
Planning Statement

FULL application for the construction of
a new farm access track and roadway

Applicant: Mr A Bebb

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PM/DL

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1.0 Introduction

1.1 This Planning Statement considers the issues surrounding the development for a new farm access at Hall Farm, Cruckmeole, Hanwood, Shrewsbury, SY5 8NJ.

2.0 Description of the Site and Surroundings

2.1 The land in question is located to the north of the farmstead, gaining access from the road through to Cruckton.

2.2 The proposed new farm access is taken directly off a Council maintained road onto the applicant's land.

3.0 The Application as Proposed

3.1 The application seeks to gain approval for a new farm access through existing agricultural land. Please see plan 72113/03 which show the proposed new farm access.

3.2 The applicant requires the new access as the existing access is not sufficient for a modern working farm. The existing access is narrow and often floods as a result of the brook, often making the farm inaccessible. Milk tankers are then unable to collect the milk and the applicant suffers financially from this.

3.3 The current access can't even accommodate a combine harvester so the applicant can't use the land for any arable purposes. Furthermore, due to ongoing tuberculosis outbreaks amongst the cow herd he has not been able to diversify the stock.

3.4 Further, there is a group of protected trees which overhang the road on the existing access. When the trailer bringing in silage knock the branches of these trees they drop substances into the lorry which then make the silage poisonous.

3.4 With the new access the applicant hopes to increase from 70 milking cows to 90.

4.0 Assessment of the Current Scheme

This section seeks to explain and justify the design and access principal and concepts on which the development proposal is based and how these aspects are reflected in the individual aspects of the scheme.

4.1 Location of the Proposed Access

4.1.1 The location of the new entrance has been carefully selected to provide highway safety for the movement of lorries coming in and out of the farm. The proposed location of the new access has been carefully chosen to utilise land which currently serves no viable agricultural purpose. Sufficient visibility splay can be demonstrated for the new access as shown on the Proposed Block Plan.

4.2 Character and Appearance

4.2.1 The proposal is designed to create a new farm access into existing agricultural fields in order to provide a safer access into the farm. The access will consist of hardcore and concrete and stook proof fencing which will be in character to other entrances within the locality and therefore will not appear to look out of character within its surroundings.

4.3 Access

4.3.1 Access to the farm will be via this proposed new access, and there will be enough room to manoeuvre lorries and agricultural machinery from the adopted highways.

4.3.1 An Access Arrangement Plan and Longitudinal Section accompany this application.

4.4 Drainage

4.4.1 Foul drainage is not required, and surface water from the access will drain via a natural soakaway within the existing field. Three culverts will be provided.

4.4.2 The site is located within Flood Zones 2 and 3. A Flood Risk Assessment has been provided by Woodsyde Development to address this. The report demonstrates that there will be no additional flood risk to the site or other properties as a result of the new access. Appropriate drainage facilities and attenuation will be provided to the access to enable potential flood flows to pass either side of the track unhindered.

4.4.3 The proposal will include sustainable drainage systems in the form of a French drain along the new access.

5.0 Conclusion

5.2 The proposed new farm access has been well thought through in terms of its size and location. The applicant has demonstrated the need for this new access and the benefits this proposed access would provide to the applicant and his neighbours.

