

# DESIGN & ACCESS STATEMENT

## AND PLANNING REPORT

FORMATION OF NEW ACCESS (PART RETROSPECTIVE)

AT HEATHFIELD STABLES, MANOR HOUSE LANE, HIGHER HEATH, SY13 2HT

# OVERVIEW

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## DETAILS

<b>APPLICANT</b>	Allison Stuchfield
<b>DATE</b>	December 2021
<b>SITE</b>	Heathfield Stables, Higher Heath, SY13 2HT
<b>PROJECT</b>	Formation of access (retrospective)
<b>PREPARED BY</b>	Holly Walker (MRICS) at Peter Richards & Co.

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# I. INTRODUCTION

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## PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Ms Alison Stuchfield to seek retrospective planning permission for a new access created to serve their holding at Heathfield Stables.

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with both national and local planning policies. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the access.

## BACKGROUND & JUSTIFICATION

Heathfield Stables is owned managed by the applicant alongside her family and provides a livery service to local horse owners.

The applicants purchased the site in 2019 with the site having permission for equine use / livery yard since 2007. To improve the facilities on the site the applicants received permission in July 2020 (20/01078/FUL) for a menage, office/rest facilities and a wash box.

A confidential side letter is submitted with this application, however, it is confirmed from the plans submitted, that the proposed access is wholly within the ownership of the applicant and her family, replacing a previous access which they only had rights across.

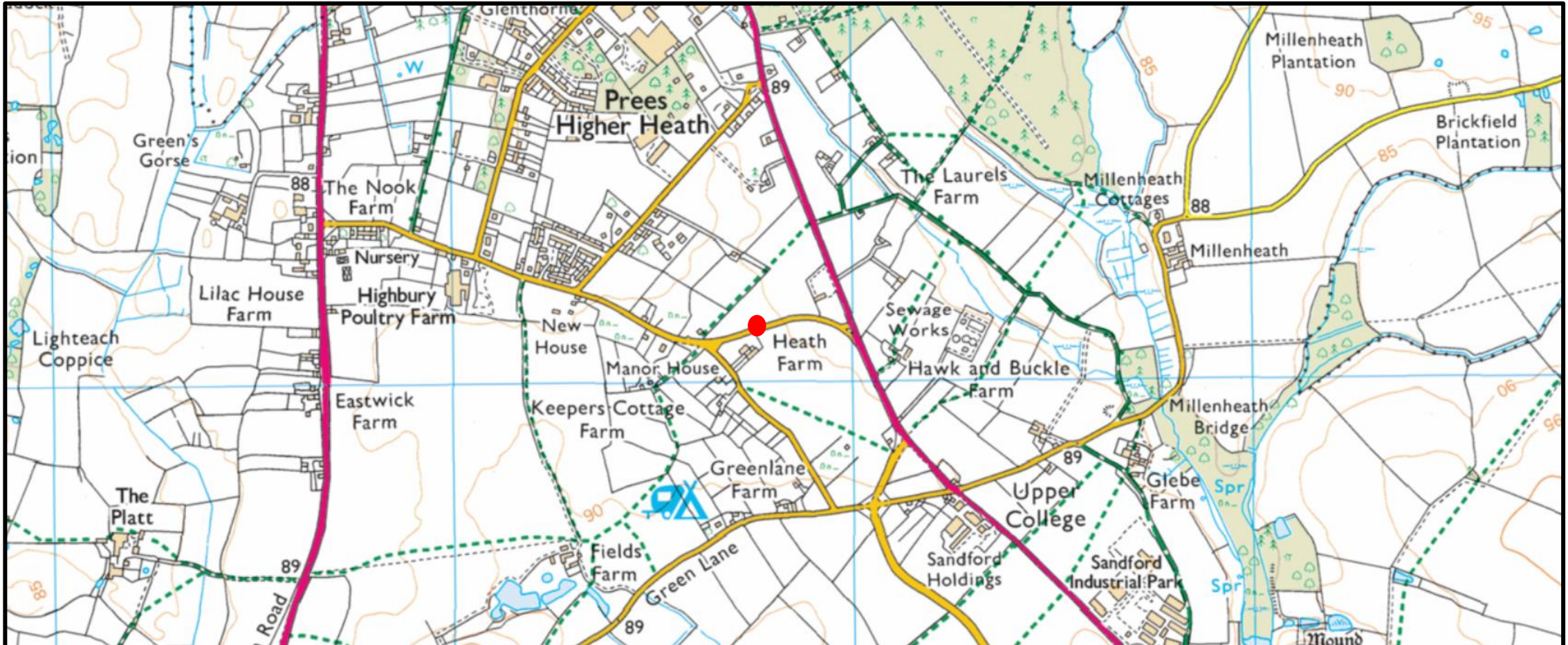
Please note the access has been formed and suitable hardstanding laid, however it is acknowledged it is not complete as it has not been surfaced with a sealed surface.

Supporting photos are enclosed with this statement.

# 2. THE SITE & CONTEXT

## SITE LOCATION

The site is located on the edge of the settlement Prees Higher Heath.



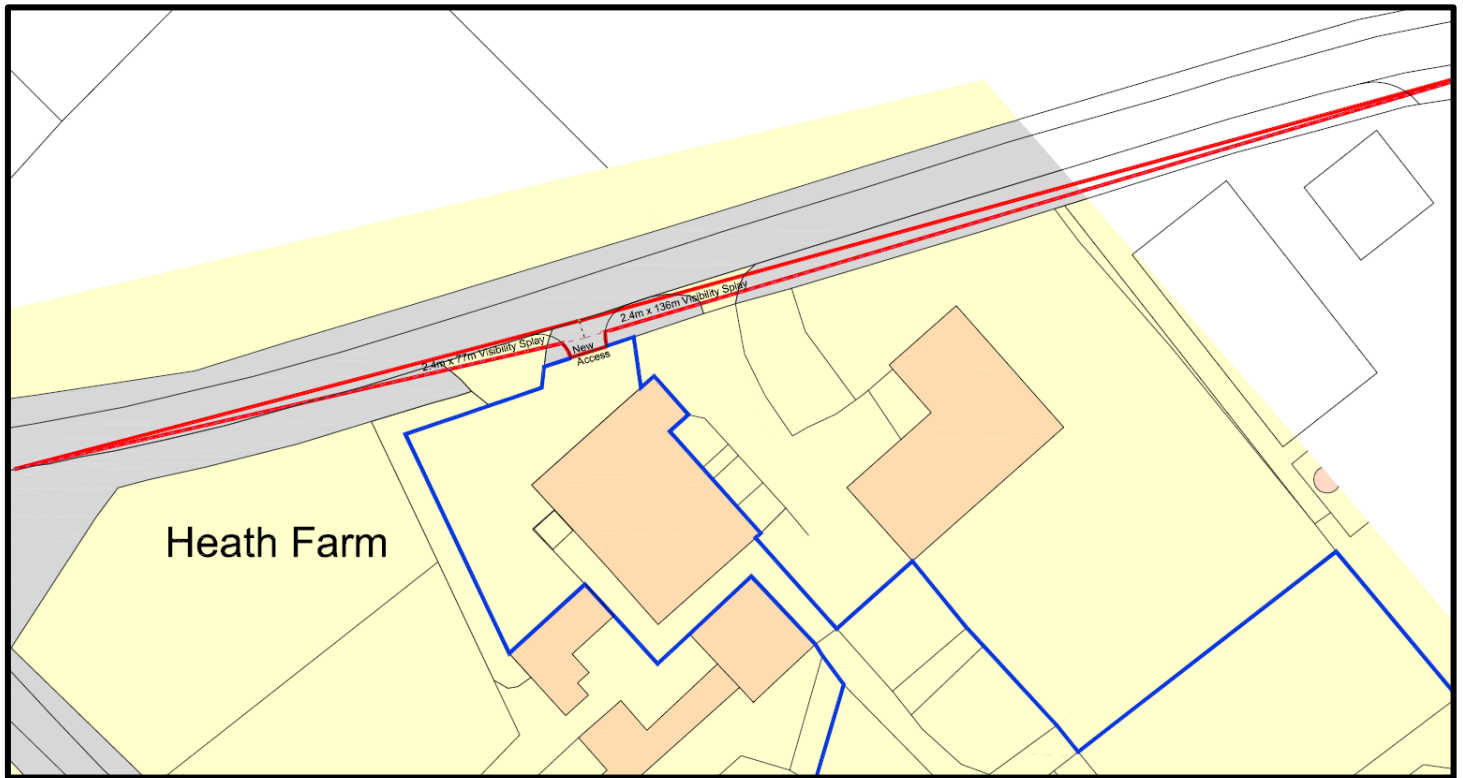
# 3. THE PROPOSED DEVELOPMENT

This application seeks to regulate the construction of an replacement access onto the public highway.

The access is currently surfaced with permeable chippings although it is acknowledged the first 5m will need to be surfaced with tarmac. Please note, that it is proposed that the access shall be constructed in accordance with specification outlined in the Shropshire Manual for Adoptable Roads & Transport 2021, and any associated documents.

The visibility splays available from the proposed access are consistent with the visibility from previous access and are quantified at 77m to the east and 136m to the west, which is considered in acceptable.

To confirm these visibility splays are not impeded by third party land.



# 4. PLANNING POLICY CONTEXT

## CONTEXT

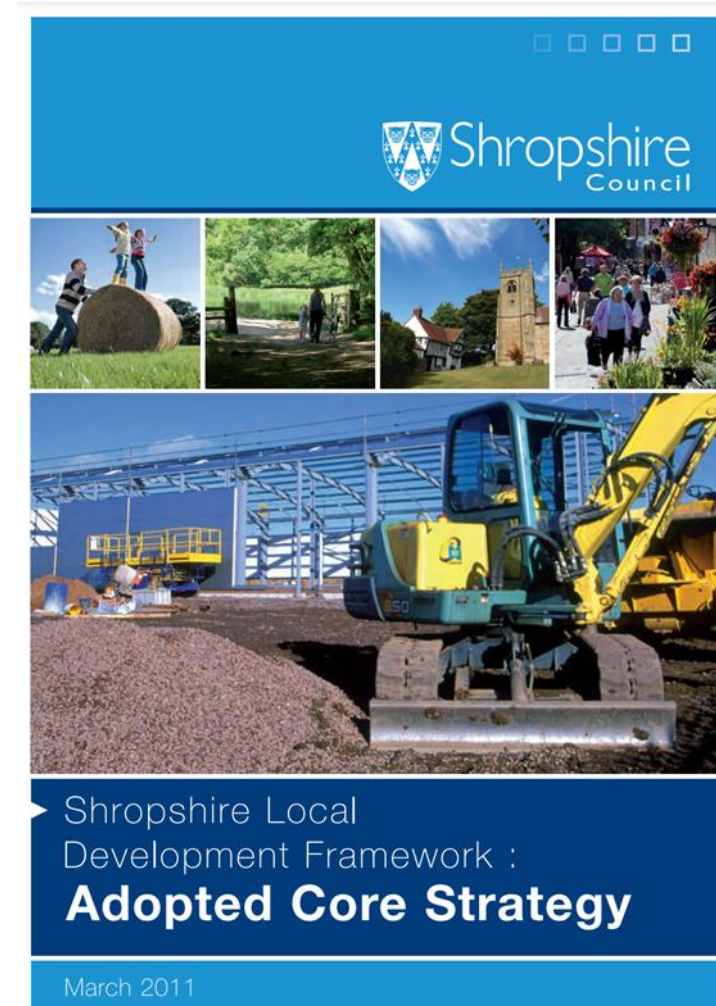
Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”

## LOCAL PLAN

The Development Plan for the application site, which is located in Shropshire Councils jurisdiction, incorporates two key documents; 1) *Core Strategy DPD* - adopted 24th February 2011 and 2) *Site Allocations and Management of Development Plan* - adopted 17th December 2015.

## OTHER GUIDANCE

Other material considerations would include the Government’s *National Planning Policy Framework (NPPF)* and *Planning Practice Guidance*, along with the Councils Supplementary Planning Documents.



# 5. PLANNING APPRAISAL

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Key policies related to this development include;

**Core Strategy Policy CS6 – Sustainable Design and Development Principles** – *“To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change.”*

**Core Strategy Policy CS7 – Communications and Transport** – although this policy is not directly applicable, it is considered that the over-arching objective of the policy is to ensure that transport infrastructure is kept up to date with changing need..

**SAMDev Policy MD2 – Sustainable Design** *“Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.”*

## PLANNING HISTORY

The relevant planning history is detailed below;

- **20/01078/FUL** Construction of a ménage measuring 25m x 45m with four lighting columns 6m tall for private use and liveries only; siting of static caravan for rest facilities and office; and erection of wash box. GRANT 17th July 2020
- **11/01372/FUL** Erection of extension to existing stable block GRANT 6th June 2011
- **NS/07/01350/FUL** Application under Section 73 of the Town and Country Planning Act 1990 to retain 4No. stables with attached tack room, change of use to Livery Yard and alteration to northern access CONAPP 17th August 2007
- **NS/06/00797/ENQ** Would like to keep Horses and have a small livery yard REC



# 6. MATERIAL CONSIDERATIONS

## ACCESS / TRAFFIC

The subject access will serve an existing livery business which has been established for a number of years after receiving permission in 2007.

The subject development will **not** see any intensification of use but seeks to regularise the existing access serving the holding (see plan above right).

## PUBLIC RIGHTS OF WAY

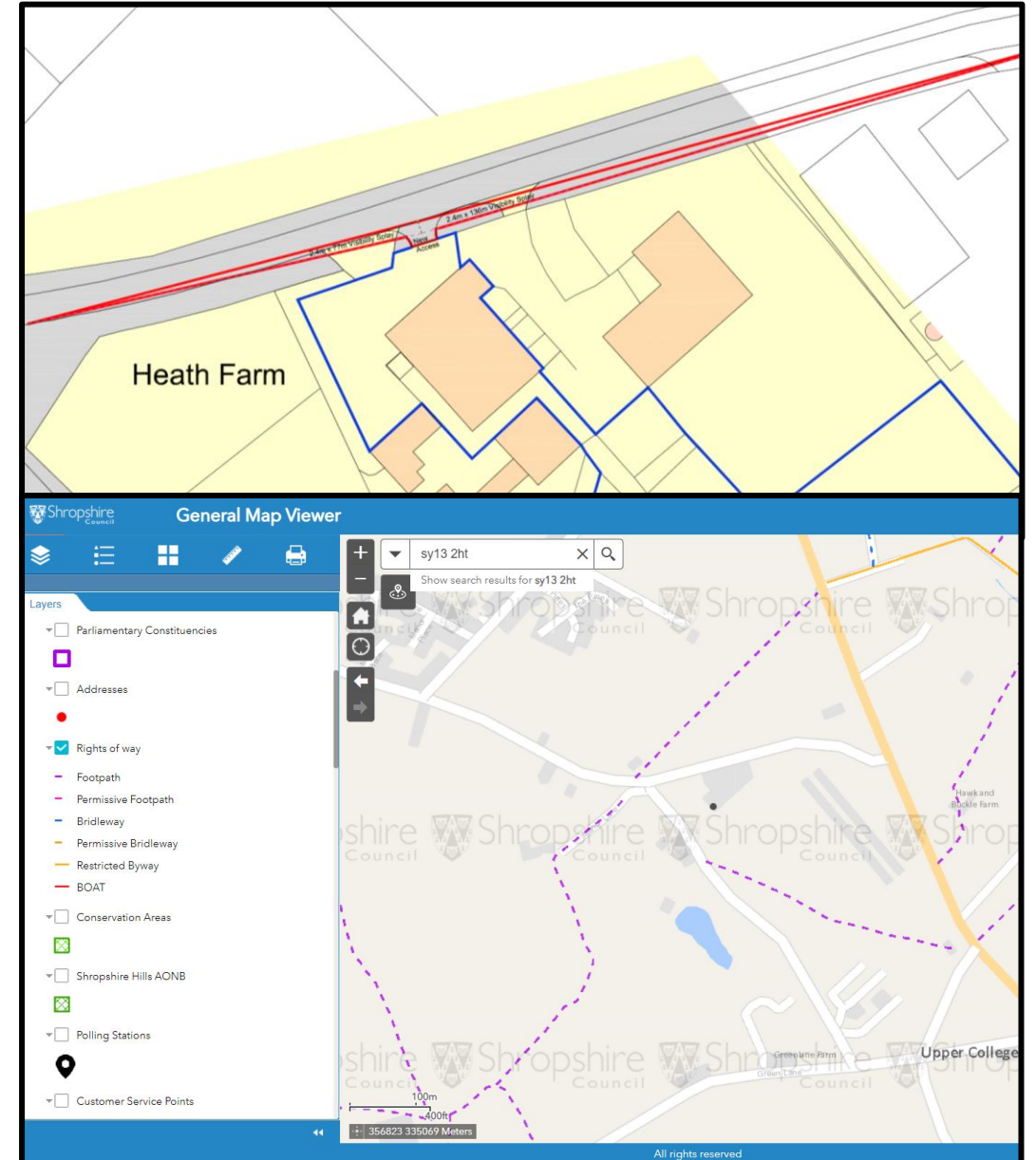
It is acknowledged that there is a public footpath which crosses the site but it is evident that the subject access will not impede this right of way (see plan below right).

## DRAINAGE

It is not considered that there are any adverse drainage implications, once surfaced the surface water will drain into the highway drains.

## BIODIVERSITY

As the application is retrospective it is not considered there is any adverse biodiversity impact from the development.



# 7. SITE PHOTOS



# 7. CONCLUSION

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This application seeks permission to regularise the relocation of a vehicular access onto Manor House Lane which serves Heathfield Stables.

The statement outlines the on-going requirement for the subject access but it also confirms that it is not considered that there are any adverse, technical, material issues arising from the proposal.

## PETER RICHARDS & CO. PROPERTY CONSULTING

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