

EM/EB/BRS.5364

25 June 2024

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
Planning Application for Access Alterations
Garnier Drive Access, Bishopstoke Park Continuing Care Retirement Community, Church
Road, Eastleigh SO50 6HE
Planning Portal Reference PP-13047472

Pegasus Group is instructed by Anchor to submit an application for planning permission for alterations to the existing Garnier Drive/Church Road access to the Bishopstoke Park Continuing Care Retirement Community (CCRC), Eastleigh.

Accordingly, the following information has been submitted online via the Planning Portal (ref. PP-13047472):

1. Completed application forms
2. Site Location Plan (drg. no. 3027-301 Rev A)
3. Existing Access Layout (drg. no. 6027/001 Rev A)
4. Proposed Access Layout (drg. no. 6027/002 Rev C)
5. Highways Technical Note by Bellamy Roberts (includes section drawings and tracking)
6. Arboricultural Impact Statement and Method Statement by LandArb Solutions
7. Planning Background and Justification (within this letter)

Payment of the application fee will be made by BACs following submission.

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Background

The application site comprises the principal access from Church Road to the Bishopstoke CCRC providing access along Garnier Drive to the Orchard Place Care Home and the Assisted Living Units along Twynam Way.

As part of the development of the CCRC, a new access was established and the original access was stopped up and the hard surfacing removed.

However, now the site has been in operation for some time, residents have raised ongoing concerns that the current access is insufficient to serve two-way traffic, suggesting that a separate 'in / out' arrangement would be much safer.

The Proposal

It is proposed to retain the existing access, making it exit-only and reinstate the former southern part of the access for entrance-only movements. The entrance-only spur of the access will be located in the same position as the former access.

There is an existing veteran tree which is protected by TPO. This is to be retained and the access will be constructed using a no-dig construction method. Details of this are provided within the accompanying Highways Technical Note.

Signage and road markings will clearly indicate the entrance and exit routes and there will be no changes to the roads within the Bishopstoke Park site or to Church Road itself.

Planning Justification

The proposal is to construct an entrance-only access spur in the same position as the pre-existing access which was stopped up following the redevelopment of the site to provide a CCRC. There will be no changes to the frequency or number of trips associated with the wider CCRC and therefore use of the junction will not be intensified as a result of the proposed works.

The application is supported by a Highways Technical Note and tracking drawings which confirm that the proposed access will provide adequate visibility splays and turning areas to allow access by cars and by servicing vehicles and therefore, the proposal is appropriate in terms of highway safety.

Policy DM1 of the Eastleigh Borough Local Plan 2016–2036 states that new development should avoid damage to trees or other landscape features of value to the character of the area. Policy DM11 goes on to state that development which results in the loss of irreplaceable habitats including veteran trees will not be permitted except in exceptional circumstances.

To ensure that there will be no harm to the protected tree, the design of the access has been prepared on advice from an arboriculturalist, and will include no-dig geocell construction with a



permeable surface. An Arboricultural Statement incorporating the Arboricultural Method Statement and Tree Protection Plan has been prepared which sets out the additional measures that will be implemented to ensure that there is no harm to the protected tree or other protected trees close to the site.

As a reminder, this proposal is for the reinstatement of a former access which was stopped up comparatively recently. There was previously hardstanding in this area and the new surface can be implemented using a no-dig construction method. Together with the other tree protection measures proposed, this will be ample to ensure that there will be no harm to the protected tree.

Given that there will be no harm to highway safety, and the changes will improve access into the site without causing harm to the protected tree, the application is in accordance with adopted local and national planning policy, including DM1 and DM11 of the Eastleigh Borough Local Plan 2016-2036.

I trust that you have everything necessary to validate the application and look forward to receiving confirmation of the same. However, if you have any questions, please do not hesitate to contact me.

Yours faithfully

Emma Morrison

Planner

Enc.