

# ML Planning Ltd.

**FULL APPLICATION FOR A  
NEW DOMESTIC ACCESS TRACK**

**at**

Richmond Cottage  
Hough Clough Lane  
Chipping  
Preston  
PR3 2NT

**DESIGN & ACCESS STATEMENT**

## **Outline Description of the Application**

It is proposed to construct a new permanent domestic access track at land adjacent to Richmond Cottage, Chipping.

## **Planning History**

3/99/0479/P – Provision of grass access track using grass paviors and improvement of existing entrance to highway – APPROVED

(This permission was never implemented, as the location was deemed unfeasible. This new application is the new alternative to this old scheme).

**It should be noted that this new application would result in a track less than half the length of that previously approved.**

## **Background and Reason for the Application**

The applicant currently owns two properties which use the same access track for their domestic access. It is the intention of the applicant to sell one of these properties (Richmond Houses) and keep the other (Richmond Cottage) where she currently resides.

The issue with this decision is that both properties now share an access. Once Richmond House is sold, the new owners will need domestic parking. The only space for this would block the means of access to the applicant's home.

For this reason it is proposed to take a branch off the main access track to create a separate access for Richmond Cottage. The introduction of this track would have no negative impacts to the AONB due to the construction materials proposed.

## **Amount & Scale**

The track is approximately 170m long, consisting of 2No 1m wide strips (as shown on the site plan). This leads to a total floor area of 340 square metres.

## **Use**

The track will serve Richmond Cottage as its daily domestic access.

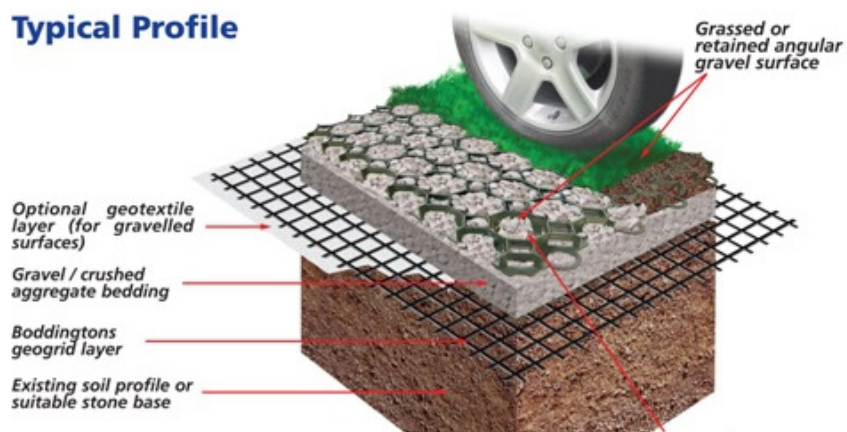
## Layout

The proposed track branches off the main access road at the point of a current lay-by / field access. It then takes the most logical route to the house, crossing a ditch at the point with the least surrounding vegetation. No trees or hedgerow removal will be required as a result of this application.

It is proposed to pipe the ditch at the point where the track crosses it. This is regular practice and will not impact the flow of water in any way. It should also be noted that no removal of trees will be necessary at the point the track will cross the ditch.

## Landscaping & Appearance

It is proposed to use 'grass paviors' as a topping layer for the new track. This is a process where although the surface has the appearance of grass, it is substantial enough to take a vehicle weight.



This construction method gives the illusion that the field has not been touched, when in fact the applicant will be able to use the 'track' on a daily basis without issue.



Finished Appearance of Grass Paviors

**The use of this material will ensure no detrimental visual impacts to the surrounding AONB**

## Access

Access is gained from Hough Clough Lane, along the existing access track. It is proposed that the access to Richmond Cottage will then branch off as shown on the site plan, and once Richmond House is sold, the new owners will use the original route and have sufficient parking space next to their property. Visibility is excellent and this application will reduce congestion at the northern end of the existing track.

This new location is much more unobtrusive in terms of visual impact due to its location. The previous permission took a long route across undulating landscape, and was never implemented by the applicants because of their concerns over this matter. The route of this newly proposed track is more logical and will present no visual impacts.

## Policy

Policy ENV1 and ENV2 prevent any development within the AONB which will harm the character and natural beauty of the area.

It must be noted that on completion of these works, this access track **will not be visible** due to the construction materials. It will cause no detriment to the surrounding AONB.

It is stated in Ribble Valleys Local Plan that *“the protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal”*. This has been the key consideration when deciding on the location, route and appearance of this new access track.