

Design and Access Statement

Proposed Reinstatement of a Vehicular Access to Land at Atherstone Road, near Atherstone

This statement has been submitted by the owners and relates to the planning application for the reinstatement of a gateway to access to land at Atherstone Road as per the attached plans. This statement should be read in conjunction with the submitted application forms and plans.

1.0 Site Appraisal

The site forms part of an agricultural field and is located on the east side of Atherstone Road as per plan 005. The application is for the reinstatement of a gateway which will involve the erection of a new gate and fencing along with hedgerow planting. The current boundary is a hedgerow. within the application and there is provision to plant new hedgerow which will improve the visual immunity of the site.

2.0 Social context

The proposed development is situated on agricultural land just outside Atherstone on Atherstone Road. The area is predominantly agricultural, and the development is in keeping with its surroundings. We do not anticipate that the change in location of the field gateway will cause any disruption to the neighbours due to the infrequent use of the access combined with the fact that the road is classified as a 'B' road and therefore generates traffic noise in it's own right.

3.0 Economic context

The application is to reinstate a gateway that existed previously. Over recent years the field has been accessed from the other side of Mythe Farm Farm, however access from that side is now not available. The existing access to the land from Atherstone Road is much closer to Fieldon Bridge and this is a dangerous access. The land has been separated from the rest of the farm and is now in separate ownership, and to ensure the land is safely accessible with modern agricultural machinery and to maintain the productive capacity of the land it is necessary to re-open the access which existed previously.

4.0 Planning policy context

The site is situated between Atherstone and Pinwall with in Hinckley and Bosworth Borough Council. The proposed development has been assessed and evaluated against national planning policy PPS1: Delivering Sustainable Development. The policy highlights that economic development can deliver environmental and social benefits and there is a balance to be made in the protection of the environment and maintenance of economic growth and employment. The development is in no way detrimental to the environment as the removal of the boundary is counteracted by the planting of approximately 20 metres of new hawthorn and blackthorn

hedgerow. There will be topsoil moved from the proposed gateway and redistributed over the field which will prevent nutrients and organic biota being lost to another site.

5.0 Design and layout

The design layout can be found at plan 002. The new gateway is situated on a gentle bend in the road giving excellent visibility in both directions. The gate is set back 11 metres from the road in accordance with Leicestershire highway design criteria and the visibility splays and general design are also in accord with the Leicestershire highway design criteria. The 8.5m width of the access is required to accommodate large modern agricultural vehicles accessing the field including combine harvesters and tractors with long trailers.

6.0 Landscaping

The proposal includes provision for the planting of hedgerow boundary along the north and south sides of the new access along with a 1.3 metre high fence of wooden posts, sheep netting with a top strand of barbed wire. The double gates set back 11 metres from the road will be made of galvanised metal. The surface of the first 2.5 metres of access adjacent to the highway will be concrete unless required otherwise, and the remainder of the access will be constructed of a hardcore base with a surface of road plainings.

7.0 Conclusion

Care has been taken to design the access so that that the development is not visually intrusive, and the location and layout ensures that the new entrance will improve road safety and not have an adverse effect on the surrounding countryside. The chosen landscaping and installation of the gateway to allow vehicles to pull on and off the road safely increases the viability of the proposal.

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