

Our Ref: 101075

Your Ref: P/2016/00978

7th October 2016

Hilltop Cottage
Wood Lane
Uttoxeter
Staffs
ST14 8JR

Dear Members,

P/2016/00978- OUTLINE APPLICATION FOR THE ERECTION OF UP TO 5 DWELLINGS INCLUDING DETAILS OF ACCESS AT LAND AT JACKS LANE, MARCHINGTON.

Thank you for your comments received on the 4th October 2016. I am writing to address concerns and provide some clarity. I will also address comments made by local people in response to the application, which have been forwarded to me by Alan Harvey.

Access

The proposed access to Jacks Lane utilises a similar position to that which was previously proposed by the William Davis Limited application, as you mention. This position was adopted since, functionally and practically, it provides the most appropriate access for proposed development. The size of the access has been dictated by the turning radii required for vehicles entering and exiting the site to avoid vehicles entering verges, crossing pavements or adjacent gardens. It is noted that Staffordshire County Council raise no objections to proposed development on highways grounds and submit some recommended conditions only.

The proposed post and rail fence along the western boundary of the site is required to ensure the stock proofing of the neighbouring site which will remain in agricultural use. A new hedge utilising native planting is suggested by yourselves, this is something that can be incorporated into a detailed scheme via planning condition, however the fencing is necessary for the ongoing use of the neighbouring field and for the safety of livestock and prospective residents. An agricultural gate has also been incorporated along the western boundary of the site, allowing large agricultural vehicles, such as tractors, access to the site.

Comments received from local people also highlight concerns over road safety, for pedestrians, and increased traffic along Jacks Lane and throughout the village. In response, I would reiterate that Staffordshire County Council have not raised highway safety as an issue, whilst the scheme also incorporates a new pavement along the eastern boundary which will provide a safe environment for future users of the site and also for local residents since no pavement currently exists. Although it is accepted that the development will result in some increase in traffic in the village, given the size of the development, it is not considered that this will result in a detrimental impact on the local road network and is not an issue which has been raised by the County Council.

Hedging

The removal of the hedge along the eastern boundary of the site is necessary to achieve adequate visibility splays from the proposed access. This would be the case in any position along the eastern boundary. The required visibility splays have been accommodated in the proposal, as seen on drawing 101075/004, and as such Staffordshire County Council have raised no issues on highways grounds. As you will note, the visibility splays, in red on the drawing, cross the

proposed footway where the existing hedge is currently sited. A portion of the hedge has been retained along the south eastern corner. There may be scope to retain more of the hedge along the eastern boundary up to where the splay line ends. However, given that retention of the hedge in its entirety would not be practical or safe since visibility splays would be unachievable, it is considered that the proposal is in accordance with the Neighbourhood Plan and offers the most appropriate and practical option for a residential access. Planting will be incorporated along the eastern boundary, set back from the proposed footway, to provide amenity for residents and retain the character of the lane.

Siting of Houses

Incorporating a residential access along the frontage of proposed dwellings was not considered to be practicable. In the instance that the access road for residents fronted the dwellings a much larger turning radii would be required for residents to safely exit the highway and manoeuvre to access the proposed route. Given a wider access would be required it is likely that a dwelling would then need to be surrendered and the proposed pavement would also need to be removed to provide the turning space required. In light of the size of the site, and the Neighbourhood Plan permitting 5 dwellings only, it was not considered that the loss of one of the dwellings would be viable. Moreover, it would not utilise the site area efficiently.

Flood Risk

It is acknowledged that there have been flooding and drainage issues in the village. However, Severn Trent have responded with comments recommending the agreement of drainage plans prior to commencement. We are also willing to accept a condition requiring the inclusion of a Sustainable Urban Drainage (SUD) feature on the site, or on adjacent land. The approval of details by Severn Trent and the inclusion of a SUD will ensure that the development of the site does not exacerbate the issues in the village.

Site Layout

The position of the dwellings is something which can be reviewed at a detailed design stage, as you mention. As you will note there is scope to re-site the dwelling on plot 1. As it currently stands, the proposed dwelling meets minimum distancing standards from Number 1 Woodland Views, as such it is not considered to be overbearing. However, windows incorporated along the northern elevation of the dwelling can be kept to a minimum and predominantly incorporate glazed bathroom windows.

Furthermore, the distance from the proposed dwellings and existing dwellings along Jacks Lane, directly opposite the site, is approximately 23m at its shortest point. It is considered that this is a significant distance which will ensure that there is no negative impact on the amenity of residents. Mature vegetation fronting the existing properties, and the incorporation of landscaping along the frontages of proposed dwellings, will also protect amenity.

Design

There have been comments from local people that the scale of the dwellings proposed are too large. I would stress that the application is made in outline with details of design to be agreed prior to commencement. However, the scale of the dwellings proposed, as seen on drawing 101075/003, are considered to be of a similar scale to those existing along Jacks Lane and Woodlands View and will not present a detrimental impact on neighbouring dwellings.

Several residents have also commented that it would be preferable if the site incorporated bungalows as opposed to houses. Although this application is made in outline, it is likely that since

the site is small and the number of dwellings so few, the most viable option for development is to build two storey properties as the required floor area for bungalows would be much larger than that proposed for two storey dwellings and subsequently fewer dwellings could be accommodated on the site.

I hope that my comments have clarified some issues and possible concerns.

Yours sincerely,



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Cc. Alan Harvey