



N E I L P I K E
ARCHITECTS

LAND ADJACENT ROSCOE LOWE FARM
ANDERTON, CHORLEY PR6 9HG

SUPPLEMENTARY PLANNING STATEMENT

FEBRUARY 2022

This supplementary Planning Statement has been prepared by Neil Pike Architects (NPA) for and on behalf of our client, the owners of the existing dwelling, stables and surrounding land at Roscoe Lowe Farm, Anderton, Chorley.

The document is prepared in addition to the existing Planning Statement initially submitted and provides an update on the proposals and objectives of the Applicant relative to this Application (App Ref: 21/01474/FUL).

It is accompanied by a revised Proposed Site Layout which also provides further information as to the proposal and significantly, highlights the intentions of the Applicant to respect, preserve and enhance the immediate area and Green Belt setting with this Application.

The proposal involves the proposed conversion and extension of the existing stables to create a dwelling, together with a new access track off the existing vehicle access from the main road leading to the field. It has come to our attention however, that previously there used to be a track along the field which provided vehicle access to the stables and this section of the field is still used today by vehicles to transport horses and their food, equipment and so on.

The intention with this Application therefore is to re-instate this track enabling vehicle access to serve the new dwelling. This would result in the only form of 'new' development being the additional turning area at the stables access point, which will enable vehicles to reverse and then exit the track in forward gear. Furthermore, this area has received so much traffic over the years from the coming and going of vehicles and trailers that there is indeed no harm created or impact to the Green Belt in this particular area as the grass here has become patchy, soiled and unpleasing (see images below). In fact, the proposed surfacing will actually be an improvement to the Green Belt and the field.





These images also highlight the existence of the previous track and are dated 2009 and 2019. The intention is to formalise the re-instated track so it is more suitable for the intended use and also as to avoid infringement to the field.

This amended proposal conforms to policy HS9 and in particular 'HS9 g' which states:
'The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards and without the need for road improvements which would have an undue environmental impact'

Given the previous existence of a track in this location, there will be no undue environmental impact in the reinstating of it, especially given the willingness to minimise the impact by the use of a preferred and suitable finish to the track. The existing access from the highway ensures no traffic hazards are created either and I have noted that the Highways Department have raised no objection to the existing proposal.

It was initially intended to match the surfacing of the re-instated track to that of the existing driveway serving Roscoe Lowe Farm, however positive discussions have been held with the Case Officer regarding this and the Planning Officer and Applicant would rather a surfacing less 'invasive' on the openness of the Green Belt be used. It has been decided therefore that a permeable 'Geo-Cell Root' surfacing will be used in the reinstatement of the old track.



As can be seen this is essentially a Grass paving, requiring no excavation and can be installed over existing grass allowing grass to grow through the cell's providing a natural grass surface suitable for the use of the vehicles. It is a commonly used product and one which will benefit and improve the area in question and minimises the impact on the Green Belt.



Prior to this, the idea of utilising the existing driveway to Roscoe Lowe Farm, to access the proposed dwelling, was explored and discussed with our client. However, it was established that this isn't feasible, principally due to the topography of the site and the fact an existing detached garage and boundary wall stand in place. A substantial amount of infill would be required and thus a significant change in levels and topography to enable access this way. As we wish to minimise the amount of 'development', the thought (and associated costs) involved in changes to site levels etc was dismissed. The proposed method of reinstating the old track also enables privacy between the existing and proposed dwellings and avoids any potential issues down the line with regards to ownership debates, car parking and access.

Further thought has also been given to the new boundary treatment separating the land to be included within this application's ownership and that of the existing field. Again, we are happy for these to be something as simple as a few stones laid at say 3 or 4 metre centres on the grass, which has been shown on the revised Proposed Site Plan. Given the fact that the use of stables will be lost as part of this application there will be no horses using this field in the future. This again minimises the form of 'development in the Green Belt'.

To echo our previously stated objectives here, we strongly wish to minimise impact on and preserve the Green Belt land. It is in our client's interest to do this to preserve and even enhance the setting in their immediate locality. There are no other effected residents involved in this proposal and the reinstatement of the previous track to create a driveway to serve the proposed dwelling would consequently allow the existing dwelling at Roscoe Lowe Farm and the Proposed dwelling to be completely independent of one-another whilst utilising existing access points from the road to the field, to the proposed dwelling.