



JUDITH DOUGLAS TOWN PLANNING LIMITED

Park Hey House, Stoneygate Lane, Knowle Green, Preston
PR3 2ZS

Proposed development: Alternative vehicle access onto
Stoneygate Lane.

Planning Statement

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JDTPLo114

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1.0 INTRODUCTION

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs J Swift. In July 2016 planning permission was granted on appeal for a new access to The Paddocks, Stoneygate Lane Ribchester. The Paddocks is immediately to the west of Park Hey. The proposed new access to Park Hey will be on the east side of Stoneygate Lane slightly to the north of the new access (now constructed) on the west side to The Paddocks. The Inspector in the appeal decision letter noted that the new access would *“not cause harm to the character and appearance of the area”*. In regard to the need for the access he said, *“the policies in the development plan do not require that special or exceptional circumstances are demonstrated to justify new development in the countryside, and as a general principle it is not necessary to demonstrate that there is a need for development.”*¹

1.2 We consider that the access proposed at Park Hey is so similar in all regards to the approved scheme at The Paddock that planning permission should be granted. This statement will set out the proposal and assess this against planning policy and the Inspector’s assessment of the neighbouring approved scheme and conclude that planning permission should be granted.

1.2 The application should be read in conjunction with:

Location Plan

107 26 B Proposed new drive entrance 1:500 dated 07/17

Ecological Appraisal dated 27/09/2017

Hedge transplant methodology

2.0 PROPOSAL AND SITE DESCRIPTION

2.1 The proposed development is to create a new vehicular access off Stoneygate Lane so that it approaches the principle elevation of the house. This will require a new access point off Stoneygate Lane and the loss of a small section of hedge. In order to achieve sight lines of 2.0m by 114m short sections of hedge will need to be transplanted. The access will pass through the field and a passing place is proposed part way along the new access. The access which will enter the garden area of Park Hey and terminate in a new parking and turning area.

¹ Appendix 1 Appeal decision APP/T2350/W/16/3146390

- 2.2 The application site is an agricultural field surrounded by agricultural which is immediately to the south of the house. The existing vehicle access is to the north of the house and also serves the agricultural building and a holiday cottage under construction. The land falls gently from north to south. Stoneygate Lane is straight in this location and bounded by relatively wide highway verges behind which are high hedges.

3.0 PLANNING SITE HISTORY internet cut out check if complete

- 3.1 3/1991/0135 Conversion of barn to form part of existing dwellinghouse with link approved 11/07/1991
- 3.2 3/2002/0504 Erection of car port with balcony to rear elevation.
- 3.3 2/2002/0506 Erection of shed for tractors and formation of new agricultural vehicular access approved 05/08/2003
- 3.4 3/2012/0499 Proposed erection of two holiday units, patio garden and garden and extend vehicular access approved 20/08/2012
- 3.5 3/2015/0834 Non-material amendment approved 09/12/2015
- 3.6 3/2017/0151 Construction of one holiday unit approved 11/04/2017

4 THE DEVELOPMENT PLAN

- 4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy.

Key Statement EN2 – Landscape

Policy DMG1 – General Considerations

Policy DME2 – Landscape & Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

Section 7 – Requiring Good Design

Section 11 – Conserving and enhancing the natural environment

5 EVALUATION

Landscape Impact

- 5.1 The application seeks consent for the creation of a new residential access onto Stoneygate Lane to serve Park Hey, Stoneygate Lane Ribchester. Park Hey is located on the east side of Stoneygate Lane in an area identified as open countryside. Park Hey is a traditional stone house with the principle elevation of the house facing south perpendicular to the road. There

is a small pedestrian gate off the road into the garden at the front of the property. The existing vehicle access is at the rear of the property and shared with the recently approved holiday accommodation and the agricultural building. A public footpath runs through the field adjacent to the southern border of the garden. The proposed access will cross the public footpath.

- 5.2 The Planning Inspector noted that Stoneygate Lane is bounded by high hedges to both sides, which are a strong visual feature, with access to individual properties and fields generally being through short gaps in the hedgerow. He noted that the height of the hedges was such that they prevented views of the countryside beyond to both drivers and pedestrians. The case is similar here in that the field through which the new access will pass is screened from Stoneygate Lane by a continuous hedge.
- 5.3 As with the application at The Paddock the proposed access does not follow any established field boundaries, it would be a ground level feature and would be screened by the hedgerow that runs alongside Stoneygate Lane and the buildings and trees to the north at Park Hey. Looking east across the field the land appears flat and the rise to the north is gently and continuous in relation to Stoneygate Lane so that the proposed access road would remain at a constant level relative to the viewer. The access would be visible to pedestrians using the public footpath which crosses the northern boundary of the field. However, this would only be for a short length between the two stiles and beyond which the access would again be screened by hedges.
- 5.4 Within the context of the wider landscape the proposed access would be a relatively minor feature that would be largely screened from wider views. No lighting is proposed. The car parking area and turning area is within the garden area of the property. The development will not have an unduly urbanising effect on the landscape. The proposal would not cause harm to the character and appearance of the area and the surrounding countryside and meets the requirements of Key Statement EN2 and Policies DMG1 and DME2 of the Core Strategy.

Ecology

- 5.5 An ecological appraisal of the site was carried out in September 2017. There was no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by the site development following the mitigation proposed. The mitigation proposes compensatory planting and habitat enhancement, including transplantation of intact hedgerows. A hedge transplant method has

been submitted with the application. The vegetation to be cleared has a low ecological significance. The trees close to but outside of the development area are generally of low quality. The proposal complies with the requirements of policy DME3.

Highways

- 5.6 The Inspector in his decision at The Paddocks was quite clear that justification for the new access was not required by the policies in the development plan. The Highway Engineer commenting on that appeal suggested that sight-lines of 2.0 x 114m in both directions from the centre of the new site access onto Stonegate Lane would be acceptable.² The submitted plan 107 26 B shows that the prescribed sight lines can be achieved by setting back the hedgerow into the field. The ecologist has provided a methodology by which the existing hedgerow can be transplanted so that the effect on the landscape and on ecology is minimal.
- 5.7 The proposed access as designed would not raise any highway safety concerns. Conditions could be added to a permission if granted to ensure that the visibility splays are maintained in the future.

6 CONCLUSION

- 6.1 We have demonstrated that the proposed access is of an appropriate design and scale and would have negligible impact on the site features and the wider landscape. The proposal fully complies with the policies EN2, DME2, DME3 and DMG1 of the Core Strategy. The proposed access would raise no highway safety concerns and there would be no adverse impact on ecology. There are no reasons in policy terms to withhold the grant of planning permission.

Appendices

Appendix 1 Appeal decision APP/T2350/W/16/3146390

Appendix 2 Lancashire County Council letter dated 15th April 2016 reference LHS/CSAPP/APP/T2350/W/16/3146390

² Appendix 2 Lancashire County Council letter dated 15th April 2016 reference LHS/CSAPP/APP/T2350/W/16/3146390