

ML Planning Ltd.

**PARTIALLY RETROSPECTIVE
FULL APPLICATION FOR A
NEW ACCESS TRACK**

at

Chew Mill Farm
Elker Lane
Billington
BB7 9HZ

DESIGN & ACCESS STATEMENT

Outline Description of the Application

It is proposed to construct a new permanent access track at land adjacent to Chew Mill Farm, Billington. After the subdivision of the farmstead, this new track will be the only access to certain fields north of Elker Lane.

Works on the track has begun, as the applicant considered it permitted development. However, work has now stopped and only a portion of the proposal has been completed.

Background and Reason for the Application

Chew Mill Farm has recently been subdivided and the applicant now owns a number of fields as shown on the accompanying RPA map. However there is no access to the fields north of the road and the only way to get to these is to cross the southern field.

For this reason, it is proposed to construct an access track around the boundary of this field to allow easy access to the fields beyond and to keep vehicle wheels clean, which in turn will reduce the amount of dirt being spread on to Elker Lane.

A small parking area (as shown on the site plan) is also proposed to allow fishermen using the adjacent river to park safely. Historically those using the river have had to park on the roadside which is less than ideal and presents a hazard to vehicles and pedestrians.

Amount & Scale

The track is approximately 198m long and 3m wide. This leads to a total floor area of 594 square metres.

Use

The track will serve agricultural land owned by the applicant, whilst also providing a small parking area for fishermen using the adjacent river, to ensure they no longer have to park on the roadside.

Layout

The proposed track makes use of an existing field entrance on the corner of Elker Lane as shown on the site plan. The position of this access on the bend leads to excellent visibility in both directions when leaving the site.

However, the existing position of the gate is directly on the road side, leaving no room for vehicles to pull clear of the highway before the gate is opened. It is therefore proposed to move the gate 8m back down the track in order to allow any length of vehicle to safely pull off the road before the driver opens the gate.

The track then follows the natural line of the existing field boundaries.

Landscaping & Appearance

The track is typical of all other agricultural tracks in the area, which will be finished in compacted hardcore which in time will blend with the surrounding land. No hedgerow removal is required in order to construct this track, and its line following the field boundary means that any visual impacts it will create are kept to a minimum.

Access

Access is gained from Elker Lane. There is excellent visibility at the point of entry and the gate being set back 8m will increase road safety. There is adequate room for the turning of large vehicles and access for emergency services if they were ever required on site.