

Design & Access Statement

Proposed Track at
East Marton, Skipton

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1 Introduction

- 1.1 This Design and Access Statement is submitted in support of the full planning application for an access track at land near East Marton, Skipton in the Craven District of North Yorkshire.
- 1.2 The Design and Access Statement has been produced in accordance with guidance contained within Department for Communities and Local Government Circular 1/06 entitled '*Guidance on Changes to the Development Control System*' and Commission for Architecture and the Built Environments '*Design and Access Statements*'.
- 1.3 The statement describes the design principles and concepts that have informed the preparation of the application.
- 1.4 Planning permission has already been obtained for this proposal previously, see planning application 2019/20747/FUL and 2020/21581/CND. Unfortunately, the permission has lapsed, and so this application is a resubmission of the proposal.

2 Context

- 2.1 The proposed site is located at land at East Marton near Skipton off the A59.
- 2.2 Full drawings are submitted showing the proposal and its context, see drawings P2094-ACCESS-001 and P2094-ACCESS-002.
- 2.3 The land immediately surrounding the site is agricultural and within the applicant's ownership. A small section of the proposed track is on land owned by the neighbour, who has been consulted and is supportive of the proposal. Appropriate Notice of the planning application has been served.

3 Proposal

- 3.1 This application seeks planning permission for an access track. The total proposed surfaced area measures approximately 1400m². The track will have a width of 4500mm, and an approximate depth of 250mm. It will be surfaced with locally-sourced crushed limestone.
- 3.2 There is an existing entrance from the A59, which will not be altered. The existing track then follows the existing boundary, through to Crickle House and Crickle Barns, and eventually Crickle Farm.
- 3.3 The proposed section of track will bypass Crickle House and Crickle Barns and connect to the existing track before reaching Crickle Farm. This will reduce agricultural traffic passing close to the three residential properties at Crickle House and Crickle Barns as they currently do. At peak times, such as harvesting, contract teams often work through the night on large farm machinery, causing potential for disturbance to residences. The proposal will improve the residential amenity for the local residents, as well as shortening the distance to reach Crickle Farm.

4 Design Principles

- 4.1 The proposed access track should be sited in a location that will minimise its impact on the open countryside and not adversely affect visual amenity.
- 4.2 The design and materials used for the proposed access track should be sympathetic to its surroundings, reflecting the character of the area.

5 Design

- 5.1 The proposed access track has been designed to blend with its surroundings, by using locally-sourced crushed limestone for the surfacing material. It will appear informal (not edged or tarmacked) and reflects other tracks in the locality.
- 5.2 The position of the proposed access track has been purposefully chosen to follow the line of the existing boundary as tightly as possible, so as to reduce visual impact and avoid cutting across the centre of the field.
- 5.3 Conditions were applied to the previous approval relating to the materials and construction method of the track. The conditions were subsequently discharged (planning reference 2020/21581/CND). In order to avoid the need for further conditions, the information previously required has been supplied on Drawing P2094-ACCESS-001.

6 Conclusion

- 6.1 This Statement has set out the background to the proposal and explains how the design decisions were made. Planning policy supports proposals that support rural businesses and provide opportunities for improving residential amenity. Planning permission was granted for the proposal in 2019, and there has been no material change in Planning Policy since then, and so there is no reason why the proposal cannot be approved.