

DELEGATED OFFICER REPORT

Application Ref: F/25/99427

Site Address: UNIT 1, BARTON PARK, CHICKENHALL LANE, EASTLEIGH, SO50 6RR

Case Officer: Gregg Chapman

Description: Construction of a new access from Tower Lane to Unit 9 Barton Park, Eastleigh and associated works

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within an existing employment site • Eastleigh River Side		

Planning History?	Yes ☒	No ☐
None relevant		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Town Council:	No response received		
HCC Highways	No objection, subject to conditions.		

Site Visit:	Yes ☒	No ☐
10/06/2025		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM13, DM14, DM15, E6.
Supplementary Planning Documents: Quality Places

Assessment:
<u>Principle of Development</u> The site is located within a commercial area, and proposes a new vehicular access for purposes of site functionality/usability for the operator. It is explained within the covering letter that it would allow HGVs to enter the site safely from the public highway as the existing access is from a narrow accessway. Such a new access would be ancillary to the use of the site and is acceptable in principle, helping to support employment development.
<u>Character and Appearance</u> The proposed access would reflect that of other plots, and not cause any significant change to the character and appearance of the area. The existing fencing would be relocated behind the required visibility splays. New gates would be erected 18 metres into the site (to allow HGVs to pull in). Details of these gates are not provide, but given the distance to the highway, depending upon their height may not require planning permission. An informative is added for the applicant to be mindful of permitted

development allowances and to satisfy themselves that permission is not required, or to seek the necessary planning permission.

Highway Matters

The proposed access is taken from Tower Lane, and unclassified adopted road under the control of HCC as Local Highway Authority. The Highway Authority have confirmed that the access is acceptable, with a vehicle tracking drawing demonstrating adequate junction geometry is afforded for the movement of vehicles in and out of the site at this specific location, and adequate visibility shown. The visibility splay to the west does cross site land. The Highway Authority therefore advise that this land will need to be kept clear of visual obstructions above 1.0m within the visibility splay envelope. This is to be controlled through condition.

There are no implications for the parking of vehicles within the site. Any displacement can be accommodated by the freeing up of areas otherwise required for HGV manoeuvres at the front of the site (existing access).

A limited amount of parking in the vicinity of the site (within the visibility splays) would be displaced. This is not considered to be to the detriment of highway safety, with other unrestricted parking opportunities within the wider area, and with a majority of plots having off street parking. There is no objection from the Highway Authority in this respect, or any third party.

Other Matters

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...