

PLANNING STATEMENT

CREATION OF NEW VEHICULAR ACCESS FROM HAMBLE LANE

at

Hound Corner Fruit Farm
Hamble Lane
Netley Abbey
Southampton
SO31 5FT

for

MR & MRS P HARDING

by

Nicholas Jenkins

August 2023

1.0 THE EXISTING SITE

- 1.1 Hound Corner Fruit Farm is a detached house located on Hamble Lane close to the roundabout with Hound Road. The site also includes a separate annexe building that is located west of the main house.
- 1.2 Vehicular access into the site is currently via a turning point close to the roundabout with Hound Road. The access and driveway are owned by SSE who have their substation opposite the turning point. My clients have right of way over the driveway to enter their site via a black metal sliding gate.
- 1.3 Planning permission was refused in 2018 for a replacement vehicular access from Hamble Lane (H/18/84676). This document and the submitted drawings are accompanied by a report by Highway Consultant Nick Culhane. The report sets out the reasons why the previous application was refused, together with a slightly revised design and justification for the creation of a new vehicular access.



Fig.1 – Photograph taken from the pavement on Hamble Lane looking east towards the roundabout with Hound Road.



Fig. 2 – Photograph taken from the grass verge opposite the site looking east towards the roundabout with Hound Road.



Fig. 3 – Photograph taken from the grass verge opposite the site looking north-east with the house at Hound Corner Fruit Farm visible through the trees.



Fig. 4 – Photograph taken from the grass verge opposite the site looking north-east towards the proposed location for the new access.



Fig. 5 – Photograph taken from the grass verge opposite the site looking north-east towards the proposed location for the new access.



Fig. 6 – Photograph taken from the grass verge opposite the site looking north towards the proposed location for the new access (annexe building visible through the trees).



Fig. 7 – Photograph taken from the grass verge opposite the site looking north-west towards the proposed location for the new access.



Fig. 8 – Photograph taken on the pavement opposite the site looking west along Hamble Lane.



Fig. 9 – Photograph taken from the roundabout looking north-west towards the existing turning and access point (SSE substation on right).



Fig. 10 – Photograph taken from the roundabout looking west along Hamble Lane with the existing turning and access point on the right.



Fig. 11 – Photograph taken from the pavement close to the roundabout looking west along Hamble Lane with the existing turning and access point on the right.



Fig. 12– Photograph taken from the driveway looking south-east towards the roundabout with Hound Road (existing turning/access point in foreground).

2.0 PROPOSAL

- 2.1 The proposal is to create a new vehicular access along Hamble Lane to access Hound Corner Fruit Farm. The proposed access will provide a much safer entrance to the site for both my clients and third parties as detailed in the accompanying report by Nick Culhane.

3.0 ACCESS

- 3.1 Disabled Access – The proposals will not have any adverse impact on disabled occupants or visitors.
- 3.2 Car Parking – There is currently car parking on site for at least 8 vehicles and the proposals will have no adverse impact on this.

4.0 CONCLUSION

- 4.1 The report by Nick Culhane clearly states the reasons why a new vehicular access for my clients and third parties is essential from a safety point of view. On balance, the loss of 5m of hedgerow along this stretch of Hamble Lane is significantly outweighed by the benefits of creating a new vehicular access. I would therefore ask the Council to re-consider their reasons for refusing the previous application in light of this, and approve this new application.