

## DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION

**Name and address of proposed development site** – Station Road Field Access  
Station Road, Stixwould, Lincoln, Lincolnshire, Grid Ref: TF16872 65229

**Proposed Development** – Access Track

To install a new access track from Station road to the Fields at the rear of Newstead House.

**Assessment of the surroundings of the proposed development** –

The area surrounding the site is agricultural land and 1 farmyard containing various buildings.

**Consultation** -

This has been made with our land agent and Tenant, both have agreed this development to be of benefit to all parties.

**Evaluation** –

Originally it was not intended to have a dogleg in the track, however it has since been decided to use an existing access so that no hedge removal is required.

## DESIGN COMPONENTS

**Proposed Use(s)** -

The access track development will be used solely by the landowners and tenant for the express purpose of accessing agricultural land.

**Amount and density of development** –

The land area to be taken up by the access track will be 1000m<sup>2</sup> or 0.1Ha, this allows for a 3m wide track sufficiently wide for agricultural vehicles and machinery access. There are many such hardcore access tracks in the local area.

**Layout** -

This was agreed to be the most practical solution from the consultation with the land agent and Tenant.

**Scale** –

The width of the track is in line with other single track access ways and roads in the vicinity.

**Landscaping** –

No landscaping other than dispersal of topsoil will be required for the access track development.

**Appearance** –

This will be white limestone as used in many other access tracks in the local area.

## ACCESS COMPONENTS

**Technical advice** -

Access to the development will be through an existing field access, no advice required.

**Relevant Policies** -

The Hedgerow regulations have influenced our initial design change to utilise an existing gap.

**Degree of access**

Everyone who requires and has right to access will be able to use this track.

**Future access requirements**

It is not believed that any future change to the access will be required.

**Emergency access**

The track will be of sufficient size and stability to give access for emergency services.

## ADDITIONAL INFORMATION

The new access track is required as the current method of accessing the fields at the rear of Newstead House is via their driveway of which there is an Easement in the deeds. However, this only allows for a width of 2.7m and is therefore limiting the size of agricultural vehicles and machinery that can use it.

During harvest times the driveway is used late into the night and the owners of Newstead House have expressed concern that they can not lock their gates to prevent access to their farmyard, the new access track would allow them better security.

A new access track would also separate the agricultural vehicles and machinery from the personal vehicles of the owners of Newstead House reducing the likelihood of collisions.