

PLANNING STATEMENT - PROPOSED ACCESS

CROSSLANDS COTTAGE, BRADWORTHY, DEVON



Aerial image of site

BACKGROUND + CONTEXT

Crosslands Cottage is a small holding located on the road between Holsworthy and Bradworthy. The Cottage is located to the East of the road and the majority of the farm buildings and it's land is to the East of the road.

THE PROPOSAL

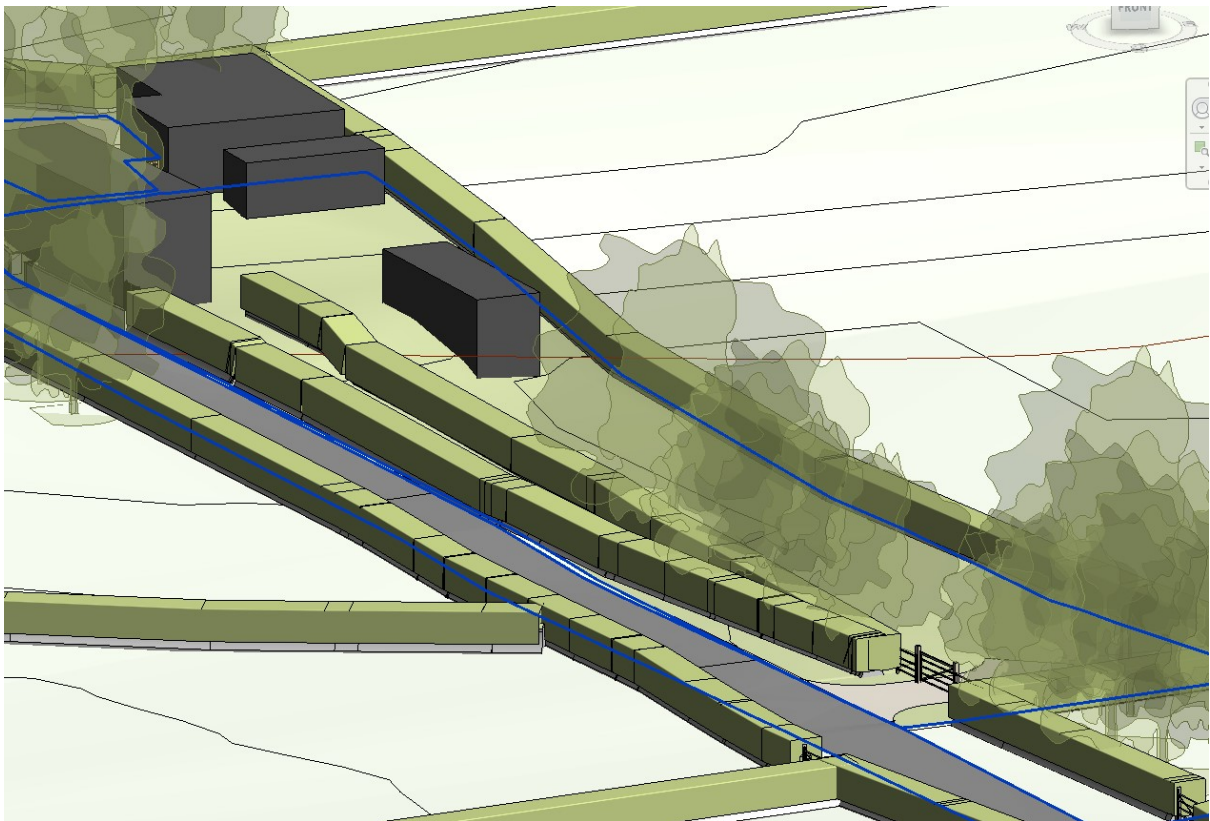
The proposal is to provide a new access onto the road to allow the applicant to use machinery to maintain the garden to the South of the cottage.

REASONING

The applicant wants to form a new access to make it easier/ safer to access the garden to the South of the cottage for maintenance with their farm machinery (e.g. hedge trimmer and grass cutters etc.) Existing access is very narrow, and over existing, lawn and foul water drainage system.

DETAILS

The proposal is for a new access onto the existing highway, access will consist of a gravel track and gateway set back enough to allow vehicles to pull in off the road and open the gate. Levels on the new access will be as per the attached drawings and have been designed to prevent any surface water run off flowing onto the road.



3D view of proposed new access

ECOLOGY / SUSTAINABILITY

An ecological impact assessment has been carried out (please see attached with this application). Any hedge/ tree removal will be kept to a minimum and the recommendations of the ecological impact assessment will be followed to mitigate any ecological features that may be impacted.

ACCESS

A gravel track is proposed with a gateway set back over 5m from the highway. The existing hedge to the north of the proposed access will be re-aligned/ reduced in height (to below 600mm) to give visibility in excess of 43m, 2.4m back from the edge of the highway (please see attached drawings). Existing visibility to the south is already well in excess of 400m please see site photo's below.



Existing visibility from the edge of highway to the South, in excess of 400m



Existing visibility from the edge of highway to the North, in excess of 50m