

Design Access Statement

Project: Installation of a self-service metal parcel box (retrospective) and security bollards

Site: 4 – 6 Spring Lane Bishopstoke Eastleigh SO50 6LS

14 July 2025

Site Context

4 – 6 Spring Lane is a two-storey building situated on the southern side of the lane in Bishopstoke. The ground floor is occupied by a convenience store. The building is set back from the main street by a forecourt which acts as parking for the commercial units. The area is of mixed character, comprising residential dwellings, community building, Doctors Surgery and other commercial premises.

Proposal Description

The application is in part retrospect and seeks the permission for the installation of an automated parcel box and installation of 5no. security bollards on the pavement to the shopfront. The parcel machine measures 2.4 metres (including canopy), 1.7 metres (including canopy) depth and 2 metres wide. The parcel machine is sited to the front of the shop which also forms part of the public footpath.

The parcel box is mounted on a polymer concrete base and is a self-service collection and drop off point facility. There are no alterations to the shop front or site layout as the unit is freestanding.

The bollards will be stepped back from the kerb by just a little over 1m and a height of 0.900mm above ground finished in stainless steel and a spacing of 1.4m between each bollard.

Principle of Development and impact on the character of the area

Paragraph 11 of the National Planning Policy Framework sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) states 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 is sited to the front of a commercial building and viewed in the context of the exiting shopfront set up. The parcel locker is of a modest scale and due to the existing forecourt to the front, the locker does not appear prominent or visually intrusive.

The bollards are purely for security reasons. In the past few years there have been ramraids on small commercial premises. As security requirements mean that bollards should be located externally in arrangements that maximise blast stand-off distance, positioning of bollards in areas operating close to acceptable limits of pedestrian movement should therefore be avoided. The bollards are sufficiently spaced to allow pedestrian movement including wheelchair users.

The forecourt is in active use by customers to the convenience store as well as the adjoining takeaway restaurant and features signage and other commercial elements. The presence of the locker and bollards will not result in any material harm to the character or appearance of the area.

Impacts on Neighbour Amenities

The parcel locker is not sited directly residential properties. Beyond the fore court is an amenity space serving a residential block of flats. Due to its scale and siting the structure has not resulted in overbearing, loss of outlook or overshadowing.

Whilst there are short-term activities generated by activities during collection times, it is not considered that this has resulted in further noise levels than those existing within the commercial premises.

The bollards will not result in in harm to neighbouring properties.

Impacts on Highways

The parcel locker is sited on the pavement to the front of the property. However, the pavement is wide enough to an extent that there is sufficient space for wheelchair passage. As such it is considered that the installed parcel locker has not resulted in any adverse impacts on pedestrian and highway safety.

Minimal impacts will result from the installation of the bollards; however, these will protect the premises and continue providing a service to the local community.

Conclusion

The installed locker and the proposed bollards are considered to comply with the development plan.

4 – 6 Spring Lane Bishopstoke

Project: Installation of a self-service metal parcel box (retrospective) and fixed security bollards

Materials

Parcel Box

Polymer Concrete Base Colour: Black

Vertical Touch Screen Colour: Black

Metal Canopy with Integrated Security Camera Colour: White

Metal Cladding vinyl wrapped with ORAGUARD 215 Polymeric PVC film Colour: White

Metal Face Drawers vinyl wrapped with ORAGUARD 215 Polymeric PVC film Colour: White

Metal Clad Downlights Colour: Dark Grey PA7 Metal Rear Vent Colour: Silver

Bollards

Stainless steel

Bollards Specifications

Bollard Length	900mm above ground
Diameter	90mm
Steel Grade	304 stainless steel
Application	Commercial
Bollard Material	Grade 304 stainless steel
Bollard Wall Thickness	2.5mm
Height (above ground)	900mm
Finish	Brushed Satin Stainless Steel
Manufacturing Standards	BS1440 and BS EN ISO 1461

