

29th July 2026

Planning Statement

Additional Hard-standing for Vehicle Turning (Retrospective) Land at Allington Lane, Fair Oak

Site and Context

The site forms part of a 3.6-hectare piece of land with equestrian use on Allington Lane, Fair Oak, with the application area comprising approximately 230 sqm. Surrounding land uses are as follows:

North: Oakland Farm

East: Woodland

South: Oaklands House Care Home and Andiron Court, with a public footpath running along the far southern boundary

Opposite (across Allington Lane): A mix of industrial/commercial premises, residential dwellings, and equestrian uses

Proposal

This is a retrospective application for an increase in the area of hard-standing beyond that approved under planning ref. F/24/96845, which granted change of use to equestrian purposes to enable the breeding of Hackney horses.

The additional hard-standing enables agricultural vehicles, horse boxes, and trailers to turn within the site and exit onto Allington Lane in forward gear, removing the need to reverse onto the highway (see Figure 2). The hard-standing comprises a 300mm-deep excavation filled with compacted scalplings.

Biodiversity Net Gain

As a retrospective application, BNG requirements do not apply. The tree and native hedge planting proposed under the permission (F/24/96845) to meet BNG requirements (see Figure 1) is unaffected by the increase in hard-standing. Pre-commencement Condition 6 (Biodiversity Enhancement and Management Plan) has been discharged (18 March 2026, ref. DC/24/98618).

Drainage

Pre-commencement Conditions 7 and 8, covering surface water drainage and its maintenance, have also been discharged. The approved drainage principles are unchanged and continue to apply to the modest increase in hard-standing proposed here.

Conclusion

The modest increase in permeable hard-standing will not affect the approved BNG planting or drainage strategy, and will enable vehicles to turn and exit the site onto Allington Lane in forward gear, improving highway safety.



Fig 1 Above: Approved Site Layout [nts] ref: F/24/96845



Fig 2 Above: Proposed Site Layout [nts]



REV	DESCRIPTION	DATE	AUTHOR	CHK'D	Materials Key	PROJECT Additional Hard-standing for vehicle turning - Allington Lane, Fair Oak	JOB NO. 691	DRAWING NO. 300
						CLIENT Mr T Peters	SCALE @ A3 na	AUTHOR/CHKD CW
						DRAWING Planning Statement	DATE 29/07/2026	REVISION