would be content to stain/paint the fence panels brown, if so required.

In this configuration the proposal would make more efficient use of this site in a manner that accords with the character of its surroundings and the Settlement Gap, and would not result in a detrimental impact on the amenities of neighbours.

5. Trees & Ecology

No trees or protected species would be harmed as a result of this proposal.

6. Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

7. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it would not detract from the existing street-scene; would be in keeping with the character of its surroundings and the Settlement Gap; is of a high standard of design; incorporates materials and design elements sympathetic to local character; provides safe access for pedestrians, cyclists and vehicular traffic; respects privacy, outlook and sunlight; and takes into account the prospect of criminal activity and anti-social behaviour.

Development of this site in the manner proposed would achieve more efficient use of this rural land without harm to the character or appearance of the locality, the Settlement Gap or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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