

Design and Access Statement

Site: Land opposite Ivy Cottages, Burnetts Lane, Eastleigh, SO30 2HH
Description: Construction of temporary incidental sales car park with temporary planters, post and rail fencing and access gate (five year permission).

1. Introduction

This statement supports the planning application for a temporary sales car park to serve the marketing and sales activities of the 381-unit residential development in Horton Heath. The car park will be operational for five years, after which it will be removed, and the existing amenity grassland restored to its original condition.

2. Site Context

The proposed car park will be located within the development site, ensuring easy access for prospective buyers while minimising disruption to existing infrastructure. The site is well-connected to local roads and public transport, aligning with Policy DM13 of the Eastleigh Borough Local Plan, which promotes sustainable transport and accessibility.

3. Design Principles

The design of the car park prioritises functionality, accessibility, safety, and environmental considerations, in line with Policy DM1, which requires high-quality design that respects the local character. Key features include:

- **Surface:** The parking area will be constructed with graded crushed rock contained within a Hexapath or Cellweb system, ensuring stability while allowing smooth access for wheelchairs and pushchairs (Policy DM23 – Parking Standards).
- **Capacity:** The car park will include eight parking spaces, with two spaces allocated for disabled users to enhance accessibility.
- **Enclosure:** The car park will be enclosed by post-and-rail fencing, ensuring a secure boundary while maintaining visual openness.
- **Security:** Access will be controlled through timber gates, providing security while complementing the natural character of the development.
- **Screening:** Temporary planters will be positioned strategically to soften the visual impact, enhancing the aesthetics and integrating the parking area into the surrounding environment (Policy DM2 – Environmentally Sustainable Development).
- **Lighting:** DW Windsor Pharola DS bollard, 1m version with 3000K LEDs will be installed to prevent light spillage and protect local wildlife (Policy DM8 – Pollution Control).

4. Access and Movement

The car park will be easily accessible from the main development entrance, ensuring smooth traffic flow and pedestrian safety with clear signage to guide visitors efficiently.

5. Sustainability and Environmental Considerations

As a temporary installation, the car park is designed to minimise long-term environmental impact. Measures include:

- Use of permeable surfaces for rainwater management (Policy DM6 – Sustainable Drainage Systems).
- Screening with planters to enhance biodiversity and reduce visual impact.
- Removal strategy ensuring the site is restored to its original grassland state post-use.

6. Conclusion

This temporary sales car park is designed to provide accessible, safe, and environmentally responsible parking for visitors while adhering to local planning policies. The use of graded crushed rock in a containment system, dedicated accessible spaces, natural fencing, and temporary planters ensures compliance with the Eastleigh Borough Local Plan 2016-2036, offering both functionality and aesthetics in support of the Horton Heath residential development.