

STEPHEN JUPP

BA(Hons), LLM, MRTPI

CHARTERED TOWN PLANNER

Planning Department
Civic Offices
Havant
Hants
PO9 2AX

Wednesday, 24 July 2024

Dear Sir/Madam:

Re: Land South of Victoria Road, Hayling Island
Retention of equestrian structures, access road, hardstanding a parking area

Design and Access Statement

This application has been submitted following investigation of the site by Brendan Flynn into recent operational development undertaken by the applicant which has been determined to require planning permission.

The works undertaken have been located at the eastern end of the site which has been in equestrian use since at least 2009 and likely considerably earlier.

I have found any relevant local plans that pertain to equestrian use.

In respect of the use of concrete for the finish of the track hardstanding, this was chosen to ensure it matched the finish of the track that runs along the eastern boundary of the site and from which access is gained at the south east corner of the site.

The equestrian buildings are each small in scale and are located adjacent to the hedgerows along the east and north boundary of the site.

It is therefore considered that there is no harm to the character and appearance of the area.

There are residential properties to the north of the site but these are on the north side of Victoria Road and due to the distances involved I do not consider that the siting of the buildings where they are causes any adverse impact on the residential amenities enjoyed by those properties.

PLANNING APPLICATIONS.

AUTOCAD DRAWINGS.

GENERAL ADVICE.

OBJECTION LETTERS.

APPEALS.

SITE DEVELOPMENT APPRAISALS.

LOCAL PLAN SUBMISSIONS.

EXPERT PLANNING ADVICE.

SPECIALISING IN:

DEVELOPMENT CONTROL,

AGRICULTURE,

ENFORCEMENT AND

NATURE CONSERVATION LAW

PARTNERS:

STEPHEN PAUL JUPP
BA(Hons), LLM, MRTPI

LYNN ALEXANDRA JUPP

PO BOX 839
CHICHESTER
WEST SUSSEX
PO19 9XQ

Mobile: 07777-618886

E-Mail:

steve@planning-solutions.co.uk
lynn@planning-solutions.co.uk

Web Site:

www.planning-solutions.co.uk

Member of the
Royal Town Planning Institute.



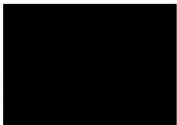
As to the parking area off Victoria Road, there are now numerous examples of such areas of the south side of the lane, as illustrated in the photograph below, taken in April 2022 by Google StreetView.



For these reasons I am satisfied that there is no adverse impact on the amenities of the residents adjoining residential property.

Accordingly, I conclude that the application is acceptable on all counts and trust that officer support will be forthcoming.

Yours sincerely,



STEPHEN JUPP
BA(Hons), LL.M, MRTPI
Chartered Town Planner