



Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
Lancashire  
BB7 4DH

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Our Ref: Ain/431/1920/FG

Tel: 01200 449700  
www.ghaonline.co.uk  
email: info@ghaonline.co.uk

The Director of Planning & Development  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Dear Sirs

**Re: Our Clients: Mr J Ainscough, Chadswell Hall, Chipping Road, Chaigley,  
BB7 3LT. Re-submission of planning application 3/2015/0381 for the  
construction of an agricultural access track on land adjacent to Chadswell Hall  
to include the creation of a new access onto the public highway.**

Please find enclosed a re-submission planning application for the construction of an agricultural access track on land adjacent to Chadswell Hall to include the creation of a new access onto the public highway on behalf of our above named client, together with an existing and proposed red edged site plan, a location plan, an agricultural information questionnaire, a traffic study report and a plan showing the area of land which the applicant owns.

Planning application number 9/2015/0381 was withdrawn because additional time was required for the applicant to have a topographical survey and a traffic study carried out to demonstrate that the proposed access can provide the correct sight lines.

We have now had a traffic study and topographical survey carried out and I attach these reports to this application. In brief, the traffic study showed a 7 day average 85<sup>th</sup> percentile speed of 42.6mph eastbound and 40.7mph westbound and Stewart Gailey has confirmed a sight line of 89m eastbound and 83m westbound are required. Please see attached drawing number Ain/431/1920/02a which illustrates the correct sight lines.

We have proposed to reposition the hedgerow as shown on the plans enclosed which will involve repositioning approximately 60m in length of hedgerow. Please see attached document setting out the procedure for repositioning of the hedgerow which an ecologist has sent to us and confirmed and this will be the method of the works.



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management



The application is for a new agricultural access and track and the track will be constructed using a stone base with a thin covering of soil and then grass seed so two strips of stone will be visible with a central grass verge and this track will lead to an existing track as shown on the plans. It will have the appearance of a typical agricultural track and will remain visually unobtrusive within the landscape. The new access will be designed so that a gate will be positioned 15 metres along the access track from the highway's edge, as shown by the proposed site plan, and this will enable vehicles to draw off the public highway and onto the track without having to stop and open a gate before taking access. This will mean there will not be any stationary vehicles on the public highway while this activity is taking place.

The new agricultural access and track are a necessity to the farming operations at Chadswell Hall mainly due to the practicality of farming the land and for the privacy of Chadswell Hall which is a multi million pound property that does not want agricultural vehicles including muck spreaders travelling on the tarmacked road leading to the property.

The applicant owns and farms approximately 124 acres surrounding Chadswell Hall and in order to farm this land efficiently agricultural vehicles and machinery need to access the land on a daily basis to carry out the farming activities. The applicants land to the west of Chadswell Hall can only be accessed by the main entrance to Chadswell Hall which is not convenient or practical for the farming operations of the land or to the applicant who occupies the property.

The main entrance to Chadswell Hall has security gates with an intercom that dials to the main house and when contractors are wanting to access the applicants land they need to get off their tractor to dial the house which is a timely process, especially if no one is in. This could be resolved if an alternative access was created where machinery could enter and leave at their own convenience.

Once machinery has got through the security gates, they need to travel on a single track driveway around the south of Chadswell Hall leading to the land which does not have any passing places. There is an avenue of mature trees on each side of the driveway leading to the mansion property and when the tractors access the land from this drive, they are damaging the tree roots by driving over the top of them and are causing ruts and water logging which is ruining the grand entrance to Chadswell Hall. There is also muck been deposited from the tractor tyres and from muck spreaders which is making the main drive look a mess. It is proposed that only residential vehicles will use the main drive way entrance and agricultural vehicles wanting access to land to the west of the property will use the proposed access as land to the east already has an agricultural access which was approved on 16 April 2010 (Application number 3/2010/0085) for the same reason why this application is being submitted.

The proposed farm track will lead from the proposed new access to the existing track as shown on the site plan included with this application. This will allow the applicant to access his fields with tractors and machinery without having to cause ruts when travelling across the fields in bad weather. We have recently submitted a prior notification application (3/2015/0356) for a proposed agricultural track leading from

the existing track shown on the plans to another existing track therefore agricultural machinery will be able to travel on tracks through the farm rather than damaging the land when travelling on it in bad weather causing the soil to become compacted and waterlogged. The prior notification application was approved on 18/05/2015.

In assessing this proposal, consideration should be given to the National Planning Policy Framework (NPPF) and the Core Strategy 2008-2028 A Local Plan for Ribble Valley Adoption Version and these will be dealt with in turn below, as well as Supplementary Planning Guidance Note: Agricultural Buildings and Roads.

Paragraph 28 of the NPPF supports a prosperous rural economy and states:

*“To promote a strong rural economy, local and neighbourhood plans should: ..... promote the development and diversification of agricultural and other land-based rural businesses;”*

The proposed development is promoting the development of a business which requires a new agricultural access and track to be constructed in order for the applicant to farm the land in an efficient way that is safe and doesn't cause damage to the land. The applicants' contractors will be able to travel with tractors and machinery over his fields in the winter months or in bad weather without having to rut the fields and cause water logging and soil compaction. The new access will mean that the main driveway will be kept tidy and clean at all times and the avenue of trees approaching the property will not be damaged by large vehicles travelling over their roots.

**Policy DMG1: General Considerations** of the adopted core strategy lists certain criteria which will be applied in determining planning applications. Of relevance to this application are:

- Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials
- Not adversely affect the amenities of the surrounding area
- Provide adequate day lighting and privacy distances

We believe that the new agricultural access and track accords with these criteria. The proposed track will be constructed with materials that will not cause an unacceptable visual impact as the grass verge will look in keeping with the agricultural land surrounding the track and the proposed surface will ensure that it remains visually unobtrusive within the landscape. There are existing tracks on the applicant's land which service the agricultural machinery so that for example slurry and manure can be spread.

In terms of privacy, the neighbouring properties to Chadswell Hall will be screened from the proposed development as the applicant has recently planted trees in the area where the proposed track will be located therefore causing minimal impact. We believe that this will provide adequate visual screening and minimise any impact of

the track's use. The agricultural track will not affect the daylighting and privacy of any neighbouring properties.

**Policy DMG2: Strategic considerations** of the adopted core strategy states:

*Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:*

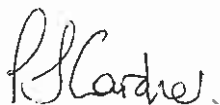
- 1. The development should be essential to the local economy or social well being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area*
- 5. The development is for small scale uses appropriate to a rural area where a local need or benefit can be demonstrated*
- 6. The development is compatible with the enterprise zone designation.*

The proposed development complies with point 2 as the new track is required solely required for agricultural purposes.

The SPG provides design guidelines for new farm roads in terms of siting and materials. We believe that the new track is compliant with this guidance as the track will not harm any features of interest or have any impact on neighbouring properties. The track follows the field boundaries therefore having no scarring effect on the landscape. The applicant has recently planted some trees surrounding the land upon which the proposed track will be situated and these can be repositioned as necessary where the trees are located in the path of the proposed track. The materials proposed are compliant with the guidance.

We believe that the proposed development is fully compliant with development control policy and guidance and we therefore think that the Council to look favourably upon this application. I look forward to confirmation of receipt of this application and details of the planning officer appointed to deal with it.

Yours Faithfully



Fiona Gardner  
Encl'