

DELEGATED OFFICER REPORT

Application Ref: F/25/99404

Site Address: 11B CHAMBERLAYNE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8DT

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retrospective application for siting of InPost Parcel Locker

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None were received.		
Parish Council:	No objection.		
HCC Highways:	No objection to the retrospective application from a highway perspective.		

Site Visit:	Yes ☒	No ☐
Details: 29 th May 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, DM14, DM21 and DM23.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH54)

Assessment:
<u>Site context and surroundings</u>
11B Chamberlayne Road comprises a two-storey terraced property situated on the western edge of Bursledon. Part of the ground floor is currently occupied by a convenience store and Post Office. The building has a forecourt area to the front, which provides customer parking and access. The wider area is mixed in character, comprising residential dwellings, a community association, a church, and other commercial premises.

Proposal

This application seeks retrospective consent for the installation of an InPost parcel locker on the forecourt of 11B Chamberlayne Road. The locker is positioned directly adjacent to the shopfront, within the public footway.

The structure measures approximately 3.05m in length, 2.45m in height, and 0.9m in depth (extending to approximately 1.66 metres at the canopy). It comprises a modular unit clad in white vinyl-wrapped metal panels, featuring integrated face drawers, a vertical touchscreen, downlights, a canopy with an integrated security camera, and a rear ventilation panel. The unit is mounted on a black polymer concrete base and functions as a self-service parcel collection and drop-off facility.

The installation is freestanding and does not require any alterations to the main building or changes to the existing site layout.

Policy and Principle

The application site lies within the urban edge, where the basic principle of development is acceptable. Any formal approval is dependent on the detailed design, siting, and resulting impact of the proposal being considered acceptable and in accordance with the relevant policies of the adopted Local Plan and supplementary planning guidance.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The parcel locker has been installed adjacent to a commercial premises and is viewed in the context of the existing convenience store and Post Office frontage. Given its modest scale and siting alongside the shopfront, the structure does not appear unduly prominent or visually intrusive within the street scene. Its neutral white and black colour scheme allows it to integrate relatively well with the host building and surrounding environment.
- Although the parcel locker is functional and utilitarian in form, it represents a standard design for this type of infrastructure and is not considered to be out of keeping with the commercial character of the site. The forecourt is already in active use by customers and features signage and other commercial elements. As such, the presence of the locker does not result in any material harm to the character or appearance of the area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The parcel locker is not directly adjacent to any residential dwellings. Owing to its modest scale and location, the structure does not give rise to any issues of overbearing, loss of outlook, or overshadowing.
- The unit operates as a self-service facility. While some short-term activity may be generated by users accessing the locker, particularly during early morning or evening hours, such movements are expected to be infrequent and of limited

duration. Given the commercial use of the ground floor, any associated noise or disturbance is unlikely to exceed levels typical of this location.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- HCC Highways has reviewed the proposal and raised no objection on highway safety grounds. While the installation of the parcel locker marginally narrows the footway, it is noted that an existing disabled access ramp already encroaches into this space. As such, the locker does not result in any additional obstruction to pedestrian movement beyond what is already present.
- Importantly, the public footway running parallel to the site remains unaffected and continues to provide safe and unobstructed access for pedestrians, including those with mobility impairments, without requiring them to cross the carriageway. Furthermore, the installation has not resulted in the loss or obstruction of any existing parking spaces on site.
- Given the above, the proposal is not considered to give rise to any adverse impact on pedestrian or highway safety and is acceptable in this regard.

Other Material Considerations

- 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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐