

Design and Access Statement

In Support of a Planning Application for

**Alternative Farm Access and Extension to
Existing Agricultural Building**

**at
Cuthbert Hill Farm
Garstang Road
Chipping
Preston
PR3 2QJ**

**Elizabeth Harrison
12th January 2022**

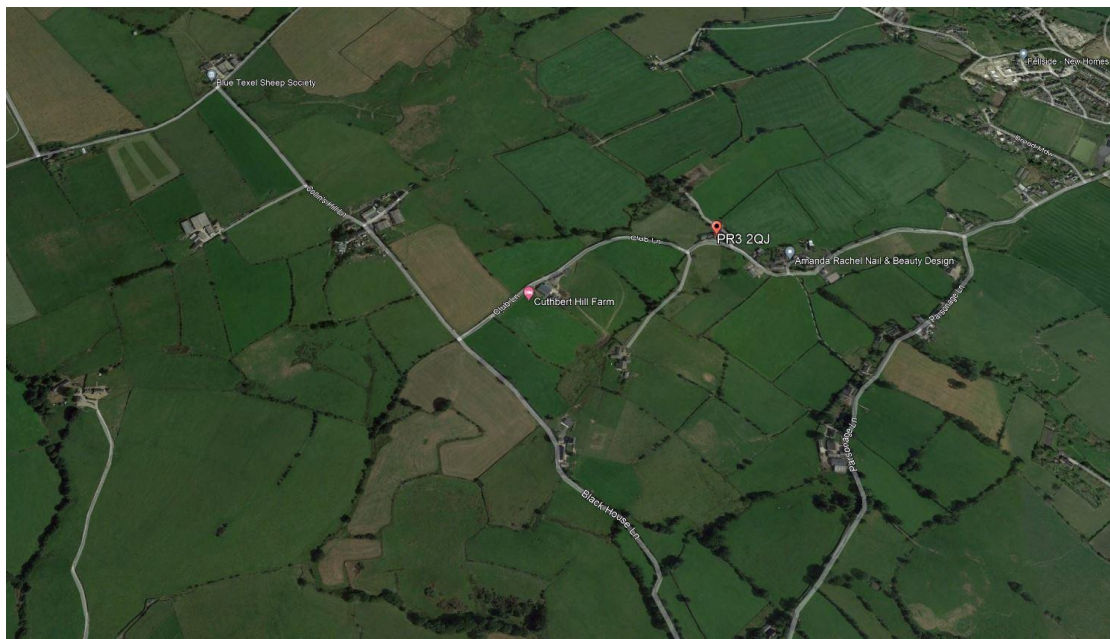
Background

The property was purchased by the applicant in September 2008. Up until the end of 2021 the farmland was used for grazing by a neighbouring farmer. Now that agreement has come to an end the applicant intends to farm the land. The enterprise currently includes 42 sheep which the applicant intends to increase by rearing young stock.

The Site

The property forms part of Cuthbert Hill Farm which is a 19-acre working farm within the Forest of Bowland Area of Outstanding Natural Beauty.

The site is located within Flood Zone 1.



The Proposal

The applicant seeks permission to install a new access from the Highway onto their land at Cuthbert Hall Farm together with an extension to an existing covered midden for the storage of hay/straw and farm machinery.

The existing access, located approximately 100 yards further up Garstang Road, has poor visibility for farm vehicles exiting the site due to a bend in the road. There have been occasions where oncoming vehicles have had to swerve onto the verge as the applicant has been exiting the site.



Image showing tyre marks on verge where car has had to swerve to avoid applicant existing site



Image showing a near miss very near miss between two vehicles. One lorry came speeding round the bend and almost collided with the oncoming lorry

The proposed new entrance will provide greater visibility and hopefully near misses like this can be avoided in the future.

The existing access is situated directly opposite a field entrance on the other side of the road. Moving the access will avoid vehicles having to pass when manoeuvring in and out of the fields.

The existing farmhouse has recently been granted planning permission for use as a holiday let. Using the new access, agricultural vehicles will avoid the farmhouse thereby minimising any disruption to guests using the property and garden. The existing access will remain open so as not to block up the existing public right of way through the applicant's land and will also provide an emergency access for the holiday let.

The new access will lead directly to the proposed extension to the existing agricultural building giving ease for access for storage of machinery, equipment and feed.

Relevant Planning History

Application 3/2009/0874

Renewal of planning consent 3/2006/0845P, for a two-storey extension and a single storey double garage. Approved with conditions. Date: 23/11/2009

Application 3/2012/0274

Applications for full consent - Proposed new agricultural building for the storage of manure. Approved with conditions. Date: 14/09/2012

Application 3/2013/0340

Applications for full consent - Proposed extension to an existing agricultural building to provide storage for silage and straw to be used for cattle on the farm. Approved with conditions. Date: 05/11/2013

Application 3/2021/1075

Applications for full consent - Regularisation of change of use of dwelling house (use class C3) to holiday let (sui generis) and siting of ancillary welfare unit. Approved with conditions. Date: 22/12/2021

Policy

The site is within the AONB and Key Statement EN2 of the Ribble Valley Borough Council Core Strategy 2008 – 2028 is applicable:-

'development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials'.

The access and extension are to be used for agricultural purposes which is in keeping with the local vicinity. The extension will be constructed in materials to match the existing agricultural building and there will be minimum impact on the character of the landscape.

Use

The access will be used for agricultural purposes, enabling farm vehicles to access the land from the public highway. The extension to the agricultural building will be used for storage of machinery and straw/hay.

Amount

The access will be 12 metres wide with the entrance gate set back 10 metres from the highway.

The extension to the agricultural building measures 13.5m x 9.1m with a total height of 4.8m and 3.6m to eaves.

Landscaping

No landscaping is proposed as part of this proposal.