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ASSOCIATES

DESIGN & ACCESS STATEMENT / PLANNING STATEMENT

Application: Anglia Motel, Washway Road, Fleet, PE12 8LT.

Address: Proposed 2.4m perimeter fencing HGV parking area including new gates x2.

Applicant: L Robinson

PHA ref: 7481/DAS
Revision A

Date: July 2026

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1.0 Introduction

The following design, access and planning statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposals respect the local context that it will integrate with.

This planning application is being made on behalf of Lucy Robinson, who seeks approval for the Proposed erection of 2.4m perimeter fencing HGV parking area including new gates at Anglia Motel, Washway Road, Fleet, PE12 8LT.

The proposals involve the erection of a 2.4m high metal mesh fencing around the perimeter of the existing HGV parking area for safety & security reasons which should therefore be acceptable in principle subject to complying with policies intended to protect the character and appearance of the immediate context.



Figure 01. Photograph showing a typical 2.4m high metal mesh fencing, as proposed.

2.0 Use, Design and Scale

The proposed use of the site will remain unaffected following the fence & gate works proposed.

Please see detailed drawings submitted with this application for the location of the proposed 2.4m high metal fencing & gates.

The external appearance and materials have been carefully selected to create a high-quality proposal which honours the immediate setting of the site the HGV parking area.

The location, height & materiality of the proposed fencing & gates are reflective of the proposed use and therefore is minimal when viewed across the wider site.

3.0 Access and Parking

Access is currently served from Washway Road, Fleet, PE12 8LT which will remain. A Proposed New ANPR on brick pillar(s) & boom gates are proposed to the existing vehicular access, sufficiently located over 50m away from Washway Road.

The existing access includes general good visibility and an area for all sized vehicles to exit off of Washway Road and park up before entering the HGV parking area.

Once entering the site via the access, the existing extent of hardstanding will be retained and is unaffected by the proposals put forward in this application.

4.0 Landscaping

There are no existing hedgerow & trees located within the application site boundary.

Site levels will remain as existing.

5.0 Waste management

There is no waste management proposed or required within the fencing works & gates proposed.

6.0 Drainage

All surface water to the existing hardstanding will be retained & unaffected by the proposals.

There will be no Foul water created or required from the proposals.

7.0 Flood Risk Assessment

The application site is located within flood zone 3 on the EA flood maps, please see map extract below, as such the site is considered High probability risk in terms of flooding. Please note the proposals involve no residential bedrooms and/or habitable rooms and therefore the proposed and/or additional risk will be negligible. The proposed works simply involve the erection of a new metal mesh fencing and associated gates to an existing HGV Parking area.

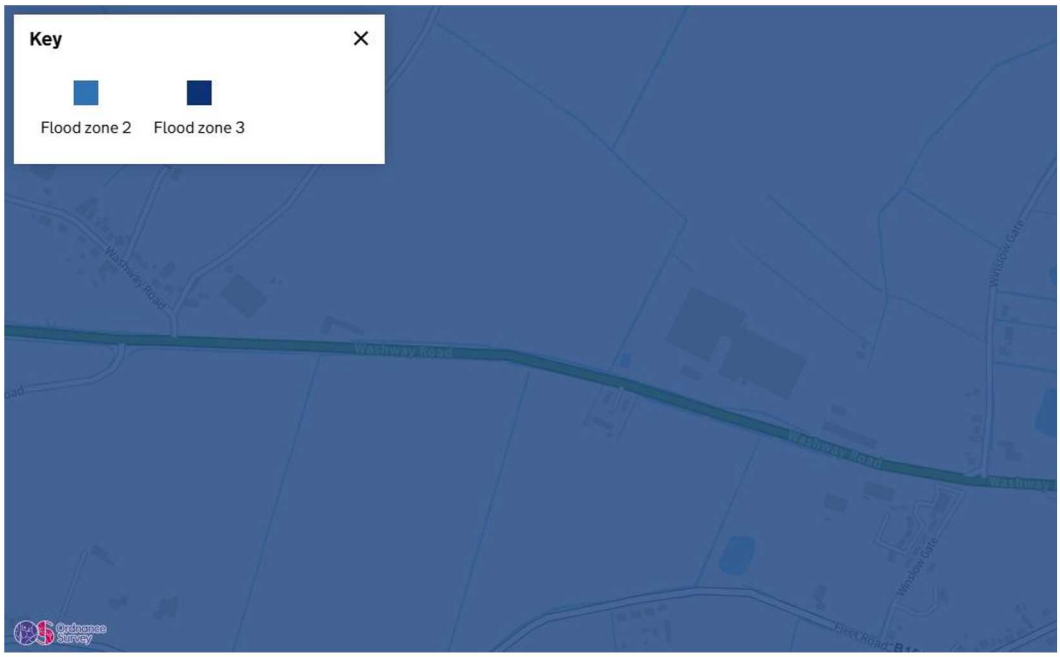


Figure 02. Planning flooding map showing flood zone 03.

8.0 Ecology / BNG

There are no existing buildings located on site and therefore there is no potential for bats & birds.

The application is solely for a new fence on existing hardstanding therefore De Minimis Exemption applies.

9.0 Conclusion

We feel this proposal is low impact and will integrate perfectly with the surrounding character of the immediate setting & location.

The proposed fencing & gates works have no detrimental impact upon the wider area and is therefore acceptable in terms of principle of development.

This planning application should therefore be approved.