



DESIGN, PLANNING & ACCESS STATEMENT



PLANNING APPLICATION FOR:

Reopening a separate access to land to the rear of the adjoining property Ellmar

SITE ADDRESS

Westside, Welshpool Road, Bicton Heath, Shrewsbury

PROJECT DETAILS

Prepared by: LGAS
Date: -
Job No: LSP/
Client Name: Mr. S. Potts
Revision: -

CONTENT (Hold 'control' and click on link to go directly to desired section)

- 1.0 [The Proposal](#)
- 2.0 [Site Location](#)
- 3.0 [Design Principles](#)
- 4.0 [Drainage & Flood Risk](#)
- 5.0 [Access & Highways](#)
- 6.0 [Landscaping & Ecology](#)
- 7.0 [Planning & Site History](#)
- 8.0 [Planning Policy Context](#)
- 9.0 [Sustainability Assessment](#)
- 10.0 [Deliverability](#)
- 11.0 [Conclusion](#)
- 12.0 [Appendices to DPAS](#)

1.0 THE PROPOSAL

- 1.1 We propose to re-open a previously closed side access to create an independent access to land in the ownership of the adjoining property, Ellmar.

2.0 SITE LOCATION

- 2.1 The access is situated along Welshpool Road, as shown on the existing site plan.

3.0 DESIGN PRINCIPLES

- 3.1 The track is an already existing access that has previously been closed when development was undertaken on the adjoining Westside group of dwellings.
- 3.2 The intent is to create a separate access to serve the land to the rear of the neighbouring property, Ellmar.

4.0 DRAINAGE & FLOOD RISK

- 4.1 The proposal will not be affected by either drainage or flooding.

5.0 ACCESS & HIGHWAYS

- 5.1 We intend to re-open a side access that was previously connected to Westside group of dwellings. The access is existing, if a little overgrown, and will require minimal maintenance to be brought up to the required standard of a residential access.
- 5.2 An appropriate bell mouth will be created on to Welshpool Road, which will involve land in the ownership of the applicant and the owner of Ellmar. In this regard, a certificate B has been served on the agents acting for the owner of Ellmar.

5.3 Immediately to the west of the access is a boundary treatment of close board fencing (see fig.1). This property is occupied by the son of the applicant but is still in the ownership of the applicant. We will need to move the boundary fence back from Welshpool Road approximately 1 metre to enable the requisite visibility splay of 110 metres.

5.4 (fig.1 boundary to the West of the access).



5.5 To the East of the access, the property Ellmar has an existing established hedgerow along its boundary to Welshpool Road (see fig.2). The applicant has an agreement with the owner to remove and amend a section of the hedgerow to enable the requisite visibility splay of 110 metres to be achieved.

5.6 (fig.2 boundary to the East of the access).



5.7 Both parties have been formally advised in accordance with the provisions of the Certificate B submitted with the application papers.

5.8 *Fig.3 (Aerial of existing access dated 6.29.2018 – access marked in red).*



5.9 The use of the access will be limited to occasional access by the owner of Ellmar, with respect to the existing use of his residential activities on the land.

6.0 LANDSCAPING & ECOLOGY

6.1 The adjacent properties will have to amend their landscaping (as mentioned above), and this will be undertaken before the access is opened. A more detailed illustration of the works required can be found on the accompanying Access Plan.

7.0 PLANNING & SITE HISTORY

7.1 The access had previously been agreed to be closed as part of a previous application to develop residential dwellings on the Westside site. This current application is made in response to changing circumstances as the overall development has proceeded and it is not considered that it will have any adverse impact on the main access to Westside.

8.0 PLANNING POLICY CONTEXT

- 8.1 The proposal is a minor change to an existing development and there is no conflict with Planning Policy.

9.0 SUSTAINABILITY ASSESSMENT

- 9.1 This development will have very little, if any impact on the environment and will be fully sustainable.

10.0 DELIVERABILITY

- 10.1 The applicant intends to undertake works very soon after the approval of the application. Only minor developmental works will need to be undertaken; therefore, development will be swiftly completed.

11.0 CONCLUSION

- 11.1 The re-opening of this access will have very little impact on Welshpool Road and could easily accommodate this access. It has been demonstrated that an appropriate visibility splay can be achieved from this position and there are no impositions upon the existing accesses to neighbouring properties.

12.0 APPENDICES TO DPAS

- 12.1 01.Location Plan
02.Existing Site Plan
03.Proposed Access Plan