

DESIGN AND ACCESS STATEMENT

FOR NEW FARM FIELD TRACK

Low Laithe Barn
LAND ADJACENT SETTLE ROAD
Newsholme
Gisburn
BB7 4JF

Grid Reference
382826 450506

This application seeks partially retrospective permission for engineering operations to create a new farm access track to land surrounding Low Laithe barn. The applicant has recently purchased the 50 acre parcel of land, and as such has no access to the fields in tractors and large agricultural machinery. The track has been started due to a misunderstanding on the applicant's part.

He now seeks to apply through the correct channels for planning permission.

There was an existing access off Settle Road as shown below, which was unearthed by the contractor when work commenced on the track. The hard surface extended under the grass for approximately 66 m into the field. The new track continues from this point, lying tight to the existing field boundaries, and terminating at Low Laithe Barn.

This is the central point of the land recently purchased by the applicant



EXISTING ACCESS OFF SETTLE ROAD



existing hard standing into the site

AMOUNT

One new field access track off Settle Road is being applied for. The track is 233m long and 2.9m wide. At present it is unmade, and the final surface finish will be of compacted crushed stone, which is passable by vehicles.

USE

The track will be used by the applicant to serve the 50 acre block of grass land, this will be used to grow grass for silage and hay. The size and type of machinery involved in this activity are large agricultural tractors, and forage harvesters, with trailers and cultivation equipment often being towed. These machines can have detrimental impact on soil structure through continued tracking over ground. The track leads to the centre of the parcel of land, enabling the machines to access all the fields via a hard surface, this removing the chance of excessive poaching (ruination of the soil structure) and soil structure damage.

LAYOUT

The track follows the natural field boundary line, with minimal impact on the best and most versatile agricultural land.

SCALE

The track is wide enough for a single track use by tractors, and general agricultural cultivation equipment. Its length takes the users to the centre of the parcel of land enabling access to all fields.

LANDSCAPING

No landscaping is proposed as the track lies adjacent an existing hedgerow to the north, and in any case as it is at ground level it does not cause an incongruous feature in the landscape

APPEARANCE

The track is treated with compacted hardcore, no membrane has been laid to prevent the ingress of grass and vegetation, so in time the track will green up and the tyre tracks only will become worn and visible.

ACCESS

Access is gained from Settle Road, via an existing gateway, with hard core standing 66m into the site already. There is adequate room for turning on site.

THE PROCESS

The growing of grass requires large and heavy machinery to cultivate and harvest the crop. This leads to the possibility of soil degradation at the point of access, and deposit of debris at the point of exit, in this case onto Settle Road

The formation of this track will remove the risk of both of the above occurring. In addition the applicant is complying with DEFRA's guidelines on soil protection, which tackles degradation threats to soil thorough compaction, erosion, or loss of organic matter, and which forms part of the Rural Development Programme and Single Farm Payment Scheme. For more information go to www.defra.gov.uk Soil Protection Review.