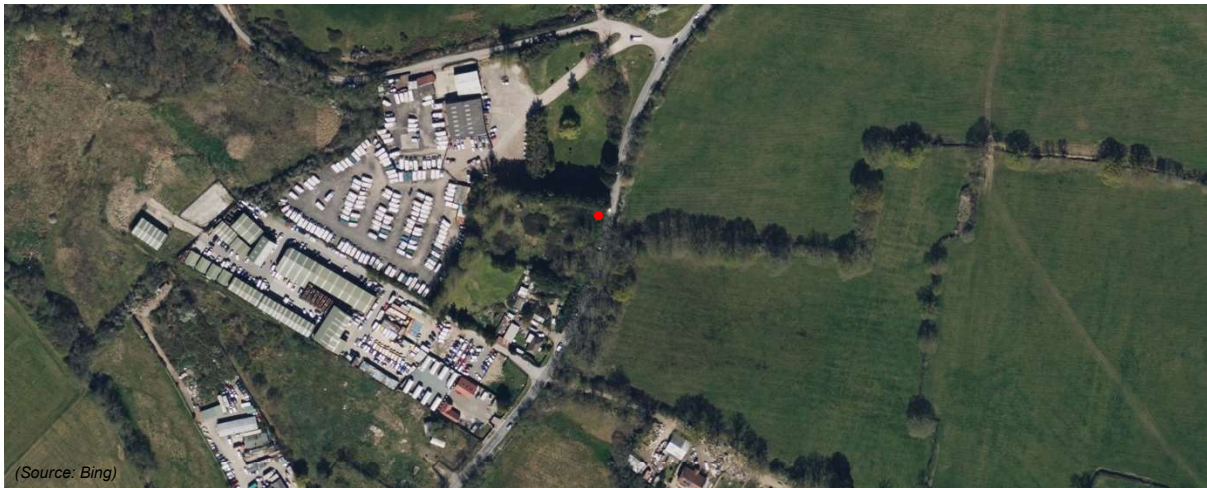


Planning, Design & Access Statement

***'Willow Bee', Allington Lane,
West End, Eastleigh, SO30 3HP.***

***Regularise replacement entrance,
hardstanding and frontage fence.***



Prepared by
Robert Tutton Town Planning Consultants Ltd
on behalf of Daniel Bowers.

1. Introduction

This statement supports the full planning application to regularise the replacement entrance, hardstanding and frontage fence at 'Willow Bee' on Allington Lane.

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 application site from the northeast, on Allington Lane.

2. Context



The approach to the application site from the southwest, on Allington Lane.

This rectangular site of **0.21 hectare** lies on the west side of Allington Lane in West End, within Eastleigh Borough Council's administrative area.

Regardless of whether one approaches from the northeast or southwest along Allington Lane, public views of the site are presently blocked by substantial frontage vegetation. The site is contained on all four boundaries by tall vegetation.

Vehicular and pedestrian access is afforded via a new gated driveway near the northeast corner of the site. Clear views to the northeast and southwest along Allington

Lane ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. An informal surfaced forecourt area affords access and parking for several vehicles in the east sector of the site.

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.



The application subject viewed from the east, on Allington Lane.

Paragraph 130 of the NPPF ('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 West End comprises the 'Eastleigh Borough Local Plan (2016-2036)' (2022). The Policies Map of the development plan shows this site within the 'Countryside' with no special designations. Policy DM1 of the Local Plan regarding 'General criteria for new development', calls for new development to satisfy eleven criteria.

Strategic Policy S1 ('Delivering sustainable development') records that '*1. To be sustainable, new development in the Borough should...i. maintain local environmental quality....and where possible enhancing, the existing valued....rural environments in the Borough*'. Strategic Policy S5 ('New development in the countryside') states 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*'. Policy DM13 ('General development criteria – transport') records that: '*1. All new development must have safe and convenient access to the highway network...*'

The frontage of this part of Allington Lane is characterised by commercial premises and dwellings in a variety of formats, styles, plot sizes and entrance arrangements. Particular attention is drawn to the entrance of 'Little Acres Caravan Park' on Allington Lane (92 metres to the southwest of this application site). Planning permission F/18/83772 was granted by Eastleigh Borough Council in August 2019 for this arrangement; the design evidently met the Borough Councils character/design requirements and Hampshire County Council Highways had '*No objection*'.



The entrance to 'Little Acres Caravan Park'.

The subject site is a rectangular holding of land that lies on the west side of Allington Lane. The application site comprises the frontage entrance gates (finished in black timber), pillars (red/brown brick), fences (light timber) and hardstanding area (scalpings), which replaced the historic site entrance. The development the subject of this application, commenced this February 2023 and was completed in April.

It is submitted that the constructed entrance arrangement accords with the character of its surroundings and has not compromised *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 light of the favourable presumption set down in the development plan and the established character of the entrance to 'Little Acres Caravan Park' (permission F/18/83772), it is proposed that the constructed entrance arrangement be retained, to afford access to the site.

Respect for the character of the area has been accorded priority in the formulation of this proposal, from concept stage.

Although the site is largely screened from Allington Lane, it is proposed that native hedges be planted outside the frontage fences, to soften the appearance of the development yet further. It is also proposed that existing boundary vegetation be reinforced where necessary. The applicant would be content to stain/paint the fence panels brown, if so required.

In this configuration, the proposal has made more efficient use of this site in a manner that accords with the character of its surroundings and has not resulted in detrimental impact on the amenities of neighbours.

5. Trees & Ecology

No trees or protected species have been harmed by 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; 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 land without harm to the character or appearance of the locality 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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