

PLANNING APPLICATION FOR NEW ACCESS TO SERVE EXISTING DWELLING AT IVY HOUSE FARM, CHEESLEY HILL, GRITTENHAM SN15 4JU

SUPPORTING STATEMENT

The planning application is made to enable the access arrangements at Ivy House Farm to be improved. At present the access comprise a driveway with no turning facility and limited space for parking. The proposal is to reuse a former access which has been out of use for some time. There is photographic evidence of the former access. Refer to aerial photograph which accompanies the application.

Ivy House Farm is located on Cheesley Hill at Grittenham. Cheesley Hill is part of a class 3 route known as the C76 that connects the A3102 Hunts Mill Road at Tockenham Corner to the A429 Malmesbury Road at Crudwell.

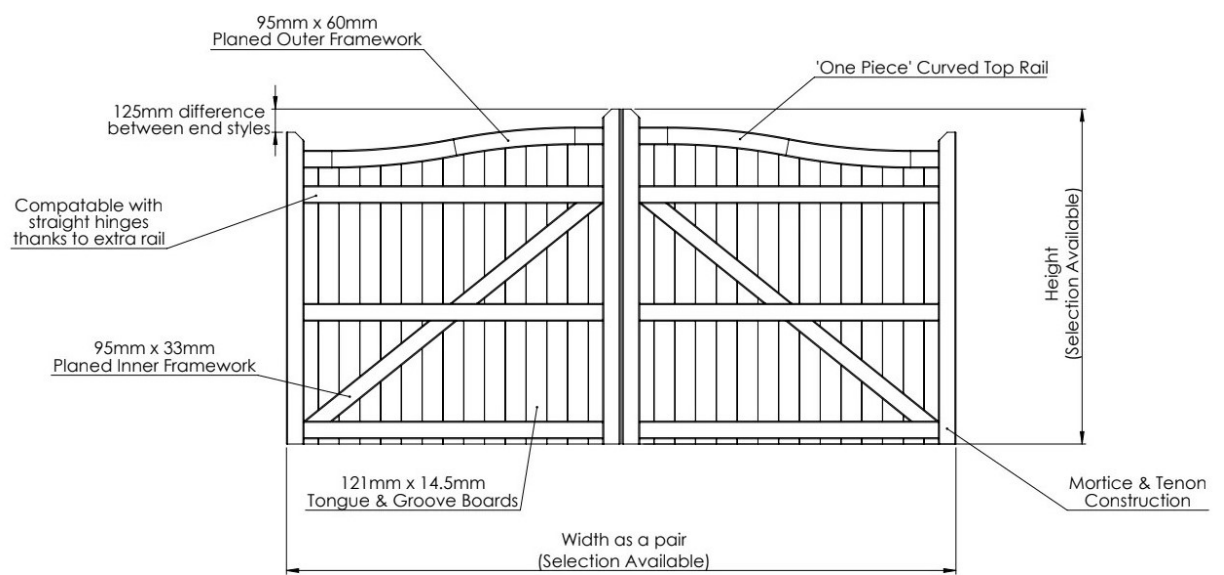
The access will be located approximately 20 metres to the north of the existing access, on the outside of a bend in the road. At this point visibility splays of 2.4m x 70m in each direction can be achieved. This is appropriate for the prevailing speed limit of 40mph. The access will be constructed in accordance with Wiltshire Council's requirements and specification for a vehicle crossing over a highway verge as set out in its document 'Highway requirements in connection with construction of a private access' dated 2025.

The new access will enable a turning facility and the provision for the parking for at least two cars. The overall layout of the new access is shown on drawing no. IVY/02 'Proposed Alternative Access'. To facilitate this it is proposed to dismantle a number of existing timber built cattery pens. A sketch plan of the access and the parking and turning facilities is submitted as drawing no. IVY/03 'Sketch plan of access, parking and turning'.

It is acknowledged that the new access will require the existing boundary hedge to be cut back and a section removed. The hedge comprises laurel and has grown rapidly. The gates are to be a pair of swan necked timber gates manufactured in Scandinavian redwood 1.8m high forming an opening of 3.6m. The intention is to erect a new timber featheredge fence and replant a hedge that incorporates native species. Details of the proposed gates and fence are shown below.



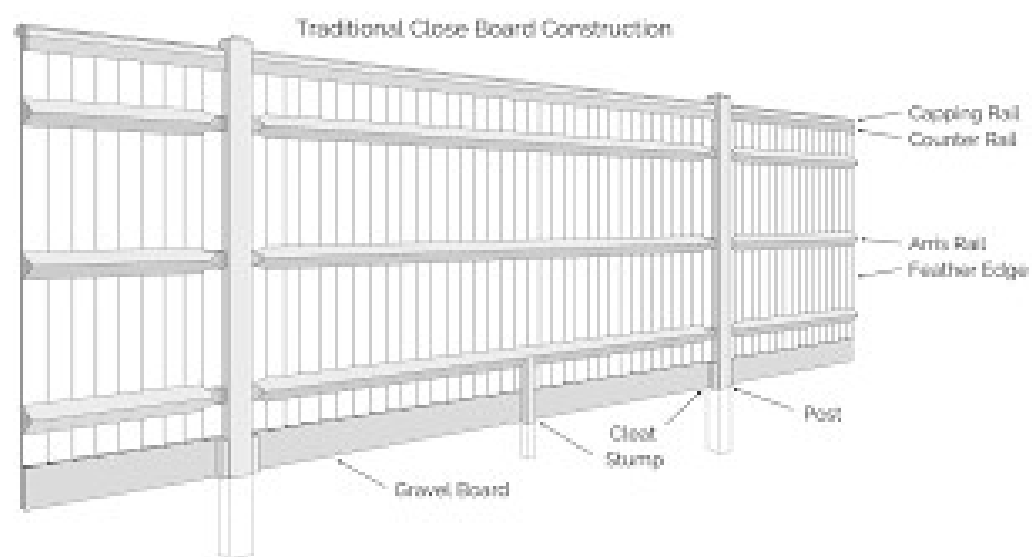
Example of swan necked entrance gates



Detail of swan necked entrance gates



Example of featheredge fencing



Detail of featheredge fencing