Proposed new vehicular access & driveway

The Stables, Chaigley Road, Longridge, PR3 3TQ

Prepared by:

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Introduction

This Design and Access Statement has been prepared in support of a full planning application for the construction of a new vehicular access and associated drive way to the existing stables @ The Stables, Chaigley Road, Longridge, PR3 3TQ.

The proposal seeks planning permission for the formation of a new vehicular access and driveway to improve the safety and functionality of access to the stables.

Whilst the existing access currently serves the property, operational experience following occupation has demonstrated that an alternative access arrangement would provide significant highway safety benefits through improved visibility, reduced gradients and enhanced vehicle manoeuvrability.

The proposal relates solely to alterations to the means of access and does not involve the erection of any additional buildings or intensification of the residential use of the site.

Site Description

The site occupies a transitional location on the edge of the built-up area and adjoins the existing settlement boundary of Longridge.

Urban development extends immediately to the south, whilst land to the north becomes increasingly open and rural in character.

The existing buildings currently benefits from a vehicular access taken from Chaigley Road, located within the southern corner of the site.

The application proposes an improved access arrangement designed to provide safer and more convenient access to the stables.

Planning Context

A dwelling has been recently constructed following the grant of planning permission.

Since occupation, it has become applicants that the current access arrangement could be improved in terms of highway safety and operational convenience.

The proposed new vehicular access has therefore been designed to provide:

- improved visibility;
- safer vehicle movements;
- improved driveway geometry;
- enhanced accessibility;
- a more practical means of serving the existing stables.

The proposal represents a highway improvement rather than additional development.

The Proposed Development

The application seeks permission for:

- construction of a new vehicular access as annotated within the proposed site plans.
- construction of an associated driveway;
- localised alterations to boundary treatments where necessary;
- associated engineering works;
- soft landscaping following completion subject to LA approvals.

Design Principles

The design has been informed by five principal objectives.

Highway Safety

The overriding objective has been to improve highway safety by providing a more suitable point of access with enhanced visibility and safer vehicle manoeuvring.

Respect for Local Character

The proposed access has been designed to complement the semi-rural character of the locality.

The engineering works will be kept to the minimum necessary. All existing landscape features will be retained wherever practicable.

Accessibility

The improved access will provide safer and easier access for:

- residents;
- visitors;
- delivery vehicles;
- refuse collection vehicles;
- emergency services.

Environmental Considerations

The proposed has been designed to minimise visual impact.

Existing landscaping will be retained wherever possible with replacement planting undertaken where necessary.

Amount

The proposal comprises a single vehicular access together with a driveway serving the stables.

No additional residential units are proposed.

Layout

The proposed layout has been designed to maximise highway safety whilst respecting the existing site constraints.

The driveway has been aligned to:

- provide smooth vehicle movements;
- minimise reversing;
- improve turning capability;
- reduce gradients;
- improve forward visibility.

Adequate parking and turning facilities remain available within the site.

Scale

The development is modest in scale.

The proposed access reflects that expected for a single detached dwelling and has been designed to highway authority standards where appropriate. The access driveway is intended to be 5500mm wide.

The proposal does not introduce any visually dominant infrastructure.

Appearance

The proposed access has been carefully designed to preserve the appearance of the site.

Typical materials are expected to include:

- bound gravel or permeable surfacing;
- natural stone edging;
- native hedgerow planting;
- timber field gates where appropriate.

These materials reflect the established rural character of the surrounding area.

Landscaping

Landscape considerations have formed an important part of the design process.

The proposal seeks to:

- retain existing mature vegetation wherever possible;
- minimise removal of hedgerows;
- reinforce existing landscape character;

- introduce replacement native planting where required.

The overall visual impact is therefore considered negligible

Access

The proposal significantly improves access arrangements for the stables.

The replacement access provides:

- improved visibility splays;
- safer entry and exit;
- reduced vehicle conflict;
- improved manoeuvrability;
- easier access during adverse weather conditions.

The proposal represents a significant improvement over the existing arrangement.

Highway Safety Assessment

Highway safety forms the principal justification for the proposal.

Although the stables currently benefit from vehicular access, practical experience following occupation has demonstrated opportunities for significant improvement.

The proposed access has been designed to:

- improve visibility for emerging vehicles;
- provide a safer junction with the public highway;
- improve stopping sight distances;
- reduce the risk of vehicle conflict;
- improve accessibility for larger service vehicles.

Importantly, the proposed does not generate any additional vehicle trips from, into or around the site. Traffic associated with the dwelling remains unchanged.

The proposed simply provides a safer point of access.

National Planning Policy Framework Assessment

The National Planning Policy Framework (NPPF) places considerable emphasis on achieving sustainable development whilst ensuring developments provide safe and suitable access.

The proposal accords with these objectives.

Sustainable Development

The proposal contributes positively towards the three dimensions of sustainable development.

Economic

The proposal secures safe access to the existing stables, facilitating continued occupation and servicing.

Social

The proposal delivers clear social benefits through improved highway safety and accessibility.

Environmental

The proposal has minimal environmental impact, involves no additional built development and preserves the character of the surrounding area.

Promoting Sustainable Transport

Chapter 9 of the NPPF seeks to ensure developments provide safe and suitable access for all users.

The proposed development directly supports this objective by replacing an existing access arrangement with one offering:

- improved visibility;
- safer geometry;
- enhanced manoeuvrability;
- improved operational safety.
- No increase in traffic generation results.

Achieving Well Designed Places

Chapter 12 promotes high quality design.

The proposal:

- responds positively to local character;
- retains important landscape features;
- limits engineering works;
- respects surrounding development;
- integrates successfully into its setting.

Planning Balance

The proposal delivers clear planning benefits including:

- improved highway safety;
- improved accessibility;
- improved emergency access;
- minimal landscape impact;
- no increase in traffic;

- no increase in residential development.

There are no material planning harms arising from the proposed

Ribble Valley Core Strategy Assessment

The proposal is considered to accord with the relevant policies of the Ribble Valley Core Strategy.

Policy DMG1 – General Considerations

The proposal:

- respects local character;
- safeguards residential amenity;
- improves highway safety;
- integrates with surrounding development;
- protects visual amenity.

The proposal therefore complies with Policy DMG1.

Policy DMG2 – Strategic Considerations

The proposal supports sustainable development through improved accessibility whilst making efficient use of an existing semi-residential site.

The proposal therefore accords with Policy DMG2

Policy DME2 – Landscape and Townscape Protection

The proposal has been designed to minimise landscape impacts.

Existing vegetation will largely be retained with any necessary replacement planting undertaken using native species.

The proposal therefore preserves local landscape character.

Conclusion

This application seeks planning permission for the construction of a new vehicular access and driveway serving existing stables the site known as The Stables, Chaigley Road, Longridge.

The proposal has been developed in response to operational experience following occupation of the dwelling and is intended to deliver a significantly safer, more convenient and more sustainable means of vehicular access.

The proposal will improve visibility, reduce potential conflict between vehicles, enhance access for residents and emergency services, and provide a practical long-term solution without increasing the scale or intensity of development.

The proposal respects the character of the surrounding area, preserves landscape features wherever practicable, and accords with the objectives of the National Planning Policy Framework together with Policies DMG1, DMG2 and DME2 of the Ribble Valley Core Strategy.

Accordingly, the proposed development is considered to represent sustainable development and planning permission is respectfully requested.