



SUPPORTING, DESIGN AND ACCESS STATEMENT

NEW AGRICULTURAL ACCESS TRACK

AT

TRAY ASHES FARM,

ASH LANE,

WIDNES,

WA8 8JS

REVISED STATEMENT JANUARY 2023



1. BACKGROUND

Notwithstanding the contents of the previously submitted Design and Access Statement the following has been prepared to provide additional detail in respect of the proposed agricultural access track at Tray Ashes Farm

This application has been made in adherence and compliance with the criteria set by Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Part 6 – Class A (A)

Tray Ashes Farm as previously stated consists of agricultural land and buildings and exceeds 5 hectares.



The proposed track is reasonably required for the purposes of agriculture for the following reasons:

- 1) To allow the agricultural business to continue to operate and expand.
- 2) To ensure safe access and egress of the applicant, contractors and third party users of the site that attend on a daily basis and at peak seasonal times
- 3) To allow the applicants to remain able to undertake the agricultural operations on the land off site and around the principal holding.
- 4) To allow safe and ease of access for deliveries, animal feed and bedding purchased, corn lorries and straw merchants and fertiliser delivery notwithstanding contractors for weed control with sprayer, example of these vehicles have been provided
- 5) The holding has grown from a small holding with the times and changes to agricultural practices, what was sufficient 20 years ago has changed to significantly larger vehicles and equipment of which examples of such equipment have been provided
 - This can be confirmed by the applicant's contractor (if required) who operate the large farm machinery, tractors, and trailers especially during peak harvest times

To reconfirm/ in summary:

- The unit is long established agricultural operations
- A family run operation
- Registered County Parish Holding and Single Business Identifier with DEFRA.
- The land holdings at Ash Lane extend to 55 acres (owned) with an additional 30 acres rented locally.
- Mixed grassland and combinable cropping
- Livestock - Suckler cows and followers together with a herd of store cattle which are kept up to 18 to 22 weeks



The proposed application has been submitted for the construction of a new agricultural access. The existing access will remain open and will be used to serve the farmhouse but as previously explained the proposed access will allow for farm vehicles, deliveries to the farm (corn lorry, straw merchants) and HGV (including livestock hauliers) to access the farm in isolation.

The following tables has tried to calculate and show the frequency of vehicles that access and egress the farm through the existing access: This equates to an average of 20 movements per day, this fluctuates at peak harvest and stocking rates. Livestock is moved between this hold and the applicants other farms and local auctions and direct sales

ACTIVITY	VEHICLES	FREQUENCY
Feed Delivery	40 ton articulated	Once Per Week
Hay/ Straw/ Bedding	30 ton articulated	Once per week
Cattle Wagon	20-30 ton	Twice Per Week
Cattle Trailer (Ifor Williams)	4 ton plus 4 x 4	4- 6 per week
Staff	Cars	Four Per Week
Business Visitors	Cars/ Vans	4 per day
Fertilizer	40 ton articulated	6 per year
Muck Spreading	20 ton tractor plus spreader x 2	10 per day Max of 4 days per year
Silaging	20 ton tractor plus trailer x 6 plus Chopper	20 + per day for circa nine days per year
Harvest	20 ton tractor plus trailer x 6 plus Combine	20 + per day for circa nine days per year

Notwithstanding, the applicants proposed increase in livestock numbers over the next three year, this will in turn increase the activity/ movements as stated above. For example, more cattle will mean more feed, veterinary and breeding specialists visits, cattle waggons and an increase in agricultural commodities purchased (hay, straw/ Bedding)

As stated previously, this access will not only mean the land and farm remains accessible but also allow for the ease of access and egress of large farm machinery, tractors, and trailers to remain able to undertake the agricultural operations on the land and access the site.

There have been notable occasions that articulated lorries for deliveries as shown above, including the applicant's machinery and the local contractors agricultural machinery and implements have had issues accessing the site particularly as equipment is much larger than when the original small holding was established. Therefore, this application is seeking a safe solution and future-proofing the farms accessibility and growth.



The access would be used solely for agricultural purposes and allow the agricultural operation to operate and grow without limitations.

2. PROPOSAL ASSESSMENT

As stated, Ash Lane, is not “a *classified road, nor an adopted highway, although there is a public right of way over part of it*”. Therefore, the actual access point is not required under a formal submission, the proposal has been combined to propose a small-scale development, “access track” for agricultural purposes which connects to an existing access, as shown below with the existing farm gate

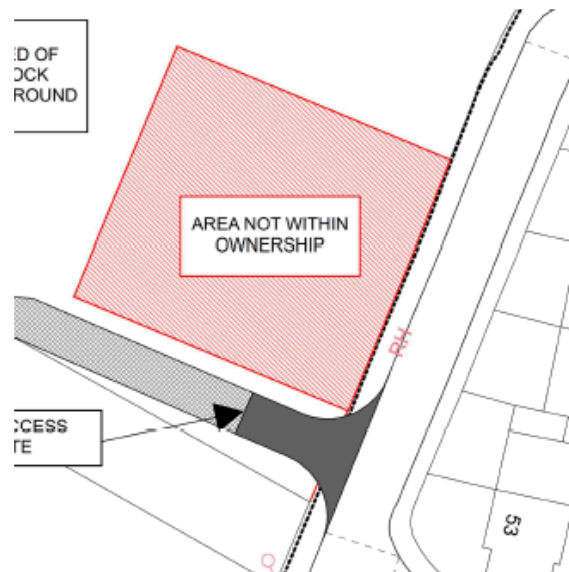


The initial discussions on site were to realign the existing access but this was restricted by underground utilities, bio disc, electricity, and gas supply in this area. Also, the direct access is restricted by streetlamps, established trees worthy of retention and hedging, as shown below. Realignment would also impede the vehicles to turn in due to a narrow residential street of Ash Lane

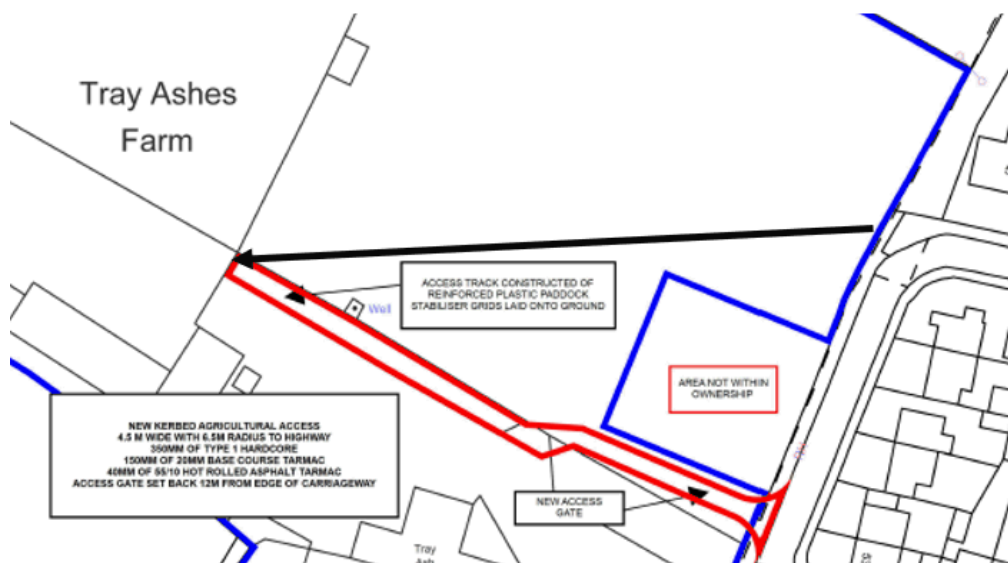




The subject position does not lose key agricultural land as this is a small gap. As shown below the red area is not in the applicant's ownership. A logical position as if the land annotated red was to be fenced this would be an unusable area of land, unable to mow.



Initial site inspection and discussions for clear ease and safe access it was suggested as shown below (black arrow) although direct access and would be clear visibility on to Ash Lane and out towards Ditch field road, reducing the need to back up or hold up traffic in this residential area. Cars are often parked on the road. This would lead to a large area of access track and loss of key land, cutting a large field in to two paddocks.



It should also be highlighted that the proposal has not been presented for any benefit to residential amenity, this has been confirmed in the accompanying email by the applicant.



The applicant has confirmed he is selling the property and planning has been submitted for the adjacent barn. This is part of restructuring of the farmstead, standard practice of many agricultural units and as stated this is to be sold and reinvestment in to the agricultural unit, land and buildings.

Future proofing the succession and continuation of the agricultural operations. The applicant is not selling the farm buildings and land, intentions as stated are to invest more into the site and increase the livestock numbers held on site and between other holdings and buildings at the site.

It should be highlighted though, there are no other access points to allow the applicant to continue to farm.

The track proposed is of plastic grid stabilisers which provide a more sustainably and cost-effective surface to sustain the high frequency of traffic movements and the weight of the vehicles but as stated on the plans allow the grass to grow above therefore are less intrusive on the eye and countryside. They are SUDs compliant and allow for free drainage and have low maintenance costs, ideal for any agricultural unit. Historically most tracks were/or are constructed out of recycled hard-core, capped with finer stone. In line with planning policy the track has minimal engineering as to be laid on the ground

The agricultural track however critically as stated irrespective of the construction and any adjoining planning applications, is required to provide access for feeding cattle and sheep during the winter months and to provide access to the farm shed for the related animal feed and straw deliveries. During Harvest it is required to access the arable and grassland for cultivation and in spring for drilling of combinable crops.

A clear essential and functional land based agricultural need