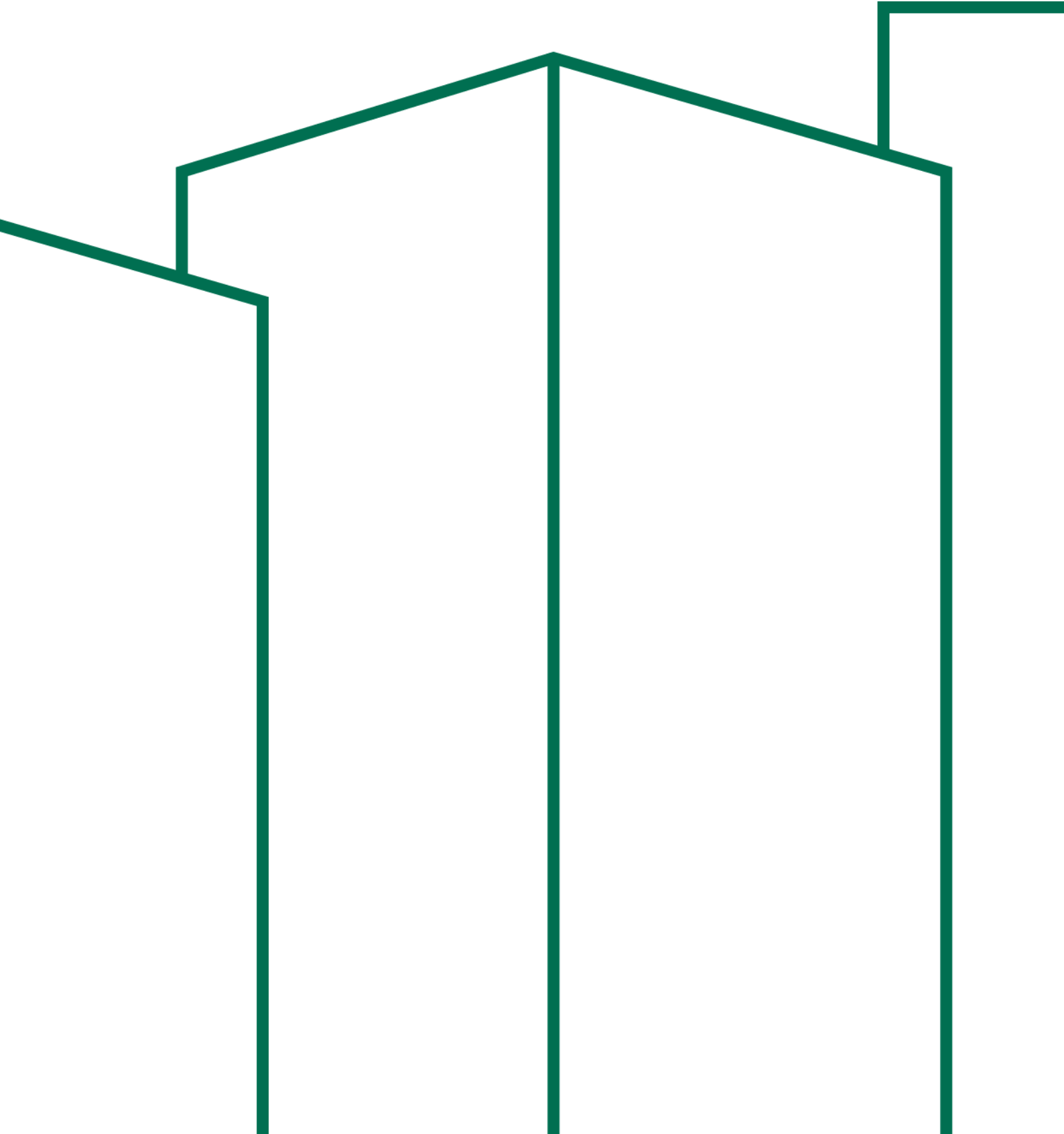




PLANNING STATEMENT

Mr J Haines
Land at Jayvid House
Blithbury
Rugeley
WS15 3JF

Creation of an Agricultural Access



1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to accompany a planning application submitted to Lichfield District Council. The application seeks planning permission for the construction of an agricultural access through the residential garden of Jayvid House and onto Blithbury Road.

1.2 The applicant owns a single agricultural field comprising of some 1.8 hectares, south of Jayvid House.

1.3 The only vehicular access onto the applicant's land is located in the north west corner of the field. However, the existing access crosses land owned by the neighbouring business (currently in use as a bridal shop) restricting the times the field can be accessed. Furthermore, the existing access is not suitable for agricultural vehicles. If the land to the rear of Jayvid House is to continue in agricultural use, then provision needs to be made for a more appropriate access.

The Application Proposals

1.4 The application seeks planning permission for the construction of an agricultural access onto Blithbury Road, through the residential garden of Jayvid House enabling access to the agricultural field to the south.

1.5 The location of the vehicular access is shown on the submitted drawing (6426.99 - Location Plan 1 to 1,250 @ A4). David Tucker Associates have undertaken a speed survey and have identified a location for the access that optimises visibility relative to the 85th percentile speeds. The proposed access

will be some 5 metres in width, with a field gate set back 7.5 metres from the road. As per David Tucker Associates' recommendations, the first 7.5 metres from the road will be surfaced with a bound material.

2.0 PLANNING POLICY

The Development Plan

2.1 The Development Plan includes the Lichfield District Local Plan Strategy 2008 - 2029 adopted 17 February 2015.

Lichfield District Local Plan Strategy 2008 - 2029

2.2 The following policies contained in the Lichfield District Local Plan Strategy 2008 - 2029 are relevant to the determination of this application:-

- Core Policy 2: Presumption in Favour of Sustainable Development
- Core Policy 7: Employment & Economic Development
- Core Policy 13: Our Natural Resources
- Policy NR1: Countryside Management
- Policy NR3: Biodiversity, Protected Species & their Habitats
- Policy NR4: Trees, Woodland and Hedgerows
- Policy BE1: High Quality Development
- Policy Rural 1: Rural areas

Rural Development Supplementary Planning Document (SPD)

2.3 The Rural Development SPD was adopted in December 2015. The SPD provides guidance relating to development within rural areas, including rural economy and tourism and recreation and leisure development.

National Planning Policy Framework (the Framework)

2.4 The application site is in a rural area. The Framework advises that planning policy should support economic growth in rural areas to create jobs and

prosperity and in this respect, planning policies and decisions should enable **“the development and diversification of agricultural and other land-based rural businesses”** (paragraph 88).

3.0 PLANNING CONSIDERATIONS

Principle of Development

- 3.1 The application site is in a rural area. Local Plan Policy Core Policy 7 states **“Proposals for economic development and diversification of the rural economy will be supported where they do not conflict with other Local Plan Policies.”** Policy Rural 1 advises that rural employment and diversification will be **“including initiatives which provide support to existing businesses, home workers and the provision of faster broadband and other technologies which help to develop the rural economy.”**
- 3.2 The Framework advises (paragraph 88) that planning policy should support economic growth in rural areas to create jobs and prosperity and in this respect, the local and neighbourhood plans should support **“the sustainable growth and expansion of all types of businesses and enterprise in rural area”**. Such plans are also encouraged to promote **“the development and diversification of agricultural and other land based rural businesses.”**
- 3.3 The formation of the access will allow for the continued use of the field for agriculture to support an existing agricultural enterprise within the rural area.
- 3.4 The proposed access, which at 5 metres in width is modest in scale, would be constructed at existing ground level. There will be no requirement for cutting into and forming gradients on the existing site. The supporting statement from David Tucker Associates confirms that the development would include minimal surfacing using a bound material for the first 7.5 metres of the entrance. The

access would be provided with a single width gate (5 metres) set back 7.5 metres from the existing hedge line.

Other Considerations

- 3.5 As is evident from the introduction to this statement, the proposed access is genuinely intended for the purposes of agriculture. The applicant's field comprises of some 1.8 hectares. The field can only be accessed through adjacent land not within the applicant's control. The proposed access is, in effect, essential for agriculture and will allow for the existing agricultural field to continue in its lawful use.

Highways Safety

- 3.6 The applicant has taken appropriate advice from a highway consultant; David Tucker Associates. It is evident from the submitted 25383-01 Site Access Technical Note that the access point has been chosen having regard to the speed surveys undertaken. Visibility splays are proposed to accord with the 85th percentile speeds. The access is of an appropriate width (5 metres) to serve the lawful agricultural use. David Tucker Associates identify that there is no need for any amendments to the existing drainage. The access will be gated on the existing hedge line; the gate can be erected as permitted development. In these circumstances, the proposed development is unlikely to have an adverse impact upon matters of highway safety.

Biodiversity

- 3.7 The creation of the access involves the removal of two short sections of hedgerow and a small area of lawn. It is proposed that native hedgerow will be planted either side of the proposed agricultural track.

3.8 The applicant has taken the appropriate advice from an Ecologist; Croft Ecology. The submitted Preliminary Ecological Assessment (PEA) (Report No. 20231005CEI_PEA_V1) states that the proposed hedgerow planting exceeds that to be removed resulting in a **“biodiversity net gain in hedgerows”**. The submitted PEA concludes (page 20) that:

“The proposed access track through small sections of hedgerow will not impact any features of high ecological interest and the inclusion of avoidance, mitigation and compensation measures above, this will ensure that any protected or notable species that may occasionally use the Site, will continue to be able to do so post-development. In addition, the recommended brash/log pile and additional native hedgerow planting will provide biodiversity enhancements in line with the National Planning Policy Framework (NPPF, 2023).”

Conclusions

3.9 The Framework seeks to promote the development and diversification of agricultural and other land based rural businesses. The application relates to the formation of a vehicular access to serve some 1.8 hectares of agricultural land that presently has no direct access to the highway network.

3.10 The proposed agricultural access will enable some 1.8 hectares of agricultural land to continue in its lawful use. In these circumstances, it is respectfully submitted that the proposed development is necessary for the operation of an existing agricultural enterprise. In this respect, the proposed access is deemed essential to the operations of agriculture and, as a consequence, is entirely

consistent with the policies contained in the Framework and those contained in the Lichfield District Local Plan Strategy 2008 - 2029. In the light of these circumstances planning permission should be granted.

WV/CMF/6426

18 March 2024



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Our Reference: WV/CMF/6426
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