

## **DESIGN AND ACCESS STATEMENT**

**NEWHOUSE FARM, RYALLS LANE, CAMBRIDGE, GL2 7AT**

WIDENING OF AN AGRICULTURAL ACCESS (PRIOR NOTIFICATION)

### Proposal and Design

The application is for the widening of an agricultural entrance under Part 6, Class A of the General Permitted Development Order 2015 (as amended), for the purpose of modernising the current entrance to accommodate larger modern agricultural machinery.

The proposed widening is to the existing and only entrance to Newhouse Farm and will expand an already established access onto a non-classified road – Ryalls Lane. The entrance is to be widened by 6 meters where it adjoins the highway and be constructed of a non-slip concrete surface.

The widening of this entrance will allow modern farming machinery and implements to enter safely and efficiently causing less disturbance to the general road users.

The land parcel within which the development is proposed extends to 15.99 hectares.

The proposed development has been designed to accommodate the agricultural demands of the business.

### Access

Access will be using the existing property access directly off Ryalls Lane allowing agricultural machinery to safely enter and exit the property in a forward gear providing ample turning space within the curtilage of the farm. It is proposed that the entrance be widened by 6m where it meets Ryalls Lane.

### Landscaping

The site entrance leads directly to the farmstead alongside a residential building occupied by the farmer and his son. The proposed new entrance surface will be concrete to match the existing driveway surface and designed to meet the agricultural needs of the business.

The proposal will not have a detrimental effect on the amenity of the countryside and it's setting. The Applicant is however willing to undertake additional mitigating landscaping or planting should this be deemed necessary.

### Flood Risk Assessment

The property is located within Flood Zone 3 which is currently benefitting from flood defences. The proposed development will take into consideration the existing culvert and ensure that the culvert is appropriately extended to allow free passage of water along the existing drainage ditch.

### Policy

In accordance with Paragraph 83 of the National Planning Policy Framework, the proposed development seeks to support an existing rural business through expansion of its farming enterprise. The proposed development adheres to Part 6, Class A of the General Permitted Development Order 2015, supports the agricultural business and in turn the rural economy.

The Stroud District Council local plan (November 2015) is considered when assessing this application with the following policies considered relevant:

- Core Policy CP15 - A Quality Living and Working Countryside
- Delivery Policy EI4 - Development on existing employment sites in the countryside
- Delivery Policy EI5 Farm enterprises and diversification

The proposed development is considered a sustainable form of rural development and is deemed beneficial to the farming enterprise, allowing the farm to operate on a modern and larger economic scale.

The proposed development is considered to adhere to the above planning policies, by means of providing a safer access allowing the current farming enterprise to continue.

It is deemed that the application will have no affect on the level of traffic on the surrounding road networks and will only benefit the safety of other road users in and around the vicinity, by providing more efficient, wider and less obstructed access to and from the farmstead whilst offering a wider field of vision.

### Summary

The proposed development will provide a modest development of a site which will enhance the Applicant's agricultural business. It is not considered that the proposal will have a negative impact on the area or landscape and we therefore consider that this proposal meets both national and local planning policy.

**May 2021**