

Collyhole Wood Access Alterations

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Summary Description

To improve the access and tackle unsafe exit conditions from Collyhole Wood and Gog Wood off Church Lane at Ipstones.

Location

Collyhole Wood, Church Lane, Ipstones, Staffordshire

Nearest post code: ST10 2JS

What3words location: ///rider.sunblock.betrayal <https://w3w.co/rider.sunblock.betrayal>

GPS coordinates: 53.0532, -1.99114

Reason for Works

1. To enable vehicles to more safely exit the site where there is currently a sharp incline requiring a run-up, by extending the gateway in order to lower the gradient.
2. To improve the surface of the access track with a SuDS compliant gravel stabilisation solution to eradicate wheel spin and rutting in order to provide safe all-weather access.
3. To extend the stone access track into Collyhole Wood in order to make space for workers' vehicles and manoeuvring, as required for woodland management/forestry activities.

Site Description

From Church Lane, Collyhole Wood and Gog Wood are both accessed through a padlocked field gate onto a steep stone track providing shared access. Coming off the shared section of track, each wood has an individual areas of stone access behind fence lines with lift-off poles to gain vehicular access. The shared track is approximately 12m long and 4m wide. Each private access area is approximately 5m long and 4m wide.

Collyhole Wood is approximately 6 acres of predominantly oak and birch woodland. The small area in which the works will take place is the only place where there is access from the road. See [Site Map](#).

Extent of Works

Alteration to Gateway

The extension to the gateway will add a second field gate alongside the existing one. The track will be extended by approximately 5m by 4m in order to intersect Church Lane at a lower gradient for safer exit. This change will also enable easier occasional tractor and trailer access which is currently extremely tight. The pedestrian access to the permissive path will be maintained, albeit moved down Church Lane by the length of the additional gate. As Church Lane is an unclassified road, this falls under permitted development – see [Permitted Development References](#).

Alteration to Stone Track in Collyhole Wood

The extension to the access area within the Collyhole Wood site will add approximately 100m² to make room for worker access/vehicle manoeuvring. It will be an irregular shape, loosely comprising two passing spaces of approximately 5m by 4m, plus a stretch of around 15m by 4m. Since a long

wheelbase van plus a dual axle trailer is approximately 13m long, the extended area will accommodate them with little to spare. As this access is necessary for carrying out forestry activities, it falls under permitted development – see [Permitted Development References](#).

Material

The stone will be sourced from the local quarry at Cauldon Lowe, as per the existing stone. The gravel stabilisation system from Core Landscape Products is designed for access roads and is fully SuDS compliant: <https://www.corelp.co.uk/product/core-commercial-65-30-black-commercial-carpark-grid-heavy-duty-gravel-stabiliser/>. Both the stone sub-base and the stone top will be the same white limestone from the local quarry (just different grades).

Permitted Development References

“Creating or altering a private road” is listed here under “specific permitted development rights that require a prior approval application”:
<https://www.planningportal.co.uk/planning/planning-applications/consent-types/prior-approval>.

Under "local planning", the documentation at Section 4.1 of the Forestry England Grants & Regulations "Operations Note 25" says, "The Town and Country Planning legislation considers the formation, alteration and maintenance of a private way (road or track), for the purposes of forestry, to be 'permitted development'."

https://assets.publishing.service.gov.uk/media/5b3611b1e5274a0bbef01fb2/ON025-ForestRoadsandTracksv1.0issued110809_1.pdf

Under "Minor operations" in Part 2 of the GPDO, Under "Class B – means of access to a highway", it lists as Permitted Development, "The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part)".

<https://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/2>

The Staffordshire government maps resource shows Church Lane to be unclassified.

https://map.staffordshire.gov.uk/PublicWebmap/Map.aspx?mapName=LandCharges&_gl=1*1a3u3t*_ga*MTMwNDkyNzU1MS4xNzI1Mjc0MDc0*_ga_L5SP43WS7L*MTcyNTI3MTA3My4xLjEuMTcyNTI3MTE3MS4wLjAuMA s

As such, the works described above are understood to fall under permitted development.

Site Map

