



Smith
Simmons
& Partners



PLANNING DESIGN & ACCESS STATEMENT

Retention of marquee

Departure Lounge, Brant Storage, Basingstoke Road

January 2024



RIBA 

 RTPI
Royal Town Planning Institute



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1.0 INTRODUCTION

1.1 This Planning, Design & Access Statement accompanies a full planning application for

1.3 Plans and information submitted in support of the application comprise the following:

- Full set of plans



2.0 THE SITE & SURROUNDINGS

- 2.1 The application site comprises of a grassed area adjacent to the Departure Lounge café.
- 2.2 The site is accessed directly from Basingstoke Road onto the Brant Storage complex. There is car parking to the front of the site, with overspill parking in the field (with permission for parking for car boot sales).
- 2.3 The site is well screened.



The Proposed Development

3.0 PLANNING HISTORY OF THE SITE

3.1 Relevant planning history for the site:

Application	Description	Decision
29769/022	Detached building for use as coffee shop, office and plant display area.	Permission, 08/02/2005.



4.0 RELEVANT PLANNING POLICIES

National Planning Policy Framework 2023

4.1 The main policy is for the promotion of sustainable development. The objective is to secure net gains in an economic objective, a social objective and an environmental objective.

a) an economic objective:

to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective:

to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective:

to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.2 The marquee has been used to add value to this rural business by allowing the provision of functions, such as weddings and parties. This is in accordance with these objectives.

Supporting a Prosperous Rural Economy

Paragraph 88 supports the sustainable growth and expansion of all types of business in rural area both through conversion of existing buildings and well-designed new buildings.

4.3 The marquee will enable an existing business to grow and expand in a rural location, without the need for any new building or permanent structure.

Making Effective Use of Land

Paragraph 123 promotes an effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment.

4.4 The use of the land for a marquee ensures that the land can be restored back to a field at any time therefore safeguarding the environment.

Paragraph 124 Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net



environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside

- 4.5 The use of the marquee for functions, ensures the mixed use of the site for leisure activities.

Achieving Well-Designed Places

Paragraph 131 seeks the creation of high quality, beautiful and sustainable buildings and place, which creates better places in which to live and work. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.

- 4.6 The use of the marquee allows parties and functions to be held in the open air which is a healthy environment to both work and play.

East Hants Local Plan Joint Core Strategy 2014

CP6 RURAL ECONOMY AND ENTERPRISE

Development will be permitted

c) For the reasonable extension of existing firms in the countryside and new smallscale employment uses within the settlement policy boundaries of rural settlements. Provided that they do not harm the character of the site or its surroundings or do not adversely affect natural beauty, wildlife, cultural heritage and opportunities for recreation.

- 4.7 The proposal is to support a local business without requiring any new build and is only erected during the summer periods and taken down when not in use.

CP16 PROTECTION AND PROVISION OF SOCIAL INFRASTRUCTURE

Proposals for new and improved community facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the district will be supported. Such facilities will be required to be easily accessible to all sectors of the community and, in rural areas where public transport may be poor, support will be given to innovative schemes that seek to improve local delivery of services.

- 4.8 The proposal accords with the policy in that it is the extension of a leisure facility supporting an existing rural business to meet local demand for venues for parties and weddings.

CP19 DEVELOPMENT IN THE COUNTRYSIDE

The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6).



- 4.9 The Departure Lounge is an existing rural business which is supported by the Parish Neighbourhood Plan. It therefore accords with this policy.

CP20 LANDSCAPE

The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:

protect and enhance local distinctiveness sense of place and tranquility by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments; c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements; d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas; e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity.

- 4.10 The proposed Marquee is a temporary structure, which will be removed when not in use and therefore protects the countryside. It is proposed the structure is up April to November annually.

CP21 BIODIVERSITY

Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment.

- 4.11 The proposed Marquee would not adversely affect biodiversity of the area which is therefore protected.

Beech Neighbourhood Plan 2019-2028

BPC02: Development outside the Settlement Policy Boundary

Sustainable development which has a proven need to be located in a countryside location, either for the purposes of agricultural, forestry or other rural enterprise or rural conservation needs; or through the conversion of redundant or disused rural buildings; or well-designed new buildings that support the sustainable growth and expansion of all types of businesses will be supported.

- 4.12 The proposal is for the expansion and sustainable growth of this existing rural business.

Policy BPC09: Site of the Departure Lounge and Village Businesses

Proposals that would result in the creation of new businesses or support the expansion of existing businesses within the Settlement Policy Boundary, or in farm or other rural buildings, or in well-designed new buildings, or at the site of the Departure Lounge (as shown in Map 7) will be permitted, provided that they: a) Do not have an unacceptable impact on residential amenity. b) Do not have an adverse impact on the highway and provide an appropriate level of parking provision for those working at or visiting the premises.



- 4.13 This policy is specifically supporting this business. The proposed marquee will not have any adverse effects on amenity and can be removed at any time.

Policy BPC10: Managing the Impact of New Development on Traffic

a) The location of any new development in the plan area should take into account the additional nature and volume of road traffic that would be generated by that development, and its cumulative effect (taken together with existing traffic volumes and speeds on the relevant roads) on the amenity and safety of Beech residents.

- 4.14 A Transport Statement has been submitted with this application.

Beech Village Design Guide

Character

The character of Beech is woodland, farmland and had an agricultural based economy. Employment is through business centres surrounding the village, Hillside Nursery on Basingstoke Road is mentioned - this nursery is now Brant Storage.

Design Guidelines - Landscape and Setting

Landscape and setting of buildings should be protected. New development should respect country lanes and road frontages should incorporate trees and hedgerow.

- 4.15 The marquee is a temporary structure and is located behind existing screening so accords with this policy.

Settlement Pattern

New developments should be designed in a way that respects the quality and character of the local environment. Commercial development should not lead to significant adverse impact on the rural character of the parish.

- 4.16 The marquee is in accordance with this guideline in that it will not adversely affect the rural character of the parish and will provide a service to the community.

Traffic and Road Safety

Development should consider the implications of the layout and design on traffic movement.

- 4.17 The access and carparking is as existing for the Departure Lounge.



5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Principle of Development

- 5.1 The principle of development is acceptable at this site as the Departure Lounge is a secured site within the neighbourhood plan. The proposal is to support this local rural business and is for a temporary structure.

Justification

- 5.2 The reason for the need for a temporary marquee is to help support and diversify this rural business to provide an extension of the facilities available for the local community by extending the café facility to provide for larger parties and weddings. This will enable the business to provide more employment opportunities locally.

Design Principles & Appearance

- 5.3 This is a temporary structure and is a typical marquee for party provision.

Layout & Scale

- 5.4 The proposed size of the marquee is to enable parties of up to covers. The layout is for a marquee directly adjacent to the existing café with a barbeque. This is for a temporary season and is removed each year during the winter period.

Drainage and FRA

- 5.5 The site is within flood zone 1 and all drainage is via the existing café with no additional requirements.

Employment

- 5.6 The additional employment to cover the functions generated will be 4 additional staff members.

Access and Parking

- 5.7 Access is via the existing access directly from Basingstoke Road. Car parking arrangements are as existing. In addition to the existing car parking there is also overflow car parking which is permitted on the grass area for car boot sales.

Landscaping

- 5.8 The marquee is proposed to be on the open grass area directly adjacent to the café and which is behind the existing hedging which screens it from the car park area.

Impact on Trees

- 5.9 The proposed marquee will have a neutral affect on any trees as it is not located near trees.



Impact on Biodiversity

- 5.10 The proposal will not impact on biodiversity as it is a temporary erection place well away from any habitat areas.

Sustainability

- 5.11 The site is in a sustainable location as the café is existing and the proposal is to enhance the facilities for the café.

Lighting

- 5.12 No external lighting is proposed as part of the proposal.

Refuse

- 5.13 Rubbish collection will continue as existing.

The benefits of granting planning permission are:

- 5.14 The extra flexible space that a marquee can provide will enhance the facilities of the café to help expand the business opportunity of the café, as supported by the Neighbourhood Plan, and allow the employment of more local staff.
- 5.15 The site is an ideal site for weddings and parties, it will not disturb any neighbouring properties and provides sufficient space for such events, in an easy accessible location with sufficient car parking facilities.

6.0 CONCLUSION

- 6.1 The marquee has been operating without planning permission for some time during the summer period. It has now been taken down and this application is to seek planning permission for the marquee to take place annually for more than the permitted 28 days.
- 6.2 The proposed marquee will enable the existing business to provide weddings and parties which the existing café building cannot provide. A marquee is a perfect solution for this, as it limits the events to the summer period and does not require any physical built form to accommodate more space. The countryside is therefore protected. It also means that no additional extra heating is required during the winter months.
- 6.3 The proposed development provides sufficient car parking and does not entail any loss of visual or neighbour amenity or harm to the environment. The period the marquee will be up is only between April and November.



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