

CHARTERED SURVEYORS & PLANNING CONSULTANTS
BURY ST EDMUNDS – EXETER – WOLVERHAMPTON – SCOTLAND

DETAILS REGARDING THE NEW ACCESS

to

PROCTORS NURSERY, LEEK ROAD, ENDON



Prepared for:-

Mr B Proctor
Upper Stone House Farm
Brown Edge
Stoke on Trent
ST6 8TF

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Prepared by:-

Anthony Atkinson *MRICS FAAV*
Acorus Rural Property Services Ltd
Pendeford House
Pendeford Business Park
Wobaston Road
Wolverhampton
WV9 5AP

Tel: 01524 793900
anthony.atkinson@acorus.co.uk

Development Proposal

The proposal involves the creation of a new access to service the existing nursery activity as operated by Barry Proctor (Proctors Nursery).

The nursery propagates and grows-on plants within the polytunnels and glasshouses at site. At the site there are several polytunnels and glasshouses, standing-out areas for the plants and also a residential caravan (all as can be seen from the location plan).

Existing access

The existing access lies to the south east corner of the site, adjacent to land not in the ownership of Proctors Nursery.

It consists of a worn hardcore open area, leading from Leek Road, with double gates set back from the edge of the carriageway.

On exiting the site visibility to the west along Leek Road is good, but visibility to the east is restricted by hedge planting not in the ownership of Proctors Nursery.

Upon completion of the new access the existing access shall be permanently sealed off. The hardcore shall be broken up and the gates and fencing removed with the area top-soiled and turfed, i.e. for use by the nursery. A new infill hedge will be planted with species to match the existing hedge along the site boundary.

A concrete kerb will be installed to the edge of the carriageway.

Proposed access

It is the intention to create a new access into the site, located approximately 25m to the west of the existing access.

A section of hedgerow will need to be removed to form the opening (report submitted with the application regarding the hedgerow removal).

The new access will be 7.3m wide for the first 25m and will have a 7.5m kerb radius where it joins Leek Road.

The first 12m of the new access will be surfaced in a permanent hardwearing tarmac surfacing. Concrete kerbs will be installed along the radii to retain the grass verge.

Gates will be set back a minimum of 12m from the edge of the carriageway and will open inwards.

The location of the new access will provide improved visibility splays in each direction when exiting the site.