

Planning Statement

In Support of a prior notice application for one new internal access track

At

BLACK MOSS FARM, ELMRIDGE, CHIPPING PR3 2NY
Mr R KEELING 30TH MAY 2025

Proposal

The applicant, seeks permission to install one 297.3 m x 6m wide access track on land at the farm. The area covered is 1783.8 sq m

Natural England are awarding grants to aid in this procedure, and as such require confirmation of planning permission

The nature of livestock and grassland farming requires many heavy-duty vehicles and cattle to travel to and from the land to the main farmstead. There is currently a grant available from Natural England to encourage farmers to make or improve these internal tracks for the purpose of soil structure preservation

A new farm track will reduce soil compaction and erosion caused by livestock and machinery. The new track will also help reduce channelling of surface runoff and the risk of sediment and other pollutants entering a watercourse.

In addition it will remove all farm traffic from the area where the dwellings are located, and which is restrictive due to existing buildings and congestion with resident and staff parking.

Advice from Natural England on making new tracks is as follows: -

It is best to:

- avoid placing the tracks where they will cause runoff or lead to erosion
- camber the tracks so water sheds continuously off them
- use cross drains or bunds if the tracks cannot be cambered
- use cross drains, if necessary, on sloping tracks or tracks that lead on to a highway

Amount

One track is proposed

Use

The access track would be used for agricultural purposes, enabling heavy duty farming vehicles to access the land for purposes of cultivation, livestock management and harvesting as well as cattle tracks.

Layout

The access track will line up with existing and proposed agricultural buildings

Landscaping

No landscaping is required as part of this proposal.

Materials

The track would be constructed using compacted hardcore. No boundary treatments are proposed.

Access

Access would be achieved from the existing access track which enters the site from Elmridge

Legislation Part 6 Class A Paragraph A.1

There is no size or ground area limit on the extent of the farm track that can be developed through this part of the Order. <https://www.gov.uk/guidance/when-is-permission-required>

As such, whilst such tracks may contribute towards the area described in D.1(2)(a) of this section of the Order, as the proposed development, assessed against paragraph A.1(e)(i), this proposed development does not trigger that requirement, and is an engineering operation beyond those described within the exhaustive list provided in the Order. It is considered that the proposal meets the requirements of the order.