

Statement

To support a householder planning application to East Hampshire District Council

Application site address: 1 Griggs Farm Court, Longmoor Road, Liphook, East Hampshire GU30 7NU

Date: 07.02.2023



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Introduction:

A planning permission is sought for a new vehicular access from property at 1 Griggs Farm Court to Longmoor Road.

The new access is proposed to be constructed on the land situated between fence of 1 Griggs Farm Court and Longmoor Road owned by The River Wey Trust, who agreed to granting an easement to 1 Griggs Farm Court.

Pre-planning application advice was given by Planning Officer Mary Bird on 15 July 2021. In summary it was confirmed that permission is required for the proposal however further information is required in relation to highway safety issues, tree issues and the visual impact of the proposal.

This planning application is supported by the following documents:

Location Plan

Existing plans : 148PA01, 148PA02

Proposed plans : 148PA03A, 148PA04A

Sections: 148PA05A

Arboricultural Report

RCG - GCF – TLP rev.A. Tree Location Plan

RCG - GCF – TPP rev.A TREE PROTECTION PLAN

Reasons behind the proposal

There are currently four shared parking spaces available at Griggs Farm Court, which are shared by 6 medium sized properties. Whilst there is a neighbours agreement to share these parking spaces, the land where the parking spaces are situated belongs to 4 Griggs Farm Court.

Having reviewed the “title deeds”, there are no existing covenants which guarantee that 1 Griggs Farm Court will be able to use the existing parking spaces in the future as the existing verbal agreement could end at any time.

The applicant is a carpenter by trade and has a work vehicle in addition to a small family vehicle. The existing parking limitations often result in the applicant parking their vehicle either on the adjacent road (Lowsley Farm Drive), or near The Deers Hut, both of which are a 5–10 minute walk. The applicant would also like to future proof his property by having the option to introduce an electric vehicle charging point

Location

The site being a part of Griggs Farm Court stands on the northern side of Longmoor Road.



Proposal

The proposed works include construction of a new vehicular access and driveway connecting the application site with Longmoor Road.

The proposed crossover is to be located at the road curve providing the necessary visibility splays required to meet highways recommendations.

The works involve removal of one high b grade tree as described in Arboricultural Report.

The proposed driveway will be constructed next to the manhole containing water. The applicant will contact the waterboard notifying them of the works.

The materials used for the new crossover will gravel, colour cream and light brown, laid on a tree root protection system as described in Arboricultural Report and shown on drawings 148PA05 and RCG - GCF

– TPP rev.A. The new crossover of 1.5m depth measuring from the edge of Longmoor Road will be constructed of tarmac.

New post and rail fencing between the driveway and The River Wey Trust land will be constructed from timber to match existing fence.